

CORPORATION OF THE COUNTY OF PRINCE EDWARD
BY-LAW NUMBER XX-2025

WHEREAS By-law No. 1816-2006, as amended, is the Comprehensive Zoning By-Law governing the lands located within the Corporation of the County of Prince Edward in the Ward of Wellington;

AND WHEREAS the Council of the Corporation of the County of Prince Edward, having received and reviewed an application to amend By-law No. 1816-2006 for the Corporation of the County of Prince Edward, is in agreement with the proposed changes;

AND WHEREAS authority is granted under Sections 34, 36 and 41 of the Planning Act R.S.O. 1990, c.P.13, as amended;

AND WHEREAS, the area subject to this amendment is the north of Millennium Trail, west side of Belleville Street, legally described as: "LOT 191 AND PART OF LOTS 10, 195, 196, 196B, 188, 197 Registered Plan No. 8 in the Village of Wellington, The Municipality of the County of Prince Edward" ("subject lands"), as identified on Schedule 1 to this By-law;

NOW THEREFORE the Council of the Corporation of the County of Prince Edward enacts as follows:

1. **THAT** Zoning By-law 1816-2006, as amended is further amended by rezoning the lands to Urban Residential Type Four Zone "R4", Tourist Commercial, exception 54, with further site-specific provision "TC-XX", Open Space "OS", and Gateway Mixed-use zone "GMU" as shown on Schedule 1.
2. **THAT** the following site-specific provisions to the Tourist Commercial zone shall apply:
 - (i) The additional permitted uses shall be as follows:
 - a. Golf course, golf course clubhouse, and other outdoor activity uses;
 - b. Commercial establishment;
 - c. Place of entertainment, recreation or assembly;
 - d. Hotel;
 - e. Restaurants;
 - f. Banquet Hall;
 - g. Limited light industrial use with accessory uses shall be permitted, subject to the findings of a Land Use Compatibility Study and a Market Feasibility Study confirming that such uses are both appropriate and feasible for the subject lands.
 - h. Sales and professional Offices; and
 - i. Uses, buildings, and structures accessory to the foregoing.
 - (ii) The Maximum Height of Buildings in this zone shall be four storeys.

Except as amended herein, all other provisions of this By-law, as amended, shall apply as it pertains to the TC-54 zone.

3. **THAT** the Gateway Mixed-use “GMU” be added to the list of zones outlined in Section 6 of the Zoning By-law 1816-2006, as amended.
4. **THAT** the list of the following provisions to the Gateway Mixed-use zone shall apply:
 - (i) The permitted uses shall be as follows:
 - a. Residential apartment building;
 - b. Townhouse or multiple-unit dwelling;
 - c. Commercial establishments and plazas;
 - d. Walkways;
 - e. Retail;
 - f. Restaurants;
 - g. Medical and dental offices;
 - h. Senior’s building;
 - i. Sales and professional Offices; and
 - j. All permitted uses in the Core Commercial zone;
 - k. A mix of the above uses is permitted on the same lot;
 - (ii) Maximum block coverage: 50%.
 - (iii) Minimum Front Yard Setback: 5 metres
 - (iv) Minimum Side/Flankage Yard Setback: 3 metres
 - (v) Minimum Rear Yard Setback: 6 metres
 - (vi) Maximum Height of Buildings: Four storeys.
 - (vii) Minimum Parking Spaces:
 - a. Apartment dwelling, townhouse or multiple-unit dwelling: 1.25 space per unit (including the visitor parking spaces)
 - b. Commercial establishments, retail, restaurant, medical and dental offices 1 space for 18 sq.m, and all commercial uses permitted in GMU zone
5. **THAT** the following provision to Open Space site-specific 26 “OS- 26” shall apply:
 - (i) Public and private parks shall be permitted.
6. **THAT SCHEDULE ‘A3’** for the Wellington Ward to By-law No. 1816-2006, as amended, is hereby further amended by changing the zone category thereon in accordance with Schedule ‘1’ attached hereto.
7. **THAT** Schedule 1 attached hereto form part of this By-law.
8. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts of as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.
9. “Holding” (H) Provision be added to all proposed zones.
10. **THAT** a by-law to remove the “Holding” (-H) symbol shall be considered by Council only in accordance with the provisions of the executed subdivision agreement between the County and the Owner addressing, among other things, site services, access, lot grading and drainage and financial requirements of the Municipality and the final plan has been approved by the County and registered on title to the lands.

11. When no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed.

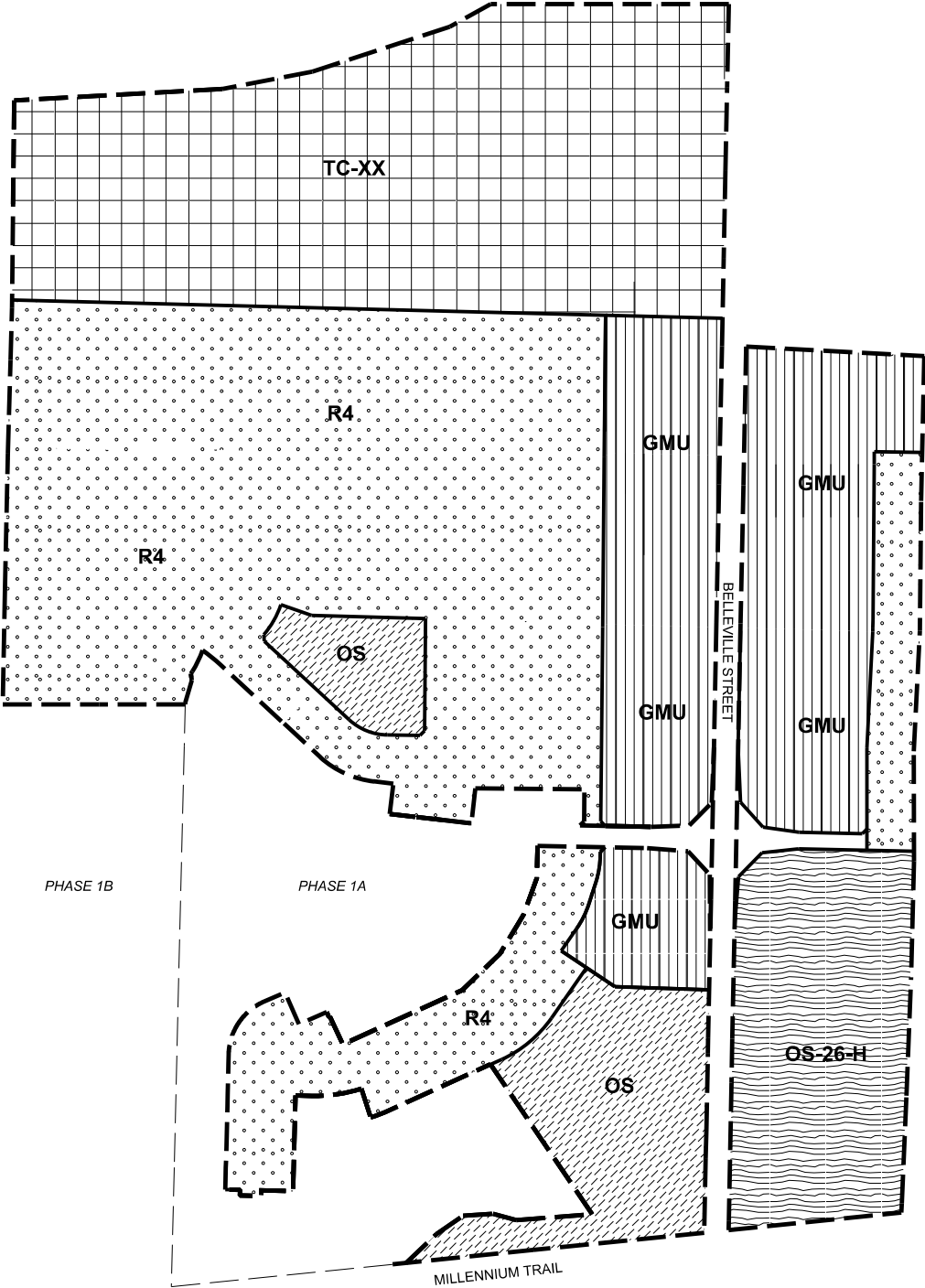
Enacted by the Corporation of the County of Prince Edward this ____ day of _____, 2025.

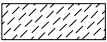
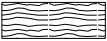
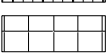
READ a XX time and passed this
XX day of XX, 2025

Mayor

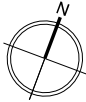
Clerk

ZONING SCHEDULE 1



-  OPEN SPACE ZONE (OS)
-  SPECIAL OPEN SPACE HOLDING ZONE (OS-26-H)
-  SPECIAL URBAN RESIDENTIAL ZONE TYPE R4
-  GATEWAY MIXED-USE ZONE (GMU)
-  TOURIST COMMERCIAL ZONE (TC-XX)

--- LANDS SUBJECT TO THIS AMENDMENT
(Phase 2A, 3A East, 3A South and 4A)
LOT 191 AND PARTS OF LOTS 10, 195, 196, 196B, 188, 197
REGISTERED PLAN NO. 8
(VILLAGE OF WELLINGTON)
MUNICIPALITY OF THE COUNTY OF PRINCE EDWARD



0 50m 100m
Scale in metres