

THE CORPORATION OF THE COUNTY OF PRINCE EDWARD

BY-LAW NO. XX[Clerks to insert exception number]-2026

A BY-LAW TO AMEND COUNTY COMPREHENSIVE ZONING BY-LAW NO. 140-2025, AS AMENDED

(35 Barker Street, Ward of Picton)

WHEREAS authority is granted to Council under Section 34 of the *Planning Act, R.S. 0. 1990, c.P.13*, as amended, to pass zoning by-laws;

WHEREAS By-law No. 140-2025, as amended, is the Comprehensive Zoning By-law governing the lands located within the County of Prince Edward in the Ward of Picton;

WHEREAS the Chief Administrative Officer of the Corporation of the County of Prince Edward, having received and reviewed an application to amend By-law No. 140-2025 for the lands described as 35 Barker Street, Ward of Picton, in the County of Prince Edward, is in agreement with the proposed changes;

AND WHEREAS the subject lands are zoned as the *Institutional(I) Zone* in Comprehensive Zoning By-Law 140-2025, as amended;

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

1. **THAT Schedule “A-6.1 – Picton Urban Centre North”** for the Ward of Picton to By-law No. 140-2025, as amended, is hereby amended by changing the zone category thereon from *Institutional (I)* to the *Urban Residential 3 Exception XX [Clerks to insert exception number]* in accordance with Schedule “1” attached hereto.
2. **THAT** By-law No. 140-2025, as amended, is hereby amended by the addition of the following description to subsection 7.5.1 of Section 7.5 entitled ‘Urban Residential 3 Exception Zones’;

R3-XX [Clerks to insert exception number] Zone – (35 Barker Street, Picton)

Notwithstanding the provisions of the By-law 140-2025, as amended, to the contrary, within the R3-XX [Clerks to insert exception number] Zone the following special provisions apply, where there is a conflict, this by-law R3-XX [Clerks to insert exception number] prevails;

- a. In addition, Senior Citizens Apartment, Community Hub, Private Ownership Community Garden, shall also be permitted.
- b. Multiple uses may be permitted on the same lot and located within the same building.
- c. The following definitions apply:
 - i. Lot shall mean the lands that are subject to this by-law as delineated on "Schedule 1".
 - ii. Senior Citizens Apartment means a building containing self-contained separate dwelling units designed primarily for seniors' occupancy. Each dwelling unit contains kitchen and sanitary facilities and has a separate entrance from a common hall.
 - iii. Community Hub means a building or buildings or any part of any building used for community activities, including public recreation, assembly, cultural space, or similar institutional purposes, irrespective of its ownership, but leased by the County.
 - iv. Private Ownership Community Garden means a communal premises open to community members and operated and maintained by a private ownership group, for the small-scale cultivation of plants including vegetables, fruits, grains, flowers, or herbs for personal use, consumption, or donation, and not for commercial purposes, and shall exclude the cultivation or production of cannabis.
- d. The following additional provisions apply:
 - i. Minimum landscaped open space: 18%
 - ii. Minimum front yard: 8.5m
 - iii. Minimum exterior side yard: 0.9m
 - iv. Minimum rear yard: 3m
 - v. Minimum interior side yard: 10m

- vi. Maximum building height:
 - i. Senior Citizens' Apartment dwelling: 21 m
- vi. A building may be erected and front along an unimproved street.
- vii. Minimum amenity space: 5.6m² per unit or 10% of the lot area
 - i. Amenity Area means an area exterior to a residential building, or an interior area common to all dwelling units within a residential building. For apartment dwellings, amenity areas may be shared among multiple buildings. For a senior citizens' apartment dwelling, amenity areas shall be provided exclusively for the use of residents of that building.
- viii. Minimum parking requirement:
 - i. Apartment dwelling: 0.87 spaces per unit
 - ii. Senior Citizens' Apartment dwelling: 0.5 spaces per unit
 - iii. Community Hub: 1 space for every 165 m² gross floor area
- ix. In addition to the minimum community hub parking requirements a maximum of 22 off-site parking spaces may be provided along Elm Street.
- x. Parking spaces shall have a minimum length of 5.20m and a minimum width of 2.60m
- xi. Barrier fee parking spaces shall have the following:
 - i. Type A shall have a minimum length of 5.20m and a minimum width of 3.50m
 - ii. Type B shall have a minimum length of 5.20m and a minimum width of 2.60m
- xii. Daylight triangles for local streets shall be provided at 3m by 3m.

3. **THAT** this by-law shall come into force and take effect pursuant to the provisions and regulations made under the Planning Act, R.S.O., 1990, c.P.13, as amended.
4. **THAT** Schedules '1' attached hereto forms part of this By-law.

Read a first, second and third time and finally passed this ____ day of _____, 202X.

Caterina Blumenberg, Clerk

Steve Ferguson, Mayor

SCHEDULE '1' BY-LAW No. XX-202X

(35 Barker Street, Ward of Picton)

