# REVISED ZONING BY-LAW AMENDMENT TEXT

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD**
**By-law No. xx-2026**

**A BY-LAW TO AMEND COUNTY COMPREHENSIVE ZONING BY-LAW NO. 140-2025, AS AMENDED**
1315, 1329, and 1357 County Road 7 (Ward of North Marysburgh)

**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 North Marysburgh.

**AND WHEREAS** the Council 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 located at Part Lots 61 and 62 Front Concession Bay of Quinte, in the Ward of North Marysburgh; is in agreement with the proposed changes;

**AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

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

1. **THAT** By-law No. 140-2025 as amended, is hereby amended by the addition of the following subsection 9.5.5 of Section 9 entitled “Commercial Zones” immediately after item TC-XX thereof;

   **“TC-XX - Part Lots 61 and 62 Front Concession Bay of Quinte (Ward of North Marysburgh)**

   Notwithstanding the provisions of this By-law to the contrary, within the TC-XX Zone, the following provisions shall apply:

   a. The following definition of Resort Establishment shall apply: “Means premises used for the accommodation of the travelling or vacationing public in a small-scale hotel or individual guest houses or cabins, owned and managed as one establishment. A resort establishment may include accessory uses, services, equipment or facilities normally incidental to such accommodation, including, but not limited to, a restaurant, meeting rooms and swimming pools, saunas, spas and tennis courts. A resort establishment does not include a dwelling unit except for one (1) dwelling unit for the owner or operator, or staff quarters that are accessory to the principal use. A resort establishment may include docking facilities, but not a marina.”
   b. Minimum interior side yard (west side): 4.0 metres
   c. Parking Provisions (hotel, motel): 1 space per guest accommodation
   d. Loading Spaces: 0
   e. A By-Law shall not be enacted to remove the “Holding” (-H) symbol until such time as:
      i. If required, a Permit to Take Water (PTTW) or Environmental Compliance Approval (ECA) shall be obtained for the proposed water supply from the applicable regulatory authority; and
      ii. If required, the on-site sewage system has been approved through the issuance of an Environmental Compliance Approval (ECA) by the Ministry of Environment, Conservation and Parks (MECP).

   All other provisions of the TC Zone and By-law 140-2025, as amended, shall apply to the lands zoned TC-XX.

2. **THAT** By-law No. 140-2025 as amended, is hereby further amended by the addition of the following subsection 11.5.3 of Section 11 entitled “Institutional and Environmental Zones” immediately after item EP-XX thereof;

   **“EP-XX - Part Lots 61 and 62 Front Concession Bay of Quinte (Ward of North Marysburgh)**

   Notwithstanding the provisions of this By-law to the contrary, within the EP-XX Zone, the following provisions shall apply:

   a. Permitted uses:
      - Private utilities
      - Cottage, which may be used for communal use, and accessory shed.
   b. Special Setback Provisions: notwithstanding Section 3.31, a pump house, with a maximum area of 15 square metres, is permitted within an escarpment and is permitted to be setback 5 metres from a floodplain.”

3. **THAT** Schedule ‘A-7’ of the By-Law Number 140-2025, as amended, changing the zone category thereon from the Rural (RU) Zone to the Special Tourist Commercial (TC-XX) Zone and changing the zone category thereon from the Environmental Protection (EP) Zone to the Special environmental Protection (EP-XX) Zone in accordance with Schedule “1” attached hereto.

4. **THAT** Schedule “1” attached hereto forms part of this by-law.

5. **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.

Read first, second and third time and finally passed this ___ day of _____, 2026.

_____ _____

Clerk Mayor

**Schedule 1**

