

# 16 MACSTEVEN DRIVE, PICTON

LOTS  
29, 32, 35



**Location:** 16 Macsteven Drive

**Ward:** Picton

**Legal Address:** Plan 24 Pt Lot 1511RP 47R4324 Part 1 Subject to Hydro Easement

**Area:** 2.67 acres

**Zoned:** MG -20 General Industrial Zone

**Frontage:** Appx. 167.149 Metres

**Road Access:** Open Road - McDonald Drive

**Gas:** Union Gas

**Hydro:** Hydro One

**Water Supply:** Serviced with full municipal water supply

**Sanitary Sewer:** Serviced with full municipal sanitary sewer services.

**Roll Number:** 135003003522000

## SECTION 24 GENERAL INDUSTRIAL (MG) ZONE

No person shall within an General Industrial (MG) Zone use any land or erect, alter or use any building or structure except in accordance with the following:

### 24.1 PERMITTED NON-RESIDENTIAL USES

- 24.1.1 manufacturing, machining, processing, assembling, wholesaling or warehousing use in wholly enclosed buildings
- 24.1.2 transport terminals
- 24.1.3 building supply outlet
- 24.1.4 contractor's yard

- 24.1.5 farm and garden machinery sales and service
- 24.1.6 marine sales and service establishment
- 24.1.7 motor vehicle body shop
- 24.1.8 motor vehicle repair garage
- 24.1.9 motor vehicle washing establishment
- 24.1.10 mobile home and modular home construction and sales
- 24.1.11 recreational vehicles sales and service
- 24.1.12 mini storage facility
- 24.1.13 dry cleaning establishment
- 24.1.14 light and heavy equipment sales and/or rentals
- 24.1.15 printing or publishing establishment
- 24.1.16 public uses and utilities in accordance with the provisions of Section 4.23 of this By-law
- 24.1.17 public works yard and/or garage
- 24.1.18 truck repair and maintenance depot
- 24.1.19 veterinary clinic
- 24.1.20 brew-your-own beer and wine making establishment
- 24.1.21 recycling depot
- 24.1.22 fuel storage depot
- 24.1.23 office, accessory to any permitted use
- 24.1.24 accessory retail commercial factory outlet up to 25% of gross floor area of building
- 24.1.25 uses, including open storage, buildings and structures accessory to the foregoing permitted uses

## **24.2 PERMITTED RESIDENTIAL USES**

- 24.2.1 Residential uses are prohibited

## **24.3 REGULATIONS FOR PERMITTED USES**

- 24.3.1 Minimum Lot Area
  - i. Municipal sewer and water service 560 m<sup>2</sup> (6,028 ft.<sup>2</sup>)
- 24.3.2 Minimum Lot Frontage
  - i. Municipal sewer and water service 18 m (59.1 ft.)
- 24.3.3 Minimum Front Yard 15 m (49.2 ft.)
- 24.3.4 Minimum Exterior Side Yard 15 m (49.2 ft.)
- 24.3.5 Minimum Interior Side Yard
  - i. abutting an industrial zone 7.5 m (25 ft)
  - ii. abutting any other zone 10 m (33 ft)
- 24.3.6 Minimum Rear Yard
  - i. abutting an industrial zone 7.5 m (25 ft.)
  - ii. abutting any other zone 10 m (33 ft)
- 24.3.7 Maximum Lot Coverage (all buildings and structures) 40%
- 24.3.8 Minimum Landscaped Open Space 15%
- 24.3.9 Maximum Height of Buildings 15 m (49.2 ft)
- 24.3.10 Provisions for Open Storage - Open storage of goods and materials shall:
  - i. Not be permitted in the front yard or the exterior side yard;
  - ii. Be enclosed by an opaque fence or wall that is a minimum of 2 m (6.6 ft.) in height, where such storage is located within 10 m (32.8 ft.) of a Residential, Institutional, Open Space or Future Development Zone.

## 24.4 SERVICING REQUIREMENTS

All uses permitted in the General Industrial (MG) Zone shall be serviced with full municipal water supply and sanitary sewer services.

## 24.5 GENERAL ZONE PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the General Industrial (MG) Zone shall apply and be complied with.



### For information on:

Prince Edward County Comprehensive Zoning By-law  
Prince Edward County Interactive Zoning Map  
Prince Edward County Official Plan  
Prince Edward County Secondary Plan

### Visit:

[www.pecounty.on.ca/government/planning\\_services/planning.php](http://www.pecounty.on.ca/government/planning_services/planning.php)



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