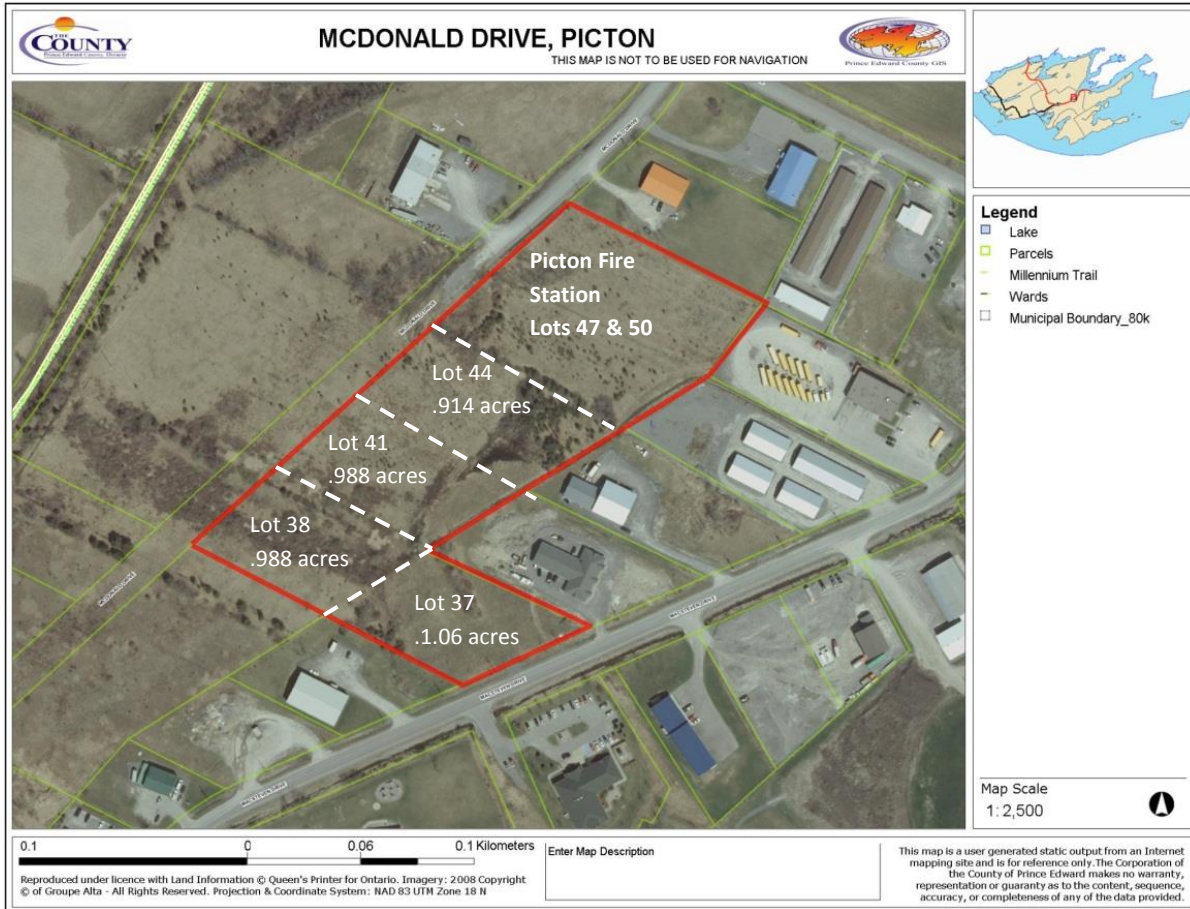


MCDONALD DRIVE, PICTON

**LOTS
37, 38, 41,
44, 47, 50**



Location: McDonald Drive

Legal Address: HALLOWELL CON 1 NWCP PT LOT 3 LRCP 28 PT LOT 40 RP 47R4403 PART 26
RP 47R4789 PARTS 14 16 17 20 AND 27

Zoned: MG-20 General Industrial Zone

Roll No.: 135003003522010

Area: 8.66 acres

Frontage: 279 ft MacSteven Drive, 923 ft Mcdonald Dr.

Gas: Union Gas

Hydro: Hydro One

Water Supply: municipal

Sanitary Sewer: municipal

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 m² (6,028 ft.²)
- 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.

24.6.20 MG-20 Zone (Port of Picton Industrial Park) Lots 25, 29, 32, 35, 38, 41, 44, 47, 50 & 52 Port of Picton Industrial Park, McDonald Drive, Picton Ward (Amending By-law No. 2972-2011) Notwithstanding any provision of By-law No. 1816-2006 as amended to the contrary, on the lands zoned MG-20 the following special provision shall apply:

i. Permitted Uses Shall be Limited to the following:

- a. Manufacturing, Machining, Processing and Assembling use in wholly enclosed buildings;
- b. Accessory retail commercial facility outlet up to 25% gross floor area of building;
- c. Accessory office space; and
- d. Uses normally incidental and accessory to the foregoing.

ii. The requirements of Section 41 of the Planning Act, R.S.O. 1990,c.P 13, as amended, relating to Site Plan Control shall apply to the lands zoned MG-20.

All other provisions of the MG Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned MG-20.



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



Community Development Department, 332 Main Street, Picton, ON, K0K 2T0

E: cdd@pecounty.on.ca T: 613.476.2148