

McDonald DRIVE, PICTON

LOT
29



Location: McDonald Drive , Lot 29

Ward: Picton

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

Zoned: MG 20 – Special General Industrial (revised by By-law 4188-2018)

5.9 County of Prince Edward

Various lots McDonald Drive, Lands Zoned from the Special General Industrial (MG-20) Zone to the Special General Industrial (MG-20), Zone (REVISED) and from the General Industrial - (MG) Zone to the Special MG (General Industrial - 24) Zoning Amendment File 215-18 (Refer to By-law 9. 1 .9)

The Committee had before it for consideration a copy of the staff report and recommendations. There were no deputations on this matter.

Motion CW-129-2018

Moved by Mayor Quaiff

Seconded by Councillor Fox

THAT Report of the Engineering, Development and Works Commission dated March 21, 2018 regarding Zoning By-law Amendment File No. Z15-18 for various lands owned by the County of Prince Edward be received;

THAT Zoning By-law Amendment File No. Z15-18 (County of Prince Edward) for the lands described for Parcel 1 (PIN: 55058-0179) as Part Lot 3 Concession I NW Carrying Place Hollowell: Part 17 Plan 47R5481; Prince Edward, be approved; and

THAT Zoning By-law Amendment File No. Z15-18 (County of Prince Edward) for the lands

described for Parcel 2 (PIN: 55058-0182) as Part Lot 3 Concession I NW Carrying Place; Part Lot 40 Registrar's Compiled Plan 28 Hallowell, Part 18, 19, 35 47R5481, Part 14, 16, 17, 20, 27 Plan 47R4789, Part 26 Plan 47R4403', Prince Edward, be approved.

CARRIED with a 2/3 majority

Road Access: Open Road – McDonald Drive

Gas: Union Gas

Hydro: Hydro One

Water Supply: Municipal

Sanitary Sewer: Municipal

Roll Number: 135003003522000

Acreage: Lot 29 - .654 acres

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.



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