



# **COUNTY OF PRINCE EDWARD**

## **COMPREHENSIVE ZONING**

### **BY-LAW NO. 1816-2006**

**Updated October 2022**

**October 23, 2006**

## **SECTION 19 GENERAL COMMERCIAL (CG) ZONE**

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

### **19.1 PERMITTED NON-RESIDENTIAL USES**

- 19.1.1** motor vehicle fuel bar
- 19.1.2** motor vehicle service centre
- 19.1.3** motor vehicle dealership
- 19.1.4** motor vehicle sales lot
- 19.1.5** motor vehicle repair garage
- 19.1.6** an automatic or coin operated motor vehicle washing establishment
- 19.1.7** marine sales and service establishment
- 19.1.8** recreational vehicle and small engine sales and service establishment
- 19.1.9** farm machinery sales and service establishment
- 19.1.10** restaurant
- 19.1.11** motel, motor hotel and hotel
- 19.1.12** garden and nursery sales and supply establishment
- 19.1.13** parking lot
- 19.1.14** place of entertainment, recreation and assembly
- 19.1.15** private club
- 19.1.16** retail commercial establishment
- 19.1.17** trailer and mobile home sales and service establishment
- 19.1.18** veterinary clinic
- 19.1.19** funeral home

**19.1.20** food store

**19.1.21** laundromat

**19.1.22** taxi depot

**19.1.23** video rental

**19.1.24** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law

**19.1.25** uses, buildings and structures accessory to the foregoing permitted uses including the sale of pre-filled propane tanks

## **19.2 PERMITTED RESIDENTIAL USES**

**19.2.1** one or more dwelling units in a portion of a commercial building

**19.2.2** single detached dwelling

**19.2.3** bed and breakfast establishment

**19.2.4** home business

**19.2.5** one second unit or one garden suite

## **19.3 REGULATIONS FOR PERMITTED USES**

**19.3.1** Minimum Lot Area 465 m<sup>2</sup> (5,000 sq. ft.)

**19.3.2** Minimum Lot Frontage 15 m (50 ft.)

**19.3.3** Minimum Front Yard 7.5 m (25 ft.)

**19.3.4** Minimum Exterior Side Yard 6 m (20 ft.)

**19.3.5** Minimum Interior Side Yard 4.0 m (13 ft.)

**19.3.6** Minimum Rear Yard 6 m (20 ft.)

**19.3.7** Maximum Lot Coverage 40 %

**19.3.8** Minimum Landscaped Open Space 30%

**19.3.9** Maximum Height of Buildings 12 m (40 ft.)

**19.3.10 Existing Building Line**

The existing building line shall be maintained in the case of any construction, reconstruction, rebuilding or renovation of structures in the CG Zone. In the case of rebuilding or reconstruction, where the former building infringed on the street line, the existing street line shall be the new building line.

**19.4 SERVICING REQUIREMENTS**

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

**19.5 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 Commercial (CG) Zone shall apply and be complied with.

**19.6 SPECIAL GENERAL COMMERCIAL (CG) ZONES**

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

**19.6.1 CG-1 Zone (Ward of Picton)**

Notwithstanding any provisions of this By-law to the contrary, within the CG-1 Zone, the following provisions shall apply:

- i. Permitted Non-Residential Uses
  1. clinic or office of medical practitioner
  2. day nursery
  3. retail commercial establishment
  4. personal service shop
  5. merchandise service shop
  6. place of entertainment, recreation or assembly
  7. commercial club
  8. private club
  9. restaurant
  10. business, professional or administrative office
  11. convenience store
  12. bakery
  13. taxi depot
  14. parking lot
  15. video rental

#### **19.6.4 CG-4 Zone (Tip of Bay Hotel and Marina, Ward of Picton)**

Notwithstanding any provisions of this By-law to the contrary, within the CG-4 Zone, the following provisions shall apply:

- i. Additional Permitted Uses
  1. A marina and accessory uses including fuelling facilities
  2. The existing guest rooms for the lodging and board of permanent guests which existed on the date of passing of this by-law subject to the following limitations:
    - a. The maximum number of guest rooms used for permanent guests shall be fifteen (15).
    - b. Each single guest room shall accommodate a maximum of one (1) permanent guest.
    - c. Each double guest room shall accommodate a maximum of two (2) permanent guests.
    - d. The maximum total number of permanent guests accommodated in the fifteen guest rooms referred to in subsection a. shall be nineteen (19).
    - e. Permanent guests shall not be persons requiring regular medical or nursing care nor persons requiring special care or assistance of any kind.

#### **19.6.5 CG-5 Zone (Mid Town Motors, King Street, Ward of Picton)**

Notwithstanding any provisions of this By-law to the contrary, within the CG-5 Zone, the following provisions shall apply:

- i. A motor vehicle sales establishment existing on the date of passing of this by-law shall be permitted in addition to all other uses permitted in the General Commercial (CG) Zone.
- ii. Open storage shall be permitted in any yard in the CG-5 Zone, provided that it is limited to the outside display of new or used motor vehicles, in good repair, for the purpose of their sale or rent to the general public.

#### **19.6.6 CG-6 Zone (995573 Ontario Ltd./Hennessy, Ward of Picton)**

Notwithstanding any provisions of this By-law to the contrary, within the CG-6 Zone, the following provisions shall apply:

- i. Additional Permitted Uses
  1. Clinics or offices of medical practitioners
  3. A provincial court facility
  4. Uses accessory to the foregoing
- ii. Minimum front yard 0.91 m (3.0 ft.)
- iii. Minimum side yard, northerly limit 0 m (0 ft.)