

# Prince Edward County GIS (Internal)

THIS MAP IS NOT TO BE USED FOR NAVIGATION



### Legend

**Address Points**

**Floodline (Quintis Conservation)**

**Zoning (Current)**

- R1 - RURAL 1
- R3 - RURAL 3
- R2 - RURAL 2
- R1 - URBAN RESIDENTIAL TYPE 1
- R2 - URBAN RESIDENTIAL TYPE 2
- R3 - URBAN RESIDENTIAL TYPE 3
- HR - HAMLET RESIDENTIAL
- LOR - LIMITED SERVICE RESIDENTIAL
- MHR - MOBILE HOME RESIDENTIAL
- RR1 - RURAL RESIDENTIAL 1
- RR2 - RURAL RESIDENTIAL 2
- CC - CORE COMMERCIAL
- OS - GENERAL COMMERCIAL
- CL - LOCAL COMMERCIAL
- CH - HIGHWAY COMMERCIAL
- TC - TOURIST COMMERCIAL
- TPC - TRAILER PARK COMMERCIAL
- AG - GENERAL INDUSTRIAL
- MH - HEAVY INDUSTRIAL
- MI - MEDIUM INDUSTRIAL
- EX - EXTRACTIVE INDUSTRIAL
- WD - WASTE DISPOSAL, INDUSTRIAL
- I - INSTITUTIONAL
- OS - OPEN SPACE
- EP - ENVIRONMENTAL PROTECTIVE
- EPW - ENVIRONMENTAL PROTECTIVE DEVELOPMENT
- FD - FUTURE DEVELOPMENT



**Notes**

47 Bailey Crescent

**Prince Edward County**  
 332 Picton Main St.  
 Picton, ON  
 K0K2T0  
 The County  
 www.pecounty.on.ca

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**Map Scale 1: 811**  
 41.2

All other provisions of the R3 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R3-55.”

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**“R3-56 Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered plan 24, Ward of Picton.**

Notwithstanding any provisions of By-law No. 1816-2006 to the contrary, within the R3-56 Zone, the following special provision shall apply:

- i. The only permitted uses shall be:
  - Townhouse dwelling
  - One unit of a townhouse dwelling
  - Uses, buildings and structures accessory to the foregoing permitted uses
- ii. Front Lot Line lot line, Shall be the western-most lot line, Nearest to Picton Harbour
- iii. Rear Lot Line lot line, Shall be the eastern-most lot line, farthest from Picton Harbour
- iv. Minimum Front Yard 3.5 metres
- v. Minimum Exterior Side Yard 5.0 metres
- vi. Minimum Rear Yard 6.0 metres
- vii. Minimum Landscaped Open Space 29%
- viii. Maximum Lot Coverage 45%
- ix. Maximum Lot Coverage for Accessory Structures 13%
- x. Detached Garages Detached garages are permitted to be setback 0 metres from an interior side lot line

The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

All other provisions of the R3 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R3-56.”

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**“R3-57 Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered plan 24, Ward of Picton.**

## Ashley West

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**From:** Stuart Cade <scade@pecounty.on.ca>  
**Sent:** July 24, 2024 8:31 AM  
**To:** Ashley West  
**Subject:** 47 Bentley Crescent Zoning Compliance Letter  
**Attachments:** 47 Bentley Crescent LL24-70.png; R3-56 Zoning Provisions.pdf



**Development Services**  
The Corporation of the County of Prince Edward  
Office: 280 Picton Main Street, Picton, ON K0K 2T0  
Mailing: 332 Picton Main Street, Picton, ON K0K 2T0  
T: 613.476.2148 Ext. 2006 | F: 613.471.2051  
[scade@pecounty.on.ca](mailto:scade@pecounty.on.ca) | [www.thecounty.ca](http://www.thecounty.ca)

Wednesday, July 24, 2024

Ashley West  
214 Pinnacle Street  
Belleville, Ontario, K8N 3A6

Attention: Ashley West

Dear Sir or Madam:

**Re:** 47 Bentley Crescent Zoning Compliance Letter  
**Roll Number:** 13500400400234900  
**Address:** 47 Bentley Crescent  
**Our File Number:** LL24-70  
**Your File Number:** 2024-1375

We can advise that based upon the assessment mapping and the relevant zone schedule from By-law No. 1816-2006, as amended, the lands as noted above appear to be zoned the **Special Residential Three (R3-56) Zone**. We have enclosed a copy of the applicable zoning by-law provisions for the property. For a complete and accurate reference, the original by-law should be consulted.

The property is not located in a historical area, nor designated under the *Ontario Heritage Act*.

Should the property abut waterfront or have environmentally sensitive features, any development will require a Quinte Conservation Authority approved permit prior to the issuance of a permit through our department. Further information may be available by contacting their office and providing them with the particulars of your project. The contact phone number for the Quinte Conservation Authority is: (613) 968-3434 or (613) 354-3312.

We have not conducted a review of the property as it is the owner's responsibility to ensure compliance with all applicable provisions of the by-law.

A new 2021 Official Plan has been approved by the Ministry of Municipal Affairs and Housing and is in effect beginning July 8, 2021. This new Official Plan necessitates a new Zoning By-law, both of which will affect the subject property in the future.

Of note, we recommend that you obtain a Tax Certificate from the Tax Department and request any information pertaining to the subject property.

There are no outstanding building permits associated with this property. There are no outstanding work orders associated with this property.

We have not conducted an exhaustive search, but to the best of this department's knowledge there are no other outstanding work orders, local improvement charges, special assessments or other liens, encumbrances, or debts against the subject lands. If we discover that there are outstanding charges with respect to this property once we are in receipt of further information regarding the subject lands we will forward this information to your office.

We trust that the preceding information satisfies your request. If you have any questions regarding the above, please contact the undersigned.

Best Regards,

*Stuart Cade*  
p.p.

Michael Michaud, MCIP RPP  
Manager of Planning  
The Corporation of the County of Prince Edward  
MM/de  
Encl

## **Stuart Cade**

*Planner 1*

Department of Development Services

**The Corporation of the County of Prince Edward**

[scade@pecounty.on.ca](mailto:scade@pecounty.on.ca)

613.476.2148 ext. 2037



**TheCounty™**

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