

**THE CORPORATION OF THE
TOWN OF PRESCOTT**

BY-LAW NO. 09-2025

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 09-2009, AS AMENDED,
BEING A BY-LAW TO REGULATE THE USE OF LAND, BUILDINGS AND
STRUCTURES WITHIN THE TOWN OF PRESCOTT**

Being a by-law to amend By-Law No. 09-2009, as amended, being a By-law to regulate the use of land, buildings and structures within the Town of Prescott.

WHEREAS pursuant to the provisions of the *Planning Act*, Section 34, the Council of a municipality may enact by-laws to regulate the use of land, buildings or structures for any purpose set out therein that is otherwise prohibited; and

WHEREAS the Council of the Corporation of the Town of Prescott deems it advisable to amend Zoning By-Law 09-2009, as amended, as hereinafter set forth:

NOW THEREFORE the Council of the Corporation of the Town of Prescott enacts as follows:

1. Zoning By-law No. 09-2009, as amended, is hereby further amended as follows:

1.1. Schedule A – Zoning Map is amended by removing the ‘R1’ symbol on the subject property and by adding the ‘R1-19’ symbol.

1.2. By adding the following Special Exception Zone ‘R1-19’ in Section 5.4.4, which reads:

“(s) R1-19; 235 James Street West

Notwithstanding any provisions of Section 4 and Section 5.4 of this By-law to the contrary, a five-unit dwelling contained within the existing building shall be a permitted use in the R1-19 zone, subject to the following provisions:

a) Minimum Yard Requirement

Interior Side Yard

One Side.....2.4 m

Other Side.....0.6 m

b) Maximum Number of Dwelling Units5

c) Minimum Number of Parking Spaces per unit.....1 space per unit

d) Maximum Parking Area in a Front Yard.....72%

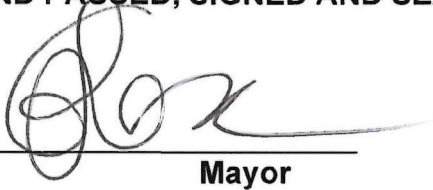
- e) Screening from the parking area in the front yard along the lot line abutting the properties to the east and west, shall be provided and maintained in the form of a privacy fence, subject to the fence by-law requirements.

No portion of the privacy fence shall be located within the road allowance.

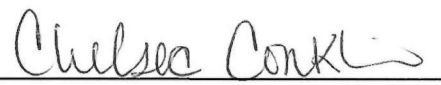
- f) Minimum Number of Required Bicycle Parking Spaces.....4 spaces”

1. All other applicable provisions of By-law 09-2009 shall continue to apply.
2. That this by-law shall come into force and take effect upon being passed by Council.
3. That any other By-Laws, resolutions or actions of the Council of the Corporation of the Town of Prescott that are inconsistent with the provisions of this By-Law are hereby rescinded.

READ AND PASSED, SIGNED AND SEALED, THE 18 DAY OF FEBRUARY, 2025.



Mayor



Deputy Clerk