

Zoning Map

32 John Street Picton



R1-33 Urban Residential Zone

SECTION 10 URBAN RESIDENTIAL TYPE ONE (R1) ZONE

No person shall within any Urban Residential Type One (R1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

10.1 PERMITTED RESIDENTIAL USES

- 10.1.1** one single detached dwelling
- 10.1.2** one second unit or one garden suite
- 10.1.3** home business
- 10.1.4** private home day care
- 10.1.5** bed & breakfast establishment
- 10.1.6** group home
- 10.1.7** uses, buildings and structures accessory to the foregoing permitted uses

10.2 PERMITTED NON-RESIDENTIAL USES

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

10.3 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- 10.3.1** Minimum Lot Area
 - i. Lot serviced by a public water and sanitary sewer systems
460 m² (4,950 sq. ft.)
 - ii. Lot serviced by a public water or a sanitary sewer system
930 m² (10,010 sq. ft.)
 - iii. Lot serviced by private individual water supply and sewage disposal systems 4047 m² (43,563 sq. ft.)
- 10.3.2** Minimum Lot Frontage
 - i. Lot serviced by a public water and sanitary sewer system
15 m (49.2 ft.)
 - ii. Lot serviced by a public water or a sanitary sewer system
30 m (98.5 ft.)

	iii. Lot serviced by private individual water supply and sewage disposal systems	45 m (147.6 ft.)
10.3.3	Minimum Front Yard	7.5 m (24.6 ft.)
10.3.4	Minimum Exterior Side Yard	7.5 m (24.6 ft.)
10.3.5	Minimum Interior Side Yard	1.2 m (3.9 ft.) plus 0.6 m (2 ft.) for each partial or additional storey above the first
10.3.6	Minimum Rear Yard	7.5 m (24.6 ft.)
10.3.7	Maximum Lot Coverage (all buildings and structures)	
	i. Lot serviced by a public water and sanitary sewer systems	35%
	ii. Lot serviced by a public water or a sanitary sewer system	25%
	iii. Lot serviced by private individual water supply and sewage disposal systems	15%
10.3.8	Minimum Landscaped Open Space	30%
10.3.9	Maximum Height of Buildings	10 m (33 ft.)
10.3.10	Maximum Number of Dwelling Units Per Lot	2

10.4 GENERAL 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 Urban Residential Type One (R1) Zone and any special zone thereunder, shall apply and be complied with.

10.5 SPECIAL URBAN RESIDENTIAL TYPE ONE (R1) ZONES

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

10.5.1 R1-1 Zone (Daimler Modular Home Park, Ward of Wellington)

10.5.33 R1-33 Zone (Giuseppe Franzo Romano, 32 John Street, Part of Lot 20, Concession 1 South East of Carrying Place, Ward of Hallowell) (Amending By-law No. 2358-2009)

Notwithstanding any provision of By-law No. 1816-2006 as amended to the contrary, on the lands zoned R1-33 the following special provisions shall apply:

- i. Minimum Lot Area 1,161.3 sq. m
(12,500 sq. ft.)
- ii. Minimum Lot Frontage 19.8 m (65 ft.)
- iii. The southern side lot line shall be considered an Exterior Side Yard

All other provisions of the R1 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R1-33.

10.5.34 R1-34 Zone (1513210 Ontario Inc., Part of Lot 1, Concession 1 North West Carrying Place, and Part or all of Lots 526-535, 556-565 & 2984-2011 Part of Thomas, Peter and Alma Streets, Plan 24, Ward of Picton) (Amending By-law No. 2984-2011) (Removal of Holding Amending By-law No. 2983-2011)

Notwithstanding any provision of By-law No. 1816-2006 as amended to the contrary, on the lands zoned R1-34 the following special provisions shall apply:

- i. Lot Area Minimum 410 sq. m.
- ii. Lot Frontage Minimum 12.0 m
- iii. Front Yard Minimum 6.0 m
- iv. Interior Side Yard Minimum 1.2 m
- v. Exterior Side Yard Minimum 3.0 m
- vi. Lot Coverage Maximum 45%
- vii. Building Height Maximum 11.0 m

All other provisions of the R1 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R1-34.

10.5.35 R1-35 Zone (Sandbank Homes Inc., Part of Lot 1, Concession 1 North West Carrying Place, Ward of Picton) (Amending By-law No. 2964-2011; Removal of Holding Amending By-law No. 2965-2011); (Removal of Holding Amending By-law No. 3049-2012); (Amending By-law No. 4121-2017)

Notwithstanding any provision of By-law No. 1816-2006 as amended to the contrary, on the lands zoned R1-35 the following special provision shall apply:

- i. Front Yard (Minimum) 6.0 m