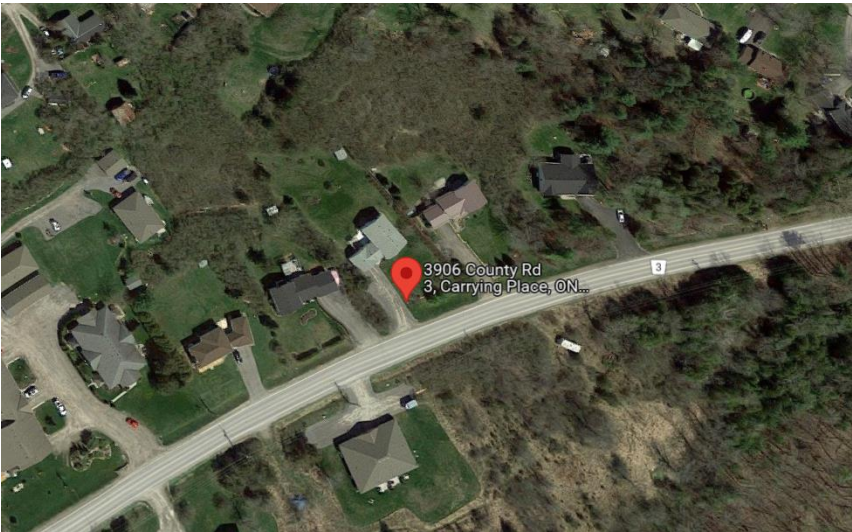


**Location Map:** 3906 County Rd 3, Carrying Place, K0K 1L0



**Zoning Map**  
COUNTY OF PRINCE EDWARD COMPREHENSIVE  
[ZONING BY-LAW NO. 1816-2006](#)  
HR - Hamlet Residential Zone



# **COUNTY OF PRINCE EDWARD**

## **COMPREHENSIVE ZONING**

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

**Updated October 25, 2019**

**October 23, 2006**

## **SECTION 13 HAMLET RESIDENTIAL (HR) ZONE**

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

### **(Amending by-law No. 3399-2014)**

No development on lands zoned Hamlet Residential HR-H1 or HR-H2 shall take place until such time as the "Special Holding" (H1) and "Special Holding" (H2) zone symbols have been removed by amendment to this By-law in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended. Until such time as the "Special Holding" (H1) and "Special Holding" (H2) symbols have been removed, the only uses, buildings or structures permitted on the lands shall be those existing at the date of passing of this By-law.

Upon removal of the "Special Holding" (H1) symbol suffixed to the HR-H1 Zone category, the uses and zone provisions of the Hamlet Residential (HR) Zone shall apply to the lands so zoned.

Upon removal of the "Special Holding" (H2) symbol suffixed to the HR-H1 Zone category, the uses and zone provisions of the Hamlet Residential (HR) Zone shall apply to the lands so zoned.

### **13.1 PERMITTED RESIDENTIAL USES**

- 13.1.1** one single detached dwelling
- 13.1.2** home business
- 13.1.3** private home day care
- 13.1.4** bed and breakfast establishment
- 13.1.5** group home
- 13.1.6** uses, buildings and structures accessory to the foregoing permitted uses
- 13.1.7** one second unit or one garden suite

### **13.2 PERMITTED NON-RESIDENTIAL USES**

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

### **13.3 REGULATIONS FOR PERMITTED RESIDENTIAL USES**

#### **13.3.1 Minimum Lot Area**

- i. Lot serviced by a public water system
  - 1. Bloomfield and Consecon 2,000 m<sup>2</sup>  
(21,528.5 sq. ft.)
  - 2. Rossmore 3,000 m<sup>2</sup>  
(32,292.8 sq. ft.)
  - 3. All Other Hamlets 4,000 m<sup>2</sup>  
(43,057.1 sq. ft.)
- ii. Lot serviced by private individual water supply and sewage disposal systems 4,000 m<sup>2</sup>  
(43,057.1 sq. ft.)

#### **13.3.2 Minimum Lot Frontage**

- i. Lot serviced by a public water system 30 m (98.4 ft.)
- ii. Lot serviced by private individual water supply and sewage disposal systems 45 m (147.6 ft.)

**13.3.3** Minimum Front Yard 6 m (19.7 ft.)

**13.3.4** Minimum Exterior Side Yard 6 m (19.7 ft.)

**13.3.5** Minimum Interior Side Yard 3 m (9.8 ft.)

**13.3.6** Minimum Rear Yard 7.5 m (25 ft.)

#### **13.3.7 Maximum Lot Coverage (all buildings and structures)**

- i. Lot serviced by a public water system 25%
- ii. Lot serviced by private individual water supply and sewage disposal systems 15%

**13.3.8** Minimum Landscaped Open Space 30 %

**13.3.9** Maximum Height of Buildings 10 m (33 ft.)

**13.3.10** Maximum Number of Dwelling Units Per Lot 2

**13.3.11** Minimum Dwelling Unit Area Requirement 75m<sup>2</sup> (807 sq. ft.)

### **13.4 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 Hamlet Residential (HR) Zone and any special zone thereunder, shall apply and be complied with.

### **13.5 SPECIAL HAMLET RESIDENTIAL (HR) ZONES**

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

#### **13.5.1 HR-1 Zone (428 Main Street, Ward of Bloomfield)**

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

- |      |   |                  |
|------|---|------------------|
| i.   | Minimum Front Yard                        | 9.7 m (32 ft.)   |
| ii.  | Minimum Lot Frontage                      | 14.9 m (49 ft.)  |
| iii. | Minimum Side Yard along easterly lot line | 0.9 m (3 ft.)    |
| iv.  | Minimum Side Yard along westerly lot line | 0.85 m (2.8 ft.) |

#### **13.5.2 HR-2 Zone (464 Main Street, Ward of Bloomfield)**

Notwithstanding any provisions of this By-Law, to the contrary, within the HR-2 Zone the following provisions shall apply:

- |      |                      |                                   |
|------|----------------------|-----------------------------------|
| i.   | Minimum lot area     | 733 m <sup>2</sup> (7890 sq. ft.) |
| ii.  | Minimum lot frontage | 19.5 m (63.97 ft.)                |
| iii. | Minimum front yard   | 4.0 m (13.12 ft.)                 |
| iv.  | Minimum side yard    | 3.5 m 11.48 ft.)                  |

#### **13.5.3 HR-3 Zone (438 Main Street, Ward of Bloomfield)**

Notwithstanding any provisions of this By-law to the contrary, within the HR-3 Zone the following provisions shall apply:

- |      |                      |                                     |
|------|----------------------|-------------------------------------|
| i.   | Minimum Lot Area     | 767.5 m <sup>2</sup> (8262 sq. ft.) |
| ii.  | Minimum Lot Frontage | 12.8 m (42 ft.)                     |
| iii. | Minimum Front Yard   | 2.8 m (9.1 ft.)                     |
| iv.  | Minimum Side Yard    | 1.8 m (6.0 ft.)                     |

#### **13.5.4 HR-4 Zone (5 Duncan Street, Ward of Bloomfield)**

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

- |      |                      |                                   |
|------|----------------------|-----------------------------------|
| i.   | Minimum Lot Area     | 641 m <sup>2</sup> (6900 sq. ft.) |
| ii.  | Minimum Lot Frontage | 18 m (59 ft.)                     |
| iii. | Minimum Front Yard   | 2.4 m (8 ft.)                     |