

# Zoning Information

## 371 Prinyers Cove Crescent Prince Edward County

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1 2

☆ Rural Residential Type 1

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ZONING RR1-67  
ZONE Rural Residential Type 1  
WARD North Marysburgh  
Status Current

External Links

Comprehensive Zoning By-law No. 1816-2006 (Text)

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RR1371 Prinyers Cove Cres. Picton, Ontario, K0K 2T0

Rural Residential Type 1

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RR1 – Rural Residential Zone

## **SECTION 7 RURAL 1 (RU1) ZONE**

No person shall within any Rural 1 (RU1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **7.1 PERMITTED RESIDENTIAL USES**

- 7.1.1** one single detached dwelling
- 7.1.2** home business
- 7.1.3** rural home business
- 7.1.4** private home day care
- 7.1.5** bed and breakfast establishment
- 7.1.6** group home
- 7.1.7** uses, buildings and structures accessory to the foregoing permitted residential uses
- 7.1.8** accessory farm accommodation
- 7.1.9** one second unit or one garden suite

### **7.2 PERMITTED NON-RESIDENTIAL USES**

- 7.2.1** agriculture
- 7.2.2** commercial greenhouses
- 7.2.3** conservation area including low impact outdoor recreation activities, nature study and wildlife areas, or other similar use as provided for the preservation of the natural environment
- 7.2.4** equestrian centre
- 7.2.5** farm
- 7.2.6** farm produce outlet
- 7.2.7** forestry and reforestation

- 7.2.8** garden and nursery sales and supply establishment
- 7.2.9** kennel
- 7.2.10** maximum of two windmills in accordance with the provisions of Section 4.33 of this By-law
- 7.2.11** outdoor furnace in accordance with the provisions of Section 4.32 of this By-law
- 7.2.12** wayside pit and wayside quarry, in accordance with provisions of Section 4.21 of this By-law
- 7.2.13** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law
- 7.2.14** uses, buildings and structures accessory to the foregoing permitted non-residential uses
- 7.2.15** farm winery (**Amending By-law No. 2433-2009**)
- 7.2.16** mobile restaurant (**Amending By-law No. 3064-2012**)

### **7.3 REGULATIONS FOR PERMITTED USES**

- 7.3.1** Minimum Lot Area 10 ha (24.7 ac.)
- 7.3.2** Minimum Lot Frontage 60 m (200 ft.)
- 7.3.3** Minimum Front Yard 15 m (50 ft.)
- 7.3.4** Minimum Exterior Side Yard 15 m (50 ft.)
- 7.3.5** Minimum Interior Side Yard 7.5 m (25 ft.)
- 7.3.6** Minimum Rear Yard 15 m (50 ft.)
- 7.3.7** Maximum Lot Coverage (all buildings and structures) 10 %
- 7.3.8** Minimum Landscaped Open Space 30 %
- 7.3.9** Maximum Height of Buildings 10 m (33 ft.)
- 7.3.10** Maximum Number of Dwelling Units Per Lot 1
- 7.3.11** Maximum number of dwelling units per lot 2

#### **7.4 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 Rural 1 (RU1) Zone and any special zone thereunder, shall apply and be complied with.

#### **7.5 SPECIAL RURAL 1 (RU1) ZONES**

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

##### **7.5.1 RU1-1 Zone (Part of Lot 11, Concession 1, LSWCV, Ward of North Marysburgh)**

Notwithstanding any provisions of this By-law to the contrary, within the RU1-1 Zone, the following provisions shall apply:

- i. Minimum interior side yard, south side 15.0 m (49.2 ft.)

##### **7.5.2 RU1-2 Zone (Part of Lot 4, Concession 3 South Side East Lake, Ward of Athol) (Part of Lot 16, Concession 2, West Green Point, Ward of Sophiasburgh)**

Notwithstanding any provisions of this By-law to the contrary, within the RU1-2 Zone, the following provisions shall apply:

- i. The use of the barn existing on the day of passing of this By-law and future improvements thereto shall be restricted to dry storage only.

##### **7.5.3 RU1-3 Zone (696444 Ontario Limited, Part of Lots 80 & 81, Concession 1, 349 Gore Road, Ward of Ameliasburgh) (Amending By-law No. 2974-2011); (Aubrey and Robin Blaker, Part Lot 1, Plan 3, Concession Gore A, Ward of North Marysburgh) (Amending By-law No. 3357-2014) (Roblin and Roblin Estate, Part Lot 25 Concession 1 South West of Green Point Part 1 47R1116 South East of 47R1703, Ward of Sophiasburgh)**

Notwithstanding any provisions of the By-law to the contrary, within the RU1-3 Zone, the following provisions shall apply:

- i. Lot Area (Minimum) 8.1 ha (20 ac)

All other provisions of the RU1 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned RU1-3.

3. Upon removal of the 'H' symbol from the RU1-66-H Zone, all the provisions of the RU1 Zone and this By-law shall apply to the lands zoned RU1-66.

**7.5.67 RU1-67 Zone (Shawn & Petra Cooper, Lot 2, Concession Lakeside East Cape Vesey, Ward of North Marysburgh)**

Notwithstanding the provisions of this by-law to the contrary, within the RU1-67 zone, the following provisions shall apply:

- i. In addition to the uses normally permitted in the RU1 Zone the following uses shall also be permitted:
  - a cheese factory, including processing, storage, display, administration functions, and an accessory retail outlet.
  - uses normally incidental and accessory to the forgoing.
- ii. The requirements of Section 41 of the *Planning Act, R.S.O., 1990, c.P.13*, as amended, relating to Site Plan Control shall apply to the lands zoned RU1-67.

**7.5.68 RU1-68 Zone (Jenson & MacLean, Lots 1 & 2, Concession Long Point, Ward of South Marysburgh)**

Notwithstanding the provisions of this by-law to the contrary, within the RU1-68 zone, the following provisions shall apply:

- i. The cottage being used for storage at the date of passing of this by-law shall be permitted for dry storage only and not for human habitation.

**7.5.69 RU1-69 Zone (Rankin, Lot 16, Concession 1 South Side East Lake, Ward of Athol); (St. Pierre, Lots 5 & 6, Concession Lakeside East Cape Vesey, Ward of North Marysburgh) (Amending By-law No. 2732-2010)**

Notwithstanding the provisions of this by-law to the contrary, within the RU1-69 zone, the following provisions shall apply:

- i. The raising of livestock shall not be permitted on the lands zoned RU1-69.
- ii. Minimum lot area 2.6 ha (6.5 ac)

All other provisions of the RR1 Zone and By-law No. 1816-3006, as amended shall apply to the lands zoned RU1-69.

**7.5.70 RU1-70 Zone (Wilson, Part Lots 25, 26 & 27, Concession Round Prince Edward Bay, Ward of South Marysburgh); (Farrow, Part Lots 41 & 42, Concession 1 South West Green Point, Ward of**