

# Zoning Information

## 1305 County Rd 15 Prince Edward County



RU1 - Rural Residential Zone

&

EP-W – Environmental Protection Zone (Wetland)

# **COUNTY OF PRINCE EDWARD**

## **COMPREHENSIVE ZONING**

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

**Updated October 25, 2019**

**October 23, 2006**

## **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** Minimum Dwelling Unit Area Requirement 90 m<sup>2</sup> (970 sq. ft.)

**7.3.12** 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)**

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.

## **SECTION 32 ENVIRONMENTAL PROTECTION – PROVINCIALY SIGNIFICANT WETLAND (EP-W) ZONE**

No person shall within any Environmental Protection - Provincially Significant Wetland (EP-W) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### **32.1 PERMITTED NON-RESIDENTIAL USES**

- 32.1.1** conservation uses including activities connected with the conservation of soil and wildlife
- 32.1.2** forestry
- 32.1.3** flood, sedimentation and erosion control uses and structures as approved by Quinte Conservation.
- 32.1.4** sustainable resource management uses such as fishing, hunting and wildlife viewing
- 32.1.5** docks and boathouses in accordance with the provisions of Section 4.1.6 of this By-law
- 32.1.6** existing agricultural uses, excluding new buildings and structures

### **32.2 PERMITTED RESIDENTIAL USES**

- 32.2.1** residential uses are prohibited

### **32.3 REGULATIONS FOR PERMITTED USES**

- 32.3.1** No minimum area or frontage shall be required for any lot
- 32.3.2** Docks and boathouses shall only be permitted with written approval from the Conservation Authority.
- 32.3.3** Maximum Lot Coverage (all buildings and structures) 35%
- 32.3.4** Minimum Landscaped Open Space 35%
- 32.3.5** Maximum Height of Buildings 10 m (32.8 ft.)

### **32.4 GENERAL ZONE 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 Environmental Protection - Provincially Significant Wetland (EP-W) Zone shall apply and be complied with.

### **32.5 SPECIAL ENVIRONMENTAL PROTECTION – PROVINCIALY SIGNIFICANT WETLAND (EP-W) ZONES**

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

#### **32.5.1 EP-W-1 Zone (Alexander Island, Ward of Hillier)**

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

- i. The only uses permitted in the EP-W-1 Zone shall be low impact recreational and conservation uses, including structures relating thereto such as observation platforms and floating docks not intended for use by motorized water craft, as approved by the Conservation Authority and/or the Ministry of Natural Resources.
- ii. Buildings shall not be permitted within the EP-W-1 Zone.

#### **32.5.2 EP-W-2 Zone (Bakker Road, Ward of Hillier)**

Notwithstanding any provisions of this by-law to the contrary, within the EP-W-2 zone, the following provisions shall apply:

- i. The only uses permitted shall be conservation uses, including observation platforms, and floating docks not for the use of motorized water craft, all as approved by the Conservation Authority and/or the Ministry of Natural Resources.

#### **32.5.3 EP-W-3 Zone (Bakker Road, Ward of Hillier)**

Notwithstanding any provisions of this by-law to the contrary, with in the EP-W-3 zone, the following provisions shall apply:

- i. The only uses permitted shall be conservation uses, including access to observation platforms, low impact trails, boat launching facilities and floating docks not for the use of motorized water craft and boats with motors no larger than 9.9 horsepower, as approved by the Conservation Authority.