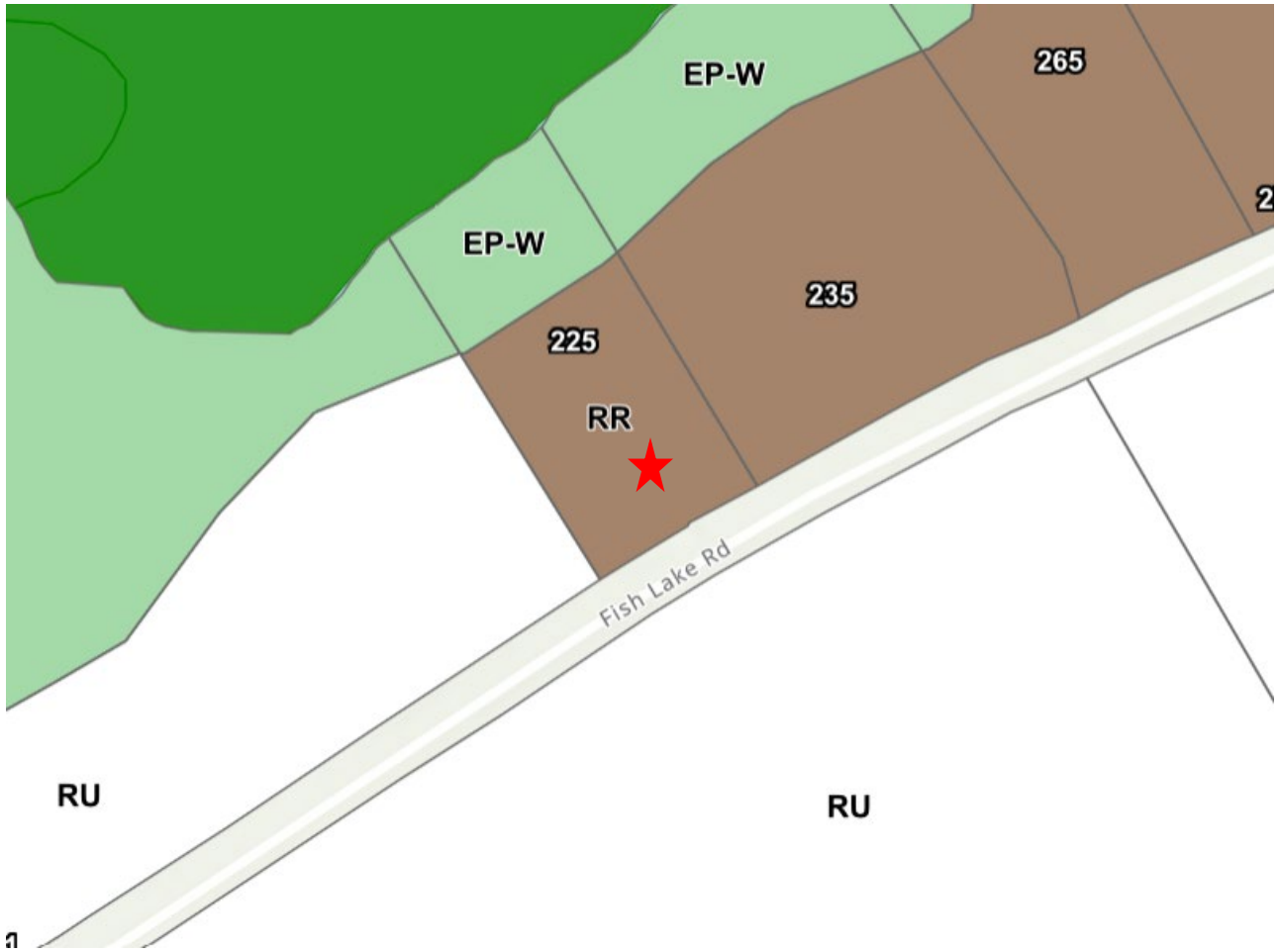


Zoning Map

225 Fish Lake Rd, Prince Edward County



RR – Rural Residential

COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING BY-LAW 140-2025

FINAL
2025



8.0 Rural Residential Zones

The Rural Residential Zones (HR, LSR, MHR, RR) are intended to implement the Official Plan policies for the Hamlets, Rural Lands, and Shore Lands designations. Permitted uses are generally limited to lower-density residential forms, acknowledging that these areas may not be municipally serviced.

In the Limited Service Residential (LSR) Zone there is no commitment or requirement by the County to assume responsibility for ownership or maintenance of any private road, right-of-way or lane or to provide any service such as garbage and recycle pickup. Emergency vehicle access may also be restricted in the LSR Zone. The intent of the LSR Zone is to recognize existing and infill residential development on private roads.

8.1 List of Rural Residential Zones

For convenience purposes, the Rural Residential Zones are shown in **Table 8-1**.

Table 8-1: Rural Residential Zones	
Zone	Zone Symbol
Hamlet Residential	HR
Limited Service Residential	LSR
Mobile Home Residential	MHR
Rural Residential Zone	RR

8.2 Permitted Uses and Lot Requirements

- a. No person shall within any of the Rural Residential Zones listed in **Table 8-1**, use any lot, building, or structure for any purpose except for one (1) or more of the following uses identified by a “dot” (•) in **Table 8-2**.

Table 8-2: Uses Permitted in the Rural Residential Zones				
Use	Zone			
	HR	LSR	MHR	RR
Residential Uses				
Mobile Home Park			•	
Semi-Detached Dwelling	•	•		
Single-Detached Dwelling	•	•		•

Table 8-2: Uses Permitted in the Rural Residential Zones				
Use	Zone			
	HR	LSR	MHR	RR
Non-Residential Uses				
Outdoor Furnace ¹				•
Specified Accessory Uses Subject to Section 3.0 General Provisions				
Additional Dwelling Unit	•	•	•	•
Bed and Breakfast Establishment	•			•
Garden Suite	•	•	•	•
Group Home	•			•
Home Business	•	•	•	•
Home Industry	•			•
Home-Based Daycare	•			•

¹ An outdoor furnace shall not be located closer than 15 m to any lot line.

- b. Any use, building or structure permitted in any Rural Residential Zone in **Table 8-2** must be in accordance with the requirements set out in **Table 8-3** or **Table 8-4**.

Table 8-3: Lot Requirements for Rural Residential Zones			
Provision	Zone		
	HR	LSR	RR
Minimum Lot Area			
	N/A	4,000 m ²	8,000 m ²
On Partial Municipal Services	4,000 m ²	4,000 m ²	N/A
Bloomfield and Consecon – On Partial Municipal Services	2,000 m ²	N/A	N/A
Rossmore – On Partial Municipal Services	3,000 m ²	N/A	N/A
All Other Hamlets	4,000 m ²	N/A	N/A
Minimum Lot Frontage			
On Partial Municipal Services	45 m	45 m	20 m
On Private Services	N/A	N/A	
Maximum Lot Coverage			

Provision	Zone		
	HR	LSR	RR
On Partial Municipal Services	25%	15%	15%
On Private Services	15%		

Provision		Zone
		MHR
Lot	Minimum Lot Area	0.4 ha
	Minimum Lot Frontage	100 m
	Maximum Lot Coverage	25%
Site	Minimum Site Area	370 m ²
	Minimum Site Frontage	15 m
	Maximum Site Coverage	25%

8.3 Zone Standards

Any use, building or structure permitted in any Rural Residential Zone listed in **Table 8-2**, **Table 8-3** and **Table 8-4**, must also meet the requirements set out in **Table 8-5** and **Table 8-6**.

Provision	Zone		
	HR	LSR	RR
Minimum Front Yard	5 m	5 m	7.5 m
Minimum Exterior Side Yard	6 m	7.5 m	7.5 m
Minimum Interior Side Yard	3 m	3 m	3 m
Minimum Rear Yard	7 m	7 m	7 m
Minimum Landscaped Area	30%	30%	30%
Maximum Building Height	10 m	10 m	10 m

Table 8-6: Zone Standards for a Mobile Home Park and Site		
Requirement		Zone
		MHR
Zone Standards for a Mobile Home Park		
Minimum Front Yard		15 m
Minimum Exterior Side Yard		15 m
Minimum Interior Side Yard		10 m
Minimum Rear Yard		15 m
Minimum Landscaped Area		40%
Maximum Building Height	Single-Detached Dwelling	10 m
	Other Permitted Buildings and Structures	10 m
Zone Standards for a Mobile Home Site		
Minimum Setback from Internal Roads		6 m
Minimum Landscaped Area		40%
Maximum Mobile Home Height		5 m
Maximum Number of Mobile Home Dwellings per Site		1

8.4 Additional Provisions

All provisions of **Section 3.0 General Provisions** and **Section 4.0 Parking and Loading Provisions**, of this By-law shall be applicable to the use of any land, building or structure permitted within the Rural Residential Zones and any site-specific exception thereunder, shall apply and be complied with.

8.5 Rural Residential Exception Zones

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

8.5.1 Hamlet Residential (HR) Exception Zones

HR-1 – 2 Lot East of 28 Shannon Road (Ward of Bloomfield)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.37 ha
 - (ii) Minimum lot frontage: 43.5 m

- (iii) Minimum setback of any dwelling from the drainage ditch: 15 m
- (iv) Any development will be required to be connected to the municipal water supply.

HR-2 – 2176 County Road 8, Part of Lot 1, Concession Lakeside North of Smith’s Bay (Ward of North Marysburgh)

- a. The follow additional provision applies:
 - (i) No development shall be permitted within 15 m of the top of any escarpment zoned Environmental Protection (EP).

HR-3 – 2961 County Road 10 and Adjacent Vacant Lot, Part of Lot 25, Concession 1, North of Black River (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1,010 m²
 - (ii) Minimum lot frontage: 32 m
- b. The shed existing at the date of passing of this By-law and any future additions and/or improvements thereto, is a permitted use provided that the existing interior side yard from the west lot line is not further reduced.

HR-4 – 1530 County Road 10, Carriage House (Ward of Athol)

- a. The following additional uses are permitted: retirement home, accessory dwelling unit.
- b. The following additional provisions apply:
 - (i) Maximum number of rooms for retirement home residents: 20
 - (ii) Retirement home residents shall not be persons requiring medical care, nursing care, special care or assistance of any kind.
 - (iii) Minimum lot area: 2 ha

HR-5 – 2779 County Road 5, Part of Lot 23, Registered Plan 3 (Ward of Sophiasburgh)

- a. A residential dwelling with a maximum of four (4) units shall be permitted.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.10 ha
 - (ii) Minimum lot frontage: 18 m
 - (iii) Minimum front yard: 0 m

- (iv) Minimum interior side yard: 2.25 m
- (v) Minimum rear yard: 1.37 m
- (vi) The minimum side yard:
 - a) Along the north-easterly limit of the property: 10.0 m
 - b) South-easterly along the said north-easterly limit from the south-easterly limit of Broadway Avenue: 0 m

HR-6 – 31, 39, and 43 Hennessy Street, Part of Lot 19, Registered Plan No. 3, Rossmore (Ward of Ameliasburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 1260 m²
 - (ii) Minimum lot frontage: 27.4 m
 - (iii) Minimum setback from high-water mark: 18.2 m

HR-7 – 3926 County Road 3, Lot 6, Plan 120, Part Lot 10, Concession South East Carrying Place (Ward of Ameliasburgh) (By-laws 2278-2008 & 3311-2013)

- a. The following additional uses are permitted:
 - (i) Two (2) apartment dwellings, each containing a maximum of four (4) dwelling units serviced by a piped municipal water supply and private sanitary sewage disposal system;
 - (ii) One (1) semi-detached dwelling, containing a maximum of two (2) dwelling units serviced by a piped municipal water supply and private sanitary sewage disposal system;
 - (iii) Two (2) single detached dwellings serviced by piped municipal water supply and private sanitary sewage disposal;
 - (iv) Accessory buildings or structures; and
 - (v) A home business.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 0.81 ha
 - (ii) Minimum lot frontage: 65.0 m
 - (iii) Maximum lot coverage: 20%
 - (iv) Minimum yard requirements:
 - a) Front yard: 12.19 m

- b) Interior side yard: 7.62 m
- c) Rear yard: 12.19 m
- (v) Minimum gross floor area for each dwelling unit: 42.0 m²
- (vi) Maximum building height: 12.0 m
- (vii) A minimum 1.5 m wide planting strip containing a row of trees or a continuous hedgerow of evergreens or shrubs, not less than 1.5 m high at planting, shall be provided and maintained adjacent to the length of the westerly lot line and adjacent to the southerly 40 m of the easterly lot line, except as required to maintain visibility for safe access to the street.

HR-8 – Bay Breeze Street, Yuill Crescent, Baigent Court, Part Lots 61 & 62, Concession 1 (Ward of Ameliasburgh)

- a. The following additional provisions shall apply:
 - (i) Lands on the same lot within the OS Zone may be included in the calculation of lot area.
 - (ii) In determining the minimum yard requirements, the minimum horizontal distance (building setback) shall be taken from the boundary of the OS Zone, not from the respective lot lines.

HR-9 – 317 Main Street (Ward of Bloomfield)

- a. The following additional use is permitted: retirement home.

HR-10 – 582, 586, and 594 County Road 28, Part of Lot 60, Concession 1 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.8 ha
 - (ii) Minimum setback from the boundary of the provincially significant wetland, as represented by the EP-W Zone boundary, shall be 40 m.
 - (iii) No building or structure of any kind, including a septic system or an accessory building, shall be permitted within 40 m of the adjacent provincially significant wetland as represented by the EP-W Zone.

HR-11 – Lot 27, Concession 1 North Black River (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 15.24 m
 - (ii) Minimum lot area: 0.6 ha

- (iii) Minimum lot frontage: 103.0 m

HR-12 – 3026 County Road 10, Lots 2 & 3, Plan 1 (Ward of South Marysburgh)

- a. The following additional use is permitted:
 - (i) home antique business may be run out of a detached garage with a gross floor area not exceeding 176.5 m².
- b. A minimum of three (3) on-site parking spaces will be provided.
- c. A loading space will not be required.

HR-13 – Part Lot 25, Concession 1 South of Black River, Part of 3118 County Road 10 (Ward of South Marysburgh (By-law 2157-2008))

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 1.7 ha
 - (ii) Minimum Lot frontage: 10 m
 - (iii) For the lands zoned HR-13 the minimum lot area requirement shall apply to the entire area of the property zoned HR-13, EP-W and EP Zone
 - (iv) Minimum interior side yard from northerly property line: 30.48 m

HR-14 Part Lot 25, Concession 1 South of Black River, Part of 3118 County Road 10 (Ward of South Marysburgh) (By-law 2157-2008)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 2.1 ha
 - (ii) Minimum lot frontage: 242 m
 - (iii) For the lands zoned HR-14 the minimum lot area and minimum lot frontage requirements shall apply to the entire area and frontage of the property zoned the HR-14, EP-W and EP Zone.
 - (iv) Minimum interior side yard from northerly property line: 21.3 m

HR-15 – Part of Lots 10, 11, 12 & 13, Concession South East of Carrying Place (Ward of Ameliasburgh) (By-law 2386-2009)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.2 ha

HR-16 – Part of Lots 10, 11, 12 & 13, Concession South East of Carrying Place (Ward of Ameliasburgh) (By-law 2386-2009)

- a. The following additional use is permitted:
 - (i) One (1) semi-detached dwelling, containing a maximum of two (2) single-bedroom dwelling units serviced by a piped water supply and private sanitary sewage disposal system.
- b. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.25 ha

HR-17 – Part of Lot 61, Concession 1, 593 County Road 28 (Ward of Ameliasburgh) (By-law 3235-2013)

- a. The following additional provision applies:
 - (i) The lands are considered one (1) lot.

HR-18 – 2832 County Road 10, Part Lot 26 & 27, Concession 1 NBR, Hastings and Prince Edward School Board (Ward of South Marysburgh) (By-law 3252-2013)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 2.63 ha
- b. One (1) outdoor furnace is permitted.

HR-19 – 1631, 1647, 1661 Lakeside Drive and Adjacent Vacant Lot, Part of Lots 105 – 106, Concession 4 Bayside, Lakeside Drive (Ward of Ameliasburgh) (By-law 3733-2016)

- a. The following additional provisions shall apply:
 - (i) Minimum front yard: 12 m
 - (ii) Setback from the wetland boundary as flagged by Quinte Conservation Authority: 30 m

HR-20 – 28 Store Street, Lot 18-20, 25 Plan 2, Part Lot 11-13, 17, 21-24, 26, 30-31 Plan 2, Consecon (Ward of Ameliasburgh) (By-law 4606-2019)

- a. The following additional provisions shall apply:
 - (i) Minimum lot frontage: 7.6 m.
 - (ii) No structures shall be erected and no grades shall be altered except in accordance with a Review and Acceptance Letter from the Ministry of Citizenship and Multiculturalism regarding the completion of Stage 3 Archaeological Assessment and Stage 4 mitigation.

HR-21 – Part of Lot 194, Registered Plan Number 3, Village of Consecon, Part 1 of Plan 47R5114, Except Parts 1 to 5 in Plan 47R8679 (Ward of Hillier) (By-law 223-2020)

- a. The following additional provisions shall apply:
- (i) All development is setback 10 m from the surveyed top of slope.

HR-22 – 18662 Loyalist Parkway (Ward of Hillier) (By-law 149-2023)

- a. The following additional provisions apply:
- (i) Minimum front yard setback for existing dwelling: 5.8 m
 - (ii) Minimum east interior side yard setback requirement for existing accessory buildings: as existing
 - (iii) Minimum interior side yard setback requirement for existing barn: 2.6 m
 - (iv) Maximum lot coverage for existing accessory structures: 3.7%
- b. The following additional provisions shall apply:
- (i) Minimum lot area: 19.3 ha
 - (ii) Minimum rear yard setback requirement for existing barn: 6.43 m

HR-23 – 200 County Road 29 (Ward of Ameliasburgh) (By-law 150-2023)

- a. The following additional provisions apply:
- (i) Minimum north interior side yard setback requirement for a dwelling unit: 1.2 m

HR-24 – East of 103 Hennessey Street (Ward of Ameliasburgh) (By-law 194-2023)

- a. The following additional provisions shall apply:
- (i) Minimum lot area: 2.0 ha

HR-25 – Lakeside Estates (Ward of Ameliasburgh) (By-law 27-2024)

- a. The following additional use is permitted: semi-detached dwelling.
- b. The following additional provisions apply for a semi-detached dwelling:
- (i) Lot serviced by a public water system: 11.0 m
 - (ii) Minimum interior side yard for a semi-detached dwelling unit: 0.0 m

HR-26 – 1381 & 1447 County Road 3 (Ward of Ameliasburgh)

- a. The following additional provisions shall apply:

- (i) Minimum lot area: 0.10 ha
- (ii) Minimum lot frontage: 21.5 m

8.5.2 Limited Service Residential (LSR) Exception Zones

LSR-1 – Nutty Lane, Part of Lot 2, Concession Lakeside North of Smith’s Bay (Ward of North Marysburgh)

- a. The following additional provisions uses are permitted: buildings and structures existing on the date of passing of this By-law; single-detached dwelling; and accessory buildings and structures.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 687.9 m²
 - (ii) Minimum lot frontage along a private right-of-way: 27.4 m
 - (iii) Minimum front yard: 4.57 m
 - (iv) Minimum side yard: 3.04 m
 - (v) Minimum setback for buildings or structures from top of slope: 6.09 m
 - (vi) Access to the lots may be provided by means of a private right-of-way from County Road 13.

LSR-2 – Part of Lot 2, Concession I, South of Bay of Quinte, Part of Lots 29, Concession Bayside (Ward of North Marysburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.3 ha
 - (ii) Minimum lot frontage: 2.4 m

LSR-3 – Part of Lots 51 and 52, Concession Bayside (Ward of North Marysburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum setback from toe of escarpment for all buildings and structures: 15 m
 - (ii) Minimum setback from Ross Eaton Lane for all buildings and structures: 15 m
 - (iii) Lot frontage shall mean the horizontal distance between the side lot lines measured perpendicularly along to the north boundary of Hicks Lane, the right-of-way that services these lands.

- (iv) Vehicular access shall be from Hicks Lane only and not from Ross Eaton Lane.
- (v) Accessory buildings shall be permitted between the main building and the toe of escarpment, provided they meet all other setback provisions of the LSR Zone and this By-law and they are not located on Hicks Lane.

LSR-4 – 3401 County Road 13 (Ward of South Marysburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot frontage: 15.0 m
 - (ii) No building or structure shall be erected or used closer than 6 m above the 76.9 m contour or 30 m above the 76.5 m contour, whichever is the farther from the high-water mark as shown on the draft plan of subdivision bearing Ministry of Housing File Number 13T-78022 and dated January 11, 1978.

LSR-5 –29 Hyatt Lane, Part Lot 2 (Ward of Hallowell)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.16 ha
 - (ii) Minimum lot frontage: 44.1 m
 - (iii) Minimum front yard: 4.5 m
 - (iv) Minimum interior side yard, along western lot line: 1.82 m
 - (v) Minimum interior side yard for accessory building along western lot line existing: 0.3 m
 - (vi) Minimum setback from the high-water mark of Lake Ontario: 16.76 m

LSR-6 – Part of Lot 56, Concession 2, Broken Front (Ward of Sophiasburgh)

- a. The only permitted use shall be a storage shed or a detached private garage used in association with a neighbouring residential use.
- b. A dwelling unit is not permitted.
- c. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.20 ha
 - (ii) Minimum lot frontage: 70.0 m
 - (iii) Minimum front yard: 7.62 m
 - (iv) Minimum interior side yard (west): 4.57 m

- (v) Minimum interior side yard (east): 30.48 m
- (vi) Minimum rear yard: 62 m
- (vii) Maximum building height: 4.57 m
- (viii) Maximum ground floor area, including motor vehicle parking areas within the building: 83.61 m²

LSR-7 – 59 Bishop Lane, Part of Lot 56, Concession 2, Broken Front (Ward of Sophiasburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot frontage: 110.0 m
 - (ii) Minimum setback of any buildings from the toe of the escarpment: 6.1 m

LSR-8 – 2930 Highway 49, Part of Lot 33, Concession 1, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions shall apply:
 - (i) Minimum lot frontage: 9.5 m
 - (ii) Lands within the Environmental Protection (EP) Zone on the same lot may be included in the calculation of lot frontage.

LSR-9 – 61 Gadds Lane, Lot 53, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions shall apply:
 - (i) The only permitted use is the combination single detached dwelling and boathouse as existing on the date of passing of this By-law.
 - (ii) Access to the lot may be by private right-of-way.
 - (iii) Minimum lot area: 0.3 ha
 - (iv) Minimum lot frontage: 20 m
 - (v) The written approval of the Quinte Conservation Authority is required prior to the issuance of a building permit or a septic permit.

LSR-10 – Carson (Ward of North Marysburgh) (By-law 2007-2007)

- a. The following additional provisions shall apply:
 - (i) A 30 m buffer strip shall be required from the high-water mark of Lake Ontario, which will be maintained in a natural state with no removal or disturbance of soils or vegetation except where specifically permitted elsewhere in this By-law.

- (ii) Despite provision a.(i) of the LSR-10 Zone, docks, shore wells, boat houses and marine facilities shall be permitted where written approval of the Conservation Authority has been obtained.

LSR-11 – 64 Cedar Lane (Ward of Hallowell) (By-law 2026-2007)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 0.22 ha.
 - (ii) No new buildings shall be constructed 10.97 m to the closer than northern interior side lot line of the property.

LSR-12 – 657 Smokes Point Road, Part Lot 115, Concession 2 (Ward of Ameliasburgh) (By-law 2066-2007)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 2,800 m²
 - (ii) Minimum lot frontage (private right-of-way): 6.1 m
 - (iii) Maximum gross floor area: 185.8 m²

LSR-13 – 50 Lilac Lane, Part Lot 82, Concession 3 (Ward of Ameliasburgh) (By-law 2552-2010)

- a. The following additional provisions shall apply:
 - (i) Maximum lot coverage for accessory buildings: 6.5%
 - (ii) Total maximum square footage of a detached garage: 3,400 ft²
 - (iii) Maximum height of accessory building: 8.2 m
 - (iv) Commercial use of the proposed garage shall be strictly prohibited. The proposed garage shall be restricted to personal use only.
 - (v) Minimum setback for a detached accessory building from any lot line: 3 m
 - (vi) The minimum setback for any detached accessory building from a right-of-way: 7.5 m

LSR-14 – 44 Lilac Lane, Part of Lot 82, Concession 3 (Ward of Ameliasburgh) (By-law 2552-2010)

- a. The following additional provisions shall apply:
 - (i) Maximum height of accessory building: 8.2 m
 - (ii) Minimum setback for a detached accessory building from any lot line: 3 m

- (iii) The minimum setback for any detached accessory building from a right-of-way: 7.5 m

**LSR-15 – Bishop Lane, Part Lot 56, Concession 2 Broken Front (Ward of Sophiasburgh)
(By-laws 2608- 2010 & 2748-2010)**

- a. The following additional provisions shall apply:
 - (i) Accessory buildings, structures, and uses shall be permitted subject to a building permit issued by the County and accessory buildings, structures, and uses may be permitted prior to a building permit being issued for buildings or structures for the principal use.

**LSR-16 – 105 Welsh Lane, Part Lot A, Concession Between East Lake and Lake Ontario,
(Ward of Athol) (By-law 2844-2011)**

- a. The only uses permitted are 22 single-detached dwellings or seasonal residences on leased land, including accessory buildings or structures
- b. The following additional provisions shall apply:
 - (i) For the purpose of this section “Lot” shall be the same as Leasehold Limit Requirements for each Leasehold Limit (site):
 - a) Minimum setback from right of way: 3.0 m
 - b) Minimum interior side yard: 3.0 m
 - c) Minimum exterior side yard: 3.0 m
 - d) Minimum setback from northeastern Leasehold Limit: 10.0 m
 - e) Maximum site coverage for all buildings and structures: 15%
 - f) Maximum height of buildings: 10.0 m
 - (ii) The size and dimensions of each Leasehold Limit shall be as shown on Reference Plans 47R-8361 and 47R-8362, on file and the Land Titles Office in Picton, Ontario.
 - (iii) No buildings or structures may be situated between Lake Ontario and the private right-of-way (Welsh Lane) that crosses each Leasehold Limit
 - (iv) Prior to the issuance of a building permit for any new development such as an addition, extension, or enlargement to existing buildings or structures or a new building or structure proposed for the site, the lessee of the site shall demonstrate that the proposed development conforms to this By-law and the Ontario Building Code. This is to be accomplished by presenting to the County of Prince Edward a dimensioned plan showing the proposed

development, the site boundaries as described in either Reference Plan 47R-8361 or 47R-8362, all existing buildings and structures on the Leasehold Limit, the location of any well and/or tile bed on the Leasehold Limit as well as the location of any wells or the bed on abutting Leasehold Limits.

LSR-17 – 3187 County Road 13, Part Lot 2, Concession Round Prince Edward Bay Part 1, 2, 3, 4 & 5 47R2133; S/T PE169430, Part Lot 2-3 Concession Round Prince Edward Bay as in PE38962 & PE59783, S/T PE59783 (Ward of South Marysburgh) (By-laws 4486-2019 & 4485-2019)

- a. The following additional provisions shall apply:
- (i) Minimum lot area: 999 m²
 - (ii) Minimum lot frontage: 30.0 m
 - (iii) Minimum setback from the high-water mark of Lake Ontario existing on the date of passing of this by-law: 5.0 m

LSR-18 – 32 & 42 McKenzie Lane, Part 1 Lot 1 & 2 Concession Lakeside West of Cape Vesey Parts 6, 7 & 8 47R8688; T/W Over Parts 4&5 47R8688 AS in EC37701; S/T Over Parts 7 & 8 47R8688 In Favour of Part 9 47R8688 As in EC37701; S/T & T/W PE1566225 (Ward of North Marysburgh) (By-law 202-2020)

- a. A licensed short-term accommodation (STA) shall not be a permitted use.

LSR-19 – 2590 County Rd 15, Part Lot 12-13 Concession 1 West of Green Point Parts 1, 2, 3, 4 47R2104 subject to PE174364 subject to interest in PE174364 subject to SB8870, SB8878 (Ward of Sophiasburgh) (By-law 104-2022)

- a. The following additional provisions shall apply:
- (i) Access will be from Killburn Lane
 - (ii) All development shall be setback 30.0 m from the wetland boundary.

LSR-20 – 13 Concession 1 West of Green Points Parts 1,2,3,4 47R2104 (Ward of Sophiasburg)

- a. The following additional provisions shall apply:
- (i) Access will be from Killburn Lane
 - (ii) Minimum lot size: 0.12 ha
 - (iii) Minimum lot frontage: 22.0 m

LSR-21 – 1041 County Road 7 - Cressy Bayside Estates (Ward of North Marysburgh) (By-law 179-2022)

- a. The following additional provisions shall apply:
- b. A 30 m from regulated floodplain shall be left in a nature stated and no buildings, alteration of soil or vegetation is permitted.
- c. Buildings shall be setback 36 m from the regulated floodplain. The lands within 6 m from the 30 m buffer be permitted to be disturbed and used as an accessory amenity space.

LSR-22 – 1642 County Road 12 & 49 Jacobs Lane, Lot 33, 36, RCP 27 Hallowell; Part Sheba Drive Plan, Hallowell (Closed by PE172333), Part 1 47R7517; Subject to PE172336; Part Block G Plan 17 Hallowell As In PE157642 Subject to PE99084; Together With PE157108 (Ward of Hallowell) (By-law 184-2022)

- a. The following additional provisions shall apply:
 - (i) Minimum lot area: 1,430 m²
 - (ii) Minimum lot frontage: 24.6 m

LSR-23 81D Treasure Cove Lane (Ward of Marysburgh)

- a. The following provisions shall apply:
 - (i) Minimum lot frontage: 15.24 m
 - (ii) Minimum lot area: 139 m²
 - (iii) Interior lot line setback (east): 1 m
 - (iv) Interior lot line setback (west): 1.76 m

8.5.3 Mobile Home Residential (MHR) Exception Zones

Reserved for future use.

8.5.4 Rural Residential (RR) Exception Zones

RR-1 – Part of Lots 1 to 6, Point A, Massassauga Circle (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 13.0 m
 - (ii) Minimum exterior side yard: 13.0 m
 - (iii) Minimum rear yard: 7.5 m

RR-2 – 16, 36, 52, and 62 Old Orchard Road (Ward of Ameliasburgh)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.34 ha
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum setback from the high-water mark of the Bay of Quinte: 20.0 m

RR-3 – 2789 County Road 7 and Adjacent Vacant Lot, Part of Lot 44, Concession Bayside (Ward of North Marysburgh)

- a. The following additional provisions apply:
- (i) The minimum rear yard setback for a detached accessory garage, a septic system (including a tile/weeping field) or a swimming pool shall be 30.0 m.
 - (ii) A minimum of 15.0 m landward from the top of the escarpment shall be maintained in a natural vegetated state as a buffer area in order to prevent erosion of the cliff face.

RR-4 – 2919 County Road 7 and Adjacent Vacant Lot, Part of Lot 42, Concession Bayside (Ward of North Marysburgh)

- a. The minimum lot frontage may be determined by using the line forming the southern boundary of the subject lot which abuts County Road 7 as the front lot line even though part of the frontage of lands situated between the lands and the subject front lot line are zoned Environmental Protection (EP).

RR-5 – Part Lot 38, Concession 1 South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
- (i) Minimum southern interior side yard: 18.3 m
 - (ii) Minimum setback from high-water mark: 53.3 m

RR-6 – 841C County Road 49, Part Lots 83, 84 & 137, Plan 28 (Ward of Hallowell)

- a. Access may be provided by a private right-of-way from County Highway 49.
- b. There is no commitment from or requirement by the municipality to assume year-round maintenance of the private right-of-way and levels of service provided to the lot may be limited or reduced, including the level of emergency services to the lot.

RR-7 – 1237 Shannon Road, Part Lot 14, Concession South Side West Lake (Ward of Hallowell)

- a. The following additional provisions apply:

- (i) Minimum front yard: 4.32 m
- (ii) Lands zoned Environmental Protection (EP) on the same lot may be included in the calculation of lot area and lot frontage.

RR-8 – 1764 County Road, Part of Lot 5, Concession 1, South Side West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.29 ha
 - (ii) Minimum front yard: 9.0 m
 - (iii) A tea room serving desserts, pastries, tea, coffee and other non-alcoholic beverages in addition to craft sales, occupying not more than 27.87 m² within a dwelling is a permitted use. Outdoor seating may be provided in association with the tea room use, on a seasonal basis.
 - (iv) Maximum Lot Coverage 20%
- b. Lots 3 & 4, Registered Plan 14, Ward of Hallowell, shall be considered as one lot for the purposes of zoning.

RR-9 – 27 Quick Short Road, Part of Lot 44, Concession 1, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 30.0 m
 - (ii) Minimum exterior side yard: 2.13 m

RR-10 – 205 Davis Road, Part Lot 13, Concession 3 South West Green Point (Ward of Sophiasburgh)

- a. The following additional uses are permitted: small engine repair shop; and storage, maintenance and repair of the lot owners' construction equipment.

RR-11 – 282 Bethel Road, Part Lot 51, Concession 2 West Green Point (Ward of Sophiasburgh)

- a. A retail establishment for the display, rental and sale of costumes and for the production, display and sale of ceramic products shall be permitted as a home business.
- b. The minimum front yard from centre line of street for existing dwelling: 18.29 m

RR-12 – 993 County Road 19, Part of Lot 88, Concession 3 (Ward of Ameliasburgh)

- a. A motor vehicle repair garage shall be permitted as an additional use.
- b. The following additional definitions apply:
 - (i) A motor vehicle repair garage means an establishment for the repair and service of motor vehicles conducted within a wholly enclosed structure.

RR-13 – 16021 Highway 33 / Loyalist Parkway, Part of Lots 4 & 5, Concession 1 North West West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 7.0 m

RR-14 – Part Lot 28, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 9.1 m
 - (ii) Minimum interior side yard: 3.1 m
 - (iii) Minimum rear yard: 9.1 m

RR-15 – 1286 County Road 14, Lot 53, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The only permitted uses are a single detached dwelling and accessory uses to that single detached dwelling.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 7.6 m
 - (ii) Minimum setback from the escarpment: 3.9 m

RR-16 – 906 County Road 13, Part Lot 10, Concession North Black River (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 41.0 m
 - (ii) Minimum setback of each of two (2) outbuildings from Black River shall be equal to the setback of each building as it exists.
 - (iii) Minimum setback of each of two (2) outbuildings from County Road 13 shall be equal to the setback of each building as it exists.

- b. The rental of canoes and kayaks, but not motorized watercraft, is a permitted use, provided that the use is clearly secondary to the residential use of the property, and that the residential use continues.
- c. Two (2) outbuildings, of a maximum combined floor area of 118 m² may be used for the rental of canoes and kayaks. No other use is permitted in these two (2) buildings.
- d. A minimum of 10 parking spaces shall be provided on site for the canoe and kayak rental use.

RR-17 – Prinyer’s Cove Area (Ward of North Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.24 ha
 - (ii) Minimum lot frontage: 38.1 m

RR-18 – Prinyer’s Cove Area (Ward of North Marysburgh)

- a. The following provisions shall apply:
 - (i) Minimum lot area: As existing on the date of passing of this By-law.
 - (ii) Minimum lot frontage: As existing on the date of passing of this By-law.

RR-19 – 338 Cold Creek Road., Part Lot 23, Concession 2 (Ward of Hillier)

- a. A dwelling is not permitted.

RR-20 – 15933 Loyalist Parkway, Wilson, Part Lots 5 & 6, Concession 1 North West, West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 15.0 m
 - (ii) Minimum west interior side yard: 15.0 m
 - (iii) That all buildings and structures be flood proofed to the 1:100 year flood elevation as required by the Conservation Authority.

RR-21 – 15947 Loyalist Parkway, Wilson, Part Lots 5 & 6, Concession 1 North West, West Lake (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 15.0 m
 - (ii) That all buildings and structures be flood proofed to the 1:100 year flood elevation as required by the Conservation Authority.

RR-22 – 314 County Road 7, Hill, Part Lot 6, Concession 1 South Bay of Quinte (Ward of North Marysburgh)

- a. The following additional provisions apply:
- (i) A photographic studio and gallery occupying a maximum of 22 m² located wholly within the garage existing on the date of the passing of this by-law is a permitted use.
 - (ii) Minimum of five (5) on-site parking spaces shall be provided.

RR-23 – Part Lots 106 & 107, Concession 3 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
- (i) Access to the lot may be provided by means of a private right-of-way, at least 3.05 m wide, across the Millennium Trail.
 - (ii) The front lot line shall be deemed to be the lot line abutting the Millennium Trail.

RR-24-H – 1988, 2008 County Road 12 and Adjacent Lot, Part Lot 2, Concession 1 South Side West Lake (Ward of Hallowell)

- a. The only permitted uses shall be: buildings and structures and uses existing on the date of passing of this By-law.
- b. A by-law shall not be enacted to delete the 'H' symbol on part(s) or all the lands until the following conditions have been satisfied:
- (i) The owner shall undertake by a qualified firm, any necessary environmental studies (Phase I and/or Phase II Environmental Site Assessment) as deemed necessary by the County's Chief Building Official, to confirm to the satisfaction of the County's Chief Building Official that all on-site soils of each lot meets provincial criteria for residential uses according to Guidelines for Use of Contaminated Sites in Ontario (MOE 1997).
- c. Upon the deletion by Council of the 'H' symbol, the uses and zone provisions of the Parent Zone shall apply.

RR-25 – 1280 Fry Road, Part of Lot 16, Concession 2 South West of Green Point (Ward of Sophiasburgh) (By-law 1904-2007)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 0 m

RR-26 – 229 and 207 County Road 20 (Ward of Hillier) (By-law 26-2022)

- a. The following additional provisions apply:
- (i) The setbacks of the buildings existing on the day of the passing of this by-law are considered legal non-complying.

RR-27 – 9 County Road 13 (Ward of North Marysburgh) (By-law 1938-2007)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2428.0 m²
 - (ii) Minimum lot frontage: 33.5 m
 - (iii) Minimum front yard: 9.0 m, but shall not be built closer than the building line established by the two (2) dwellings located on the properties abutting the lands as of the date of adoption of this by-law.
 - (iv) The required setback from the top of an escarpment shall be 4.0 m.

RR-28 – 1479 Lakeside Drive, Part of Lot 103, Concession 4 (Ward of Ameliasburgh) (By-law 2082-2007)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.8 ha
 - (ii) Minimum frontage: 207.0 m
 - (iii) No building or structure shall be permitted closer than 15.0 m to the 80.23 m contour.
 - (iv) A buffer strip a minimum of 15 m (49.2 ft.) between the provincially significant wetland and any buildings or structures, shall be maintained as a natural vegetation buffer.
- b. 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.

RR-29 – 657B Smokes Point Road, Part Lot 115, Concession 2 (Ward of Ameliasburgh) (By-law 2066-2007)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2,650 m²
 - (ii) The maximum permitted gross floor area shall be 185.8 m².

RR-30 – 1262 County Road 12 and Adjacent Vacant Lot, Part Lot 11, Concession South Side West Lake (Ward of Hallowell) (By-law 2246-2008)

- a. The following additional provisions apply:
- (i) Minimum Setback from EP-W Zone: 40.0 m

RR-31 – Part of Lot 103, Concession 4 (Ward of Ameliasburgh) (By-law 2336-2008)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.4 ha
 - (ii) Minimum lot frontage: 64.0 m
 - (iii) No building or structure shall be permitted closer than 15.0 m to the 80.23 m contour.
 - (iv) A buffer strip a minimum of 15.0 m between the Provincially Significant Wetland and any building or structure, shall be maintained as a vegetation buffer.

RR-32 – 53 County Road 27, Part Lot 31, Concession 3 (Ward of Hillier) (By-law 2357-2009)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2.23 ha
 - (ii) Minimum lot frontage: 45.7 m
 - (iii) Minimum setback from Provincially Significant Wetland: 40.0 m

RR-33 – 459 Gardenville Road, Part Lot 1 & 2, Concession South East Carrying Place (Ward of Ameliasburgh)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.16 ha
 - (ii) No building or structure shall be permitted closer than 15.0 m from those lands zoned the Environmental Protection (EP) Zone without written approval from Quinte Conservation Authority.

RR-34 – West of 455 Sunrise Drive Lot 40 Plan 33; Part Lot 39 Plan 33 Part 1 47R3423 (Ward of Ameliasburgh) (By-law 82-2022)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2,388 m²
 - (ii) Minimum lot frontage: 34.3 m

- (iii) Minimum setback from Provincially Significant Wetland as delineated on Schedule 1: 30.0 m
- (iv) Development shall not be permitted until a Grading and Drainage Plan is registered on title as prepared by a Professional Engineer or an Ontario Land Surveyor (OLS) with thorough knowledge in the design and construction of drainage matters. The plan shall be prepared to the satisfaction of the Director of Development Services to demonstrate that the drainage will be handled and discharged to a legal and adequate outlet.

RR-35 – 2992 County Road 7 (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 27.0 m

RR-36 – 25 Prinyer's Cove Crescent (Ward of North Marysburgh) (By-law 14-2023)

- a. For lands zoned OS-38-H:
 - (i) Prior to removing the Holding symbol, a Stage 3 Archaeological Assessment will be completed, in consultation with the County's First Nations, with approval provided by the County; subsequently, a Stage 4 Assessment shall be completed in consultation with the County's First Nations and subject to approval from the County, if such a recommendation is made within the Stage 3 Assessment.

RR-37 – 1122 Danforth Road (Ward of Hillier) (By-law 57-2023)

- a. Permitted uses are limited to the cultivation of trees/produce. In addition, accessory farm produce outlet may be permitted to wherein trees/produce grown on-site may be sold.

RR-38 – 594 Morrison Point Road, Part Lot 2, Concession 1 North Black River (Ward of South Marysburgh)

- a. The following additional provisions apply:
 - (i) No building shall be permitted on that part of the lands zoned RR-38 which are shown as Part 5 on Plan 47R 3377.
 - (ii) Minimum Side yard: 3.0 m

RR-39 – 3401 County Road 13 (Ward of South Marysburgh)

- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 27.0 m

RR-40 – 2767 County Road 8, Part Lot 5, Concession 1 West Cape Vesey (Ward of North Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1.5 ha
 - (ii) Minimum lot frontage: 54.0 m
 - (iii) Minimum interior side yard (west): 1.67 m
 - (iv) Minimum interior side yard (east): 0.3 m

RR-41 – 1271-1281 County Road 7, Part of Lot 6, Concession Lakeside, West Cape Vesey (Ward of North Marysburgh)

- a. The farm produce retail outlet existing on the date of passing of this by-law is a permitted use.

RR-42 – East of 45 School House Road (Ward of Athol)

- a. Two (2) single-detached dwellings shall be permitted.

RR-43 – 729 & 759 County Road 20 (Ward of Hillier)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 32.0 m

RR-44 – Part of Lot 17, Concession 3, Military Tract, Part of Lot 100, Concession 1 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 6.0 m

RR-45 – 17325, 17347, 17349 and Adjacent Vacant Lot, 17413, 17415, 17433 and Adjacent Vacant Lot Loyalist Parkway, Part of Lot 15, Concession 2, Military Tract (Ward of Hallowell)

- a. The only permitted uses are an easement and a right-of-way.
- b. Buildings and structures are prohibited.
- c. The following additional provisions apply:
 - (i) Minimum lot frontage: 31.0 m

RR-46 – 17461 Loyalist Parkway and Adjacent Vacant Lot, Part of Lots 14 & 15, Concession 1 (Ward of Hillier)

- a. The minimum setback for all buildings and structures from the flood plain of Lake Ontario or an EP Zone shall be 30.48 m.

RR-47 – Part Lot 15, Concession 1 (Ward of Hillier)

- a. The following additional provisions apply:
- (i) Minimum lot area: 1.9 ha
 - (ii) The Minimum Distance Separation between a barn containing a maximum of two (2) horses or any manure storage area and a dwelling located on another lot shall be 55.0 m.
 - (iii) The minimum setback for all buildings and structures from the flood plain of Lake Ontario or an EP Zone shall be 30.48 m.
- b. A hobby farm for the growing of flowers, vegetables, fruits and vines, and which may include the keeping of a maximum of two (2) horses, is and additional permitted use as a use accessory to the main residential use on the property.
- c. Horses shall be the only permitted livestock.

RR-48 – 190 County Road 35, Part of Lot 14, Concession 1, Registered Plan 124, Lot 7 (Ward of Hillier)

- a. The following additional provisions apply:
- (i) The minimum setback for all buildings and structures from the flood plain of Lake Ontario or an EP Zone shall be 30.48 m (100 ft.).
- b. A non-commercial, non-boarding kennel housing up to a maximum of eight (8) dogs is a permitted use. No boarding or grooming facilities are permitted. The kennel is strictly for homeowner's use only.

RR-49 – 212 County Road 35, Part of Lot 36, Concession 1, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
- (i) Minimum lot area: 155.0 m
 - (ii) Minimum front yard: 7.6 m

RR-50 – 1133 County Road 5, Part of Lot 43, Concession 1, South West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:

- (i) Minimum lot area: 1.8 ha
- (ii) Minimum front yard: 9.0 m
- (iii) Minimum front yard setback for detached accessory buildings shall be 1.2 m.
- (iv) Minimum interior side yard setback for detached accessory buildings shall be 0.6 m.

RR-51 – 222 Sunrise Drive, Part of Lot 1, Concession South East Carrying Place (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum lot frontage: 50.0 m
- (ii) Minimum front yard: 38.0 m

RR-52 – 53 County Road 28 and Adjacent Vacant Lot, Part of Lot 4, Haslett's Plan 1875, (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum east side yard: 30.0 m
- (ii) Minimum rear yard: 30.0 m
- (iii) No buildings, structures or development shall be permitted below the elevation of 76.6 m G.S.C.

RR-53 – Part of Lot 68, Concession 2 (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum lot frontage: 45.0 m
- (ii) The front lot line shall be the line dividing the lot from County Road 28.
- (iii) Access shall only be permitted from County Road 28.

RR-54 – 3900 C Highway 62, Part of Lot 77, Concession 2 (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum front yard: 4.57 m

RR-55 – Part of Lots 67 & 68, Concession 3 (Ward of Ameliasburgh)

a. The following additional provisions apply:

- (i) Minimum lot area: 2.2 ha

- (ii) No buildings or structures shall be erected within 40.0 m of the boundary of any EP or EP-W Zone.

RR-56 – 447 County Road 28, Haslett’s Plan (Ward of Ameliasburgh) (By-law 2551-2010)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 13.0 m
 - (ii) Minimum exterior side yard: 13.0 m
 - (iii) Minimum interior side yard: 3.0 m
 - (iv) Minimum rear yard: 7.5 m
 - (v) Maximum lot coverage, all buildings and structures: 15 %
 - (vi) Minimum landscaped open space: 20 %
 - (vii) All exterior openings (including windows and doors) of all buildings (including, without limiting the generality of the foregoing, all additions and/or replacement buildings) and all electrical and heating equipment, shall be located above the minimum elevation of 77.0 m G.S.C.
 - (viii) The developed portion of each lot (including, without limiting the generality of the foregoing, that portion of the lot to be used for an addition or replacement building) including all septic tanks and weeping bed tiles shall be located above the minimum elevation of 75.9 m G.S.C.

RR-57 – 344 County Road 5, Part Lot 59, Concession 2 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1.7 ha
 - (ii) Minimum lot frontage: 118.0 m
 - (iii) Minimum front yard: 12.19 m

RR-58 – 50 Mountain Road, Part of Lots 5 & 6, Concession 1 South Bay Quinte (Ward of North Marysburgh)

- a. The following additional provisions apply:
 - (i) Minimum setback from the top of bank for any building or structure shall be 45.7 m.

RR-59 – 481 & 547 County Road 15, Lot 43, Concession 2 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:

- (i) Minimum lot frontage: 15.0 m

RR-60 – 1273 County Road 20, Lot 20, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The following additional provisions apply:
 - (i) The written approval of the Quinte Conservation Authority shall be required prior to the issuance of an access, septic, or building permit.
 - (ii) Minimum lot frontage on a public road: 0 m

RR-61 – Reserved for future use.

RR-62-H – 4516 County Road 8, Point Petre Lots (Ward of Athol)

- a. Notwithstanding any provision of this By-law to the contrary, development on lands zoned RR-62-H may not occur until the Holding Symbol has been removed. The Holding Symbol shall be removed following the completion of the following requirements, subject to the satisfaction of the County:
 - (i) The owner(s) shall have acquired direct frontage and access onto a year round public maintained road;
 - (ii) Demonstration that the lot(s) have a minimum lot area of 0.8 ha;
 - (iii) Submission of a report by a qualified hydrogeologist confirming that the site is capable of accommodating the required private sanitary sewage disposal system over the long term;
 - (iv) Submission of a lot grading plan and stormwater management plan completed by a qualified engineer to the satisfaction of Quinte Conservation;
 - (v) Confirmation that an entrance permit can be issued by the County, or Ministry of Transportation (MTO), as applicable;
 - (vi) Confirmation that the lot meets the requirements of the Minimum Distance Separation formulae; and
 - (vii) Execution of all agreements required by the County.
- b. All other provisions of the RR Zone shall apply.

RR-63 – 3794 County Road 8 (Ward of North Marysburgh)

- a. A maximum of one (1) wind turbine shall also be a permitted use.

RR-64 – 1430 County Road 12, Part Lot 14, Concession 2 Military Tract (Ward of Hallowell)

- a. A furniture restoration, repair and sales shop located in a detached accessory building is a permitted home occupation use accessory to the main residential use of the lot.

RR-65 – Reserved for future use.

RR-66 – 893 County Road 15 and Adjacent Vacant Lot (Ward of Sophiasburgh) (By-law 2007-2007)

- a. Two (2) tourist cabins existing as of the date of adoption of this by-law shall be permitted to continue to be used for that purpose.
- b. The tourist cabins permitted cannot be enlarged or expanded in any way.

RR-67 – Part of Lots 95 & 96, Concession 2 (Ward of Ameliasburgh) (By-law 2154-2008)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.7 ha
 - (ii) Minimum front yard: 9.0 m

RR-68 – 264, 270, & 284 Salmon Point Road, Part of Lots 2, 3 & 6, Concession Waupoos Island (Ward of North Marysburgh) (By-law 2153-2008)

- a. Access to the lot shall be provided by Waupoos Island Lane, a specially designated seasonal unmaintained road allowance, described in County Policy RD 710 A – Waupoos Island Seasonal Road Policy. Regular maintenance of Waupoos Island Lane will not be provided. There is no commitment or requirement by the municipality to assume year-round maintenance of the road and levels of service provided to the lots may be limited or reduced, including the level of emergency service. There is no commitment or requirement by the municipality to provide for public ferry service and/or transportation to/from the mainland.
- b. Individual owners of lands shall be solely responsible for obtaining and providing adequate off-site mainland parking for their holding. There shall be no commitment or cost incurred by the Corporation of the County Prince Edward to provide mainland parking.

RR-69 – 2400 & 2410 County Road 5, Part of Lots 22, Concession 1 South Side of East Lake (Ward of Athol) (By-laws 2177-2008 & 2224-2008)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.7 ha

- (ii) Minimum rear yard: 61.0 m
- (iii) Minimum lot frontage: 45.72 m

RR-70 – 13 Salmon Point Road & 247 County Road 20 (Ward of North Marysburgh) (By-laws 2245-2008 & 2443-2009)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 44.2 m

RR-71 – 150 Gore Road (Ward of Ameliasburgh) (By-laws 2457-2009; 3114-2012; 3266-2013)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 51.0 m

RR-72 – 346, 336 & 320 County Road 20 Part Lot 21, Concession 1 (Ward of Hillier) (By-law 2962-2011 & 3234-2013)

- a. The following additional provisions apply:
 - (i) minimum lot frontage: 44.0 m

RR-73 – 500 Marsh Road, Part of Lots 59 & 60 Concession 2 Bayside (Ward of Ameliasburgh) (By-law 3483-2015)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 16.7 m

RR-74 – Part of Lot 78-79 Concession 1 Bayside, 1538 County Road 3 (Ward of Hallowell) (By-law 3953-2017)

- a. The following additional provisions apply:
 - (i) Maximum size for the additional dwelling unit located above the detached garage shall be 125.5 m².
 - (ii) Maximum height of detached garage and additional dwelling unit shall be 8.5 m
 - (iii) The maximum number of kitchens shall be one.
 - (iv) The additional dwelling unit and detached garage shall be located 22.9 m from the main house in the grove of trees.
 - (v) No trees shall be removed between the detached additional dwelling unit/garage and County Road 3.

RR-75 – 1321 County Road 20 (Ward of Hillier)

- a. An accessory building is permitted to have a maximum height of 6 m.
- b. One (1) additional dwelling unit is permitted in an accessory building with a maximum gross floor area of 290 m².
- c. No buildings or structures shall be permitted closer than 20 m (65 ft) from the top of the bank of the escarpment.

RR-76 – 1324 Miller Road, Part Lot 45 Concession Big Island (By-law 4231-2018)

- a. Notwithstanding any provisions of this By-law to the contrary, the RR-76 Zone and the OS-11 Zone shall be defined as one (1) lot or parcel as per the definition of “lot” in Section 3 of this By-Law. All other provisions of the RR Zone shall otherwise apply.

RR-77 – Cannery Rd East of 3900 Hwy 62, Part of Lot 10, Concession 2 North of Black River, being Part 1 on 47R-4609 (Ward of North Marysburgh) (By-law 4836-2019)

- a. Basement openings shall be constructed to an elevation above the top elevation of the seasonal ground water table.

RR-78 – Longworth Craft Company Inc., Part of Lot 18, Concession 2, North West, West Lake, Part 2 47R7301 (Ward of Bloomfield) (By-law 4385-2018)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 9.0 m

RR-79 – 789 Bethesda Road and Adjacent Vacant Lot (Ward of Sophiasburgh)

- a. The following provisions shall apply:
 - (i) In addition to the uses permitted in the RR Zone, a market garden, backyard poultry and an apiary are permitted as accessory uses to the main residential use on the lot.
 - (ii) No building, well or structure of any kind, including a septic system or an accessory building, shall be permitted within 40 m of the adjacent provincially-significant wetland as represented by the EP-W Zone.
 - (iii) All other provisions of the RR Zone and this By-law, as amended, shall apply to the lands zoned RR-79.

RR-80 – Part Lot 3 Plan 2 Gore B, Part 1 47R8796 (Ward of Sophiasburgh) (By-law 4598-2019)

- a. The following additional uses are permitted: market garden, backyard poultry and an apiary are permitted as accessory uses to the main residential use on the property.

- b. No building, well or structure of any kind, including a septic system or an accessory building, shall be permitted within 40.0 m of the adjacent provincially-significant wetland as represented by the EP-W Zone.

RR-81 – 88 Heritage Estate Drive & South of 88 Heritage Estate Drive, Part Lot 86 Concession 1 Part 9 & 10 47R1422; S/T & T/W PE156283 (Ward of Ameliasburgh) (By-law 4582A-2019)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 52.0 m

RR-82 – 2004 County Road 1, Lot 5-6 Registrars' Compiled Plan 29, T/W PE160418, S/T HW18155 & HW18210 (Ward of Bloomfield/Hallowell) (By-law 140-2020)

- a. The following additional provisions apply:
 - (i) The interior setback for the existing shed: 2.4 m
 - (ii) Minimum lot frontage: 50 m

RR-83 – 1214 & 1230 Salem Road, Part Lot 4-5 Hasletts PL Point A Part 3 47R3983 (Ward of Ameliasburgh) (By-law 157-2020)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 55.0 m

RR-84 – 19101 & 19113 Loyalist Pkwy, Part Lot 83, Concession 2 as in PE57610 Except Part 1 & 2 47R4281, Part 1 & 2 47R 7264 (Ward of Ameliasburgh) (By-law 180-2020)

- a. The following additional provisions apply:
 - (i) All buildings be setback 30.0 m from the pond and vernal pond.

RR-85 – Part Lot 27 Concession 3 Part 1 & 2 47R3251 (Ward of Hillier) (By-law 204-2020)

- a. All buildings shall be setback 30.0 m from the Provincially Significant Wetland.

RR-86 – 165 School House Road, Part Lot 12 Plan 1 Part Edward Drive Plan 8 Closed by PE105289; Part 1, 2, 3 47R2907 (Ward of Hillier) (By-law 127-2021)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 14.0 m

RR-87 – 318 Palmer-Burris Rd, Part Lot 8-9 Concession 3 South Side of East Lake Part 2 47R1698 except Part 1 47R1906 & Part 1 47R8573 subject to PE74115 (Ward of Athol) (By-law 194-2021)

- a. The mobile home existing on the date of the passing of this by-law is a permitted use.
- b. The existing mobile home is not permitted to be replaced by any other CSA Standard Z240 Model.
- c. The existing Quonset hut and shed shall only be used as accessory buildings to the principal residential use.

RR-88 – 304 Palmer Burris Road, Part Lot 24 Concession 3 Hillier Part 1 & 2 47R2794 S/T HL9448 (Ward of Hillier) (By-law 242-2021)

- a. Basements shall be prohibited, except where the finished floor elevation of a basement floor is above the existing grade.

RR-89 – 101 Foster Road, Part Lot 16, Concession 1 West of Green Point, Part 3 47R4724 (Ward of Sophiasburgh) (By-law 238-2021)

- a. No additions to the structural footprint of the existing structures shall be permitted within 30.0 m of the wetland on the subject property as flagged by Quinte Conservation Authority.
- b. Eavestrough downspouts shall be positioned on structures to direct flow away from the wetland.
- c. Woodlands shall be left intact to provide a buffer to the wetland.

RR-90 – 848 Melville Road (Ward of Hillier) (By-law 124-2024)

- a. The following additional provisions apply:
 - (i) Minimum interior side yard setback requirement for existing shed: 0 m

RR-91 – 48 Killburn Lane (Ward of Sophiasburgh) (By-law 104-2022)

- a. The following additional provisions apply:
 - (i) Access will be from Killburn Lane.
 - (ii) Minimum frontage onto County Road 15: 35.0 m

RR-92 – 1531 & 1555 Ridge Road, Lot 134 RCP 27 (Ward of Bloomfield and Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 53.0 m

- (ii) Minimum rear yard setback: 40.0 m
- b. A basement as defined in this By-law shall not be permitted.
- c. A hard-surfaced driveway (i.e., asphalt or concrete) shall not be permitted.

RR-93 – 12020 Loyalist Parkway, Part Lot 117 RCP 26 Part 13 47R-4985 (Ward of Bloomfield/Hallowell) (By-law 10-2022)

- a. The existing second dwelling unit is permitted to be used as a licensed short-term accommodation (STA);
- b. Interior side yard for attached garage 2.87 m
- c. Front yard setback for existing additional dwelling unit: 9.45 m
- d. All other provisions of the Rural Residential (RR)Zone shall apply to the RR-93 Zone.

RR-94 – 276 County Road 39, Part Lot 4 Plan 1 as in PE128792 subject to PE128792 (Ward of Hiller) (By-law 131-2022)

- a. The following additional provisions apply:
 - (i) The setbacks of the buildings existing on the day of the passing of this by-law are considered legal non-complying.
 - (ii) Minimum lot size 3.7 ha

RR-95 – Reserved for future use.

RR-96 – 2261 County Road 15, Foster’s Campground, Part Lot 16, Concession 1 West Green Point (Ward of Sophiasburgh)

- a. The permitted uses shall be limited to the following: a semi-detached dwelling, a workshop, a vehicle storage garage, three (3) existing apartment units all in the existing building, the sale and service of new and used boats and motors, and sale of camping trailers.

RR-97 – 46 & 68 Salmon Point Road (Ward of Athol) (By-law 181-2022)

- a. The following additional provisions apply:
 - (i) Minimum front yard setback: 13.0 m
 - (ii) Minimum front yard setback for a detached garage: 11.0 m

RR-98 – 46 & 68 Salmon Point Road (Ward of Athol) (By-law 181-2022)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 45.0 m

RR-99 – 46 & 68 Salmon Point Road (Ward of Athol) (By-law 181-2022)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 50.0 m
 - (ii) Minimum rear yard setback: 7.5 m

RR-100 – 37 Bellavista Drive (Ward of Hillier) (By-law 139-2023)

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 45.0 m
 - (ii) Maximum number of dwelling units per lot: 2

RR-101 – 477 Walmsley Road (Ward of South Marysburgh) (By-law 84-2023)

- a. The following additional provisions apply:
- b. Minimum east interior side yard setback for existing dwelling: 2.0 m

RR-102-H – Reserved for future use**RR-103 – 1226 County Road 35 (Ward of Sophiasburgh)**

- a. The following additional provisions apply:
- (i) Minimum lot frontage: 45.0 m

RR-104 – 1400 County Road 12 (Ward of Bloomfield/Hallowell)

- a. The following additional provisions apply:
- (i) Minimum lot area: 0.2 ha

RR-105 – 128 Simpson Road (Ward of Athol)

- a. The following additional provisions apply:
- (i) Minimum exterior side yard setback for existing dwelling: As existing.

RR-106 – Between 408 & 420 Island Road (Ward of Bloomfield/Hallowell)

- a. The following additional provisions apply:
- (i) Minimum lot area: 2256.0 m²
 - (ii) Minimum lot frontage: 36.0 m

RR-107 – Part Lot 33, Concession 1 South West Green Point (Ward of Sophiasburgh) (By-law 2025-2007)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 45.0 m

RR-108 – 3769 County Rd 13 (Ward of South Marysburgh) (By-law 1828-2006)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 0.2 ha

RR-109 – 89 Willow Creek (Ward of Hillier)

- a. Minimum setback of existing buildings and structures from the EP-W Zone: As existing on the date of passing of the By-law.

RR-110-H – 184 County Road 28 (Ward of Ameliasburgh)

- a. Notwithstanding any provisions of the By-law to the contrary, within the RR-110-H Zone, the following provisions shall apply:
 - (i) In addition to the uses permitted in the RR Zone, the following uses shall also be permitted: garden nursery sales and supply establishment, commercial greenhouse.
- b. Minimum interior side yard setback requirement for buildings and structures associated with the garden and nursery and sales and supply establishment: 7.5 m
- c. A By-law shall not be enacted to remove the "Holding" (-H) symbol until such a time as the owner has entered into a Site Plan Control Agreement with the Municipality
- d. Prior to removal of the Holding symbol, the only permitted use shall be a single-detached dwelling.

RR-111 – 910 County Road 3 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 36 m
 - (ii) Minimum interior side yard setback (east) for existing dwelling: 1.6 m

RR-112 – 910 County Road 3 (Ward of Ameliasburgh)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 32 m

- (ii) Minimum rear yard and floodplain setback for existing dwelling: As existing on the date of passing of the By-law.

RR-113 – 910 County Road 3 (Ward of Ameliasburgh)

- a. Minimum rear yard and floodplain setback for existing dwelling: As existing on the date of passing of the By-law.

RR-114-H – Point Petre Lots (Ward of Athol)

- a. Notwithstanding the provisions of this By-law to the contrary, within the RR-114-H Zone, the following provisions shall apply:
 - (i) No person shall within the RR-114-H Zone erect any building or structure for any purpose or shall use land or alter or enlarge any building except for the following permitted uses:
 - a) Buildings and structures and uses existing on the date of passing of this By-law.
 - (ii) A By-law shall not be enacted to delete the Holding Symbol on part(s) or all the lands zoned RR-114-H until the following conditions have been satisfied:
 - a) The owner(s) shall have acquired direct frontage and access onto a year-round publicly maintained road.
 - (iii) Upon the removal of the Holding Symbol from the RR-114-H Zone, all the provisions of the RR Zone and this By-law shall apply to these lands.

RR-115 – South of 3123 County Road 2, Part Lot 71, Concession 4 Bay Side (Ward of Ameliasburgh) (By-law 57-2024)

- a. Minimum setback from existing waste disposal sites: 150 m

RR-116 – South of 3123 County Road 2, Part Lot 71, Concession 4 Bay Side (Ward of Ameliasburgh) (By-law 58-2024)

- a. Minimum setback from existing waste disposal sites: 150 m

RR-117 – Highway 62 Lots

- a. The following provisions shall apply:
 - (i) Minimum lot area: 0.7 ha
 - (ii) Minimum lot frontage: 50 m

RR-118 – Part of Lots 15 & 16, Concession IV SSEL, Part of Lot 41 & Lot 31, RCP #3 (Ward of Athol) (By-law 2991-2012)

- a. The following provisions shall apply:
 - (i) Minimum lot frontage: 48.8 m
 - (ii) The lands zoned RR-118 shall be considered a “Lot” for the purposes of this By-law.

RR-119 – 70 Pleasant Bay Drive, Part Lot 6 Plan 3 Hillier Part 3 47R2203; Except Parts 1 & 2 47R849 (Ward of Hillier)

- a. Minimum setback from the livestock facility at 22 Pleasant Bay Road as existing on the date of approval of this amendment: 275 m

RR-120 – 70 Pleasant Bay Drive, Part Lot 6 Plan 3 Hillier Part 3 47R2203; Except Parts 1 & 2 47R849 (Ward of Hillier)

- a. Minimum setback from the livestock facility at 22 Pleasant Bay Road as existing on the date of approval of this amendment: 216 m
- b. Minimum setback from Pleasant Bay Provincially Significant Wetland for all development including a septic system: 30 m