

Zoning Map

109 Prinyers Cove Cerscent



RR1-67 – Rural Residential Zone

COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING

BY-LAW NO. 1816-2006

Updated October 2022

October 23, 2006

SECTION 16 RURAL RESIDENTIAL 1 (RR1) ZONE

No person shall within any Rural Residential 1 (RR1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

16.1 PERMITTED RESIDENTIAL USES

- 16.1.1** one single detached dwelling
- 16.1.2** home business
- 16.1.3** private home day care
- 16.1.4** bed and breakfast establishment
- 16.1.5** group home
- 16.1.6** uses, buildings and structures accessory to the foregoing permitted uses
- 16.1.7** one second unit or one garden suite

16.2 PERMITTED NON-RESIDENTIAL USES

- 16.2.1** outdoor furnace in accordance with the provisions of Section 4.32 of this By-law
- 16.2.2** maximum of one windmill in accordance with the provisions of Section 4.33 of this By-law
- 16.2.3** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law

16.3 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- | | | |
|---------------|----------------------------|--------------------|
| 16.3.1 | Minimum Lot Area | 0.38 ha (0.94 ac.) |
| 16.3.2 | Minimum Lot Frontage | 44.8 m (147 ft.) |
| 16.3.3 | Minimum Front Yard | 15 m (49.2 ft.) |
| 16.3.4 | Minimum Exterior Side Yard | 15 m (49.2 ft.) |

16.3.5	Minimum Interior Side Yard	3 m (9.84 ft.)
16.3.6	Minimum Rear Yard	12 m (39.4 ft.)
16.3.7	Maximum Lot Coverage (all buildings and structures)	15 %
16.3.8	Minimum Landscaped Open Space	30 %
16.3.9	Maximum Height of Buildings	10m (32.8 ft.)
16.3.10	Maximum Number of Dwelling Units Per Lot	2

16.4 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 Residential 1 (RR1) Zone and any special zone thereunder, shall apply and be complied with.

16.5 SPECIAL RURAL RESIDENTIAL 1 (RR1) ZONES

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

16.5.1 RR1-1 Zone (Ward of South Marysburgh)

Notwithstanding any provisions of this By-law to the contrary, within the RR1-1 Zone, the following provisions shall apply:

- i. Access to the lot on the north-west corner of County Road No. 9 and County Road No. 13 is to be from County Road No. 9 only.

16.5.2 RR1-2 Zone (Part Road Allowance between Lots 24 and 25 Concession 1, South Black River and the Area designated as Parts 1, 2 and 5, Plan No. 47R-3711, Ward of South Marysburgh)

Notwithstanding any provisions of this By-law to the contrary, within the RR1-2 Zone, the following provisions shall apply:

- i. Minimum lot area 0.12 ha (0.32 ac.)
- ii. Minimum lot frontage 65 m (214 ft.)
- iii. Minimum front yard 45 m (147 ft.)
- iv. Minimum exterior side yard 6.0 m (20 ft.)

16.5.64 RR1-64 Zone (Part of Lot 65 & 66, Concession 2, Ward of Ameliasburgh) (Lot 67 and Part of Lot 77, Land Registrar's Compiled Plan 27, Ward of Hallowell)

Notwithstanding the provisions of this by-law to the contrary, in the RR1-64 zone, the following provisions shall apply:

- i. Minimum lot area 0.2 ha (0.5 ac)
- ii. Minimum lot frontage 30.4m (100 ft.)
- iii. Minimum yard adjacent to County Road 12 shall be equal to the yard for the single detached dwelling existing on the date of passing of this by-law.

16.5.65 RR1-65 Zone (Lot 67 & Part of Lot 77, Land Registrars Compiled Plan 27, Ward of Hallowell)

Notwithstanding the provisions of this by-law to the contrary, in the RR1-65 zone, the following provisions shall apply:

- i. Minimum yard adjacent to County Road 12 shall be equal to the yard of the single detached dwelling existing as of the date of passing of this by-law.
- ii. Minimum north interior side yard shall be equal to the yard of the single detached dwelling existing as of the date of passing of this by-law.

16.5.66 RR1-66 Zone (Part of Lots 4 & 5, Concession 1 North West West Lake, Ward of Hallowell)

Notwithstanding any provisions of this by-law to the contrary, in the RR1-66 zone, the following provisions shall apply:

- i. Minimum front yard 7 m (22.9 ft.)

16.5.67 RR1-67 Zone (Prinyer's Cove area, Ward of North Marysburgh)

Notwithstanding the provisions of this by-law to the contrary, within the RR1-67 zone, 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.

16.5.68 RR1-68 Zone (Mowbray, Part Lot 28, Concession 1 West Green Point, Ward of Sophiasburgh)

Notwithstanding any provisions of this By-law to the contrary, within the RR1-68 zone, the following provisions shall apply: