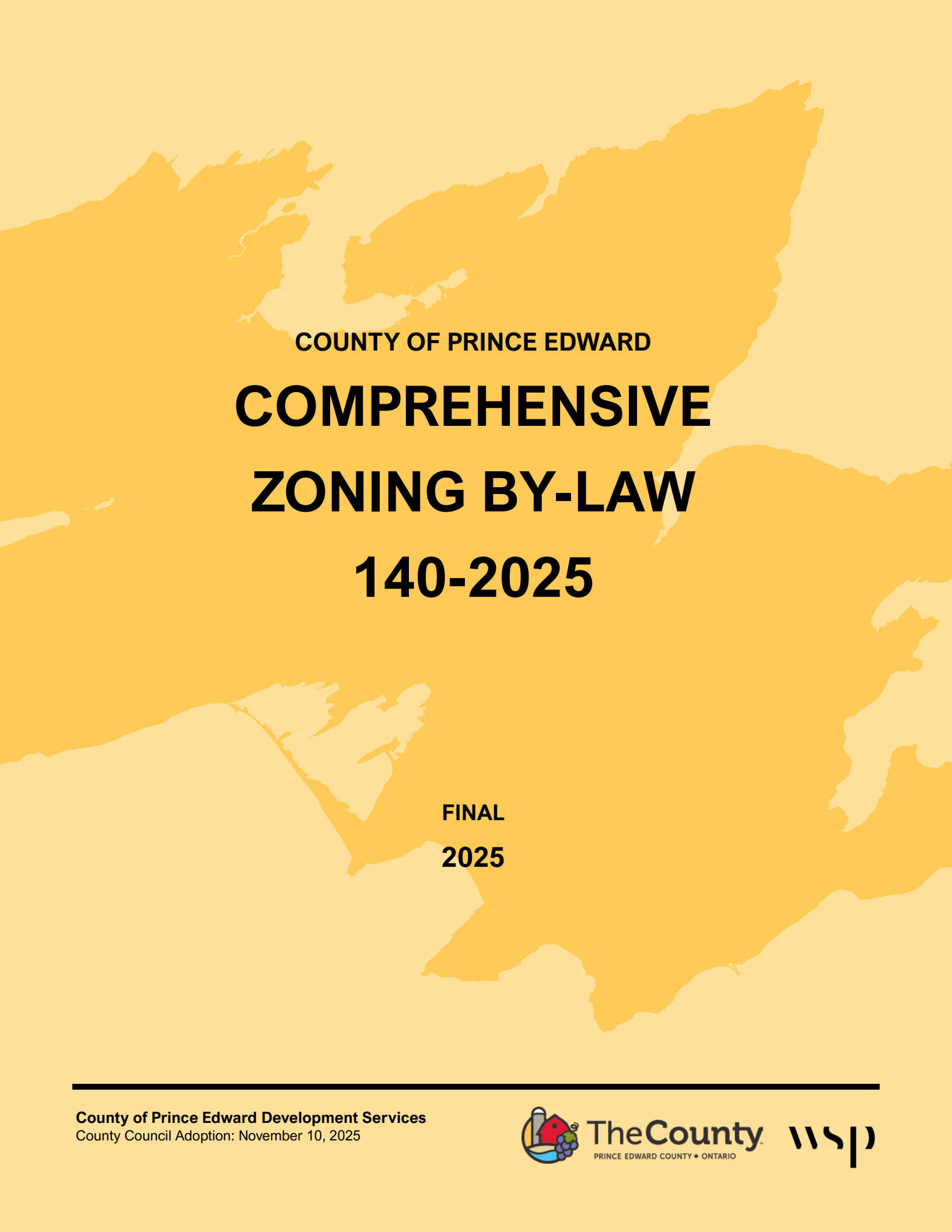


Zoning Map

39 Elmdale Drive, Wellington



Urban Residential Type 1



COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING BY-LAW 140-2025

**FINAL
2025**



7.0 Urban Residential Zones

The Urban Residential Zones (R1, R2, R3, R4) are intended to implement the Official Plan designations for low, medium, and high-density uses in the Settlement Areas of the County, including the Urban Centres, Villages, and Hamlets designations. These Zones generally permit a range of housing types, as well as certain accessory uses such as home businesses and bed and breakfast establishments.

7.1 List of Urban Residential Zones

For convenience purposes, the Urban Residential Zones are shown in **Table 7-1**.

Table 7-1: Urban Residential Zones	
Zone	Zone Symbol
Urban Residential Type One	R1
Urban Residential Type Two	R2
Urban Residential Type Three	R3
Urban Residential Type Four	R4

7.2 Permitted Uses and Lot Requirements

- a. No person shall within any Urban Residential Zone, 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 7-2**.

Table 7-2: Uses Permitted in the Urban Residential Zones				
Use	Zones			
	R1	R2	R3	R4
Apartment Dwelling			•	
Back-to-Back Townhouse Dwelling			•	•
Converted Dwelling		•		
Group Home	•	•	•	•
Retirement Home			•	•
Semi-Detached Dwelling		•		•
Single-Detached Dwelling	•	•		•
Stacked Townhouse Dwelling			•	•

Table 7-2: Uses Permitted in the Urban Residential Zones				
Use	Zones			
	R1	R2	R3	R4
Townhouse Dwelling		•		•
Triplex Dwelling			•	
Specified Accessory Uses Subject to Section 3.0 General Provisions				
Additional Dwelling Unit	•	•		
Bed and Breakfast Establishment	•	•		•
Garden Suite	•	•		
Home Business	•	•	•	•
Home-Based Daycare	•	•		•

- b. Any use, building, or structure permitted in any Urban Residential Zone in **Table 7-2** must be in accordance with the requirements set out in **Table 7-3** or **Table 7-4**.

Table 7-3: Lot Requirements for the R1 Zone	
Requirement	Zone
	R1
Minimum Lot Area	
On Full Municipal Services	460 m ²
On Partial Municipal Services	930 m ²
On Private Services	4,047 m ²
Minimum Lot Frontage	
On Full Municipal Services	15 m
On Partial Municipal Services	30 m
On Private services	45 m
Maximum Lot Coverage	
On Full Municipal Services	35%, or 45% if the lot contains an additional dwelling unit
On Partial Municipal Services	25%
Private services	15%

Table 7-4: Lot Requirements for Urban Residential Zones			
Requirement	Zone		
	R2	R3	R4
Single-Detached Dwelling			
Minimum Lot Area	350 m ²	N/A	240 m ²
Minimum Lot Frontage	12 m	N/A	9.0 m
Maximum Lot Coverage	40%, or 45% if the lot contains and additional dwelling unit	N/A	55 %
Semi-Detached Dwelling			
Minimum Lot Area per dwelling unit	150 m ²	N/A	137 m ²
Minimum Lot Frontage per dwelling unit	6 m	N/A	5.5 m
Maximum Lot Coverage	35%, or 45% if the lot contains and additional dwelling unit	N/A	65%
Triplex Dwelling			
Minimum Lot Area	N/A	460 m ²	N/A
Minimum Lot Frontage	N/A	15 m	N/A
Maximum Lot Coverage	N/A	40%	N/A
Townhouse Dwelling			
Minimum Lot Area per dwelling unit	150 m ²	N/A	137 m ²
Minimum Lot Frontage	Where a unit fronts onto a public street – 6 m Where a unit does not front onto a public street – 20 m	N/A	5.5 m
Maximum Lot Coverage	35%, or 45% if the lot contains and additional dwelling unit	N/A	65%

Table 7-4: Lot Requirements for Urban Residential Zones			
Requirement	Zone		
	R2	R3	R4
Back-to-Back Townhouse Dwelling			
Minimum Lot Area	N/A	1,000 m ²	1,000 m ²
Minimum Lot Frontage	N/A	6 m per dwelling unit	6 m per dwelling unit
Maximum Lot Coverage	N/A	45%	45%
Stacked Townhouse Dwelling			
Minimum Lot Area	N/A	1,000 m ²	1,000 m ²
Minimum Lot Frontage	N/A	6 m per dwelling unit	6 m per dwelling unit
Maximum Lot Coverage	N/A	45%	45%
Apartment Dwelling			
Minimum Lot Area	N/A	928 m ²	N/A
Minimum Lot Frontage	N/A	20 m	N/A
Maximum Lot Coverage	N/A	35%	N/A

7.3 Zone Standards

Any use, building, or structure permitted in any Urban Residential Zone in **Table 7-2** must also meet the requirements set out in **Table 7-5** or **Table 7-6**.

Table 7-5: Zone Standards for the R1 Zone	
Zone Standards	R1
Maximum Height	12 m
Minimum Front Yard	3 m 5.5 m where an attached garage is provided
Minimum Rear Yard	7.5 m
Minimum Exterior Side Yard	3 m
Minimum Interior Side Yard	1.2 m
Minimum Landscaped Open Space	30%

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
Single-Detached Dwelling			
Maximum Height	12 m	N/A	12 m

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
Minimum Front Yard	3 m 5.5 m where an attached garage is provided	N/A	5 m 5.5 m where an attached garage is provided
Minimum Rear Yard	7.5 m	N/A	6.0 m
Minimum Exterior Side Yard	3 m	N/A	2.5 m
Minimum Interior Side Yard	0.6 m and 1.2 m for each partial or additional storey above the first	N/A	1.8 m on one side and 0.6 m on the other. Where there is a corner lot on which only one interior side yard is located, the minimum side yard setback equals the minimum required for at least one yard
Minimum Landscaped Open Space	30%	N/A	35%
Semi-Detached Dwelling			
Maximum Height	10 m	N/A	14 m
Minimum Front Yard	3 m 5.5 m where an attached garage is provided	N/A	3.0 m 5.5 m where an attached garage is provided
Minimum Rear Yard	7.5 m	N/A	6.0 m
Minimum Exterior Side Yard	3 m	N/A	2.5 m
Minimum Interior Side Yard	0 m on the attached side and 2.5 m on the opposite side	N/A	1.5 m
Minimum Landscaped Open Space	30%	N/A	35%
Triplex Dwelling			
Maximum Height	N/A	15 m	N/A
Minimum Front Yard	N/A	3 m	N/A

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
		5.5 m where an attached garage is provided	
Minimum Rear Yard	N/A	7.5 m	N/A
Minimum Exterior Side Yard	N/A	3 m	N/A
Minimum Interior Side Yard	N/A	1.2 m	N/A
Minimum Landscaped Open Space	N/A	35%	N/A
Townhouse Dwelling			
Maximum Height	14 m	N/A	14 m
Minimum Front Yard	3 m 5.5 m where an attached garage is provided	N/A	3 m 5.5 m where an attached garage is provided
Minimum Rear Yard	6 m	N/A	6 m
Minimum Exterior Side Yard	2.5 m	N/A	2.5 m
Minimum Interior Side Yard	1.5 m	N/A	1.5 m
Minimum Landscaped Open Space	35%	N/A	35%
Back-to-Back Townhouse Dwelling			
Maximum Height	N/A	14 m	14 m
Minimum Front Yard	N/A	3 m 5.5 m where an attached garage is provided	3 m 5.5 m where an attached garage is provided
Minimum Rear Yard Setback between Units	N/A	0 m	0 m
Minimum Exterior Side Yard	N/A	2.5 m	2.5 m

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
Minimum Interior Side Yard	N/A	1.5 m	1.5 m
Minimum Landscaped Open Space	N/A	30%	30%
Minimum contiguous Amenity Area, excluding private outdoor space	N/A	The greater of 2.8 m ² per dwelling unit or 5% of the lot area.	The greater of 2.8 m ² per dwelling unit or 5% of the lot area.
Stacked Townhouse Dwelling			
Maximum Height	N/A	14 m	14 m
Minimum Front Yard	N/A	3 m 5.5 m where an attached garage is provided	3 m 5.5 m where an attached garage is provided
Minimum Rear Yard	N/A	0 m	0 m
Minimum Exterior Side Yard	N/A	2.5 m	2.5 m
Minimum Interior Side Yard	N/A	Corner unit – 1.2 m Inside unit – 0 m	Corner unit – 1.2 m Inside unit – 0 m
Minimum Landscaped Open Space	N/A	30%	30%
Minimum contiguous Amenity Area, excluding private outdoor space	N/A	The greater of 2.8 m ² per dwelling unit or 5% of the lot area.	The greater of 2.8 m ² per dwelling unit or 5% of the lot area.
Apartment Dwelling			
Maximum Height	N/A	18 m	N/A
Minimum Front Yard	N/A	3 m	N/A
Minimum Rear Yard	N/A	7.5 m	N/A
Minimum Exterior Side Yard	N/A	3 m	N/A
Minimum Interior Side Yard	N/A	4.5 m	N/A
Minimum Landscaped Open Space	N/A	35%	N/A

Table 7-6: Zone Standards for the R2, R3 and R4 Zones			
Zone Standards	R2	R3	R4
Minimum contiguous Amenity Area, excluding private outdoor space	N/A	The greater of 5.6 m ² per dwelling unit or 10% of the lot area.	N/A

7.4 Additional Provisions

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

7.4.1 Special Requirements in the R4 Zone

- a. Parking spaces shall be a minimum of 2.6 m by 5.5 m and may not be side by side unless outside of a two-car garage, and any portion of a front yard not occupied by a parking space shall be used for soft landscaping.
- b. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required interior side yard but no closer than 0.2 m to the lot line.
- c. Balconies and porches may project to within 0 m of a corner lot line.

7.5 Urban Residential Exception Zones

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

7.5.1 Urban Residential 1 (R1) Exception Zones

R1-1 – Daimler Modular Home Park (Ward of Wellington)

- a. The following additional uses are permitted: modular home park, modular home dwelling, single-detached dwelling, administrative, recreational and commercial complex, accessory works building and storage compound area, private park, and convenience store as an accessory commercial use to a modular home park.
- b. The following additional provisions apply for modular home dwelling and single-detached dwelling:
- Minimum lot area: 460 m²

- (ii) Minimum lot frontage: 15 m
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum side yard: 1.0 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Minimum rear yard: 7.5 m
 - (vii) Maximum lot coverage: 40%
 - (viii) Minimum floor area: 85.0 m²
 - (ix) Maximum height: 9.0 m
 - (x) Minimum width of a modular home or dwelling unit: 6.5 m
 - (xi) Minimum landscaped open space per modular home lot: 35%
- c.** The following additional provisions apply for an administrative, recreational and commercial complex:
- (i) Minimum lot area: 8,000 m²
 - (ii) Minimum lot frontage: 60 m
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum side yard: 7.5 m
 - (v) Minimum rear yard: 7.5 m
 - (vi) Maximum lot coverage: 35%
 - (vii) Minimum recreational floor area: 185 m²
 - (viii) Maximum commercial floor area: 110 m²
- d.** The following additional provisions apply for an accessory works building and storage compound area:
- (i) Minimum lot area: 4,047 m²
 - (ii) Maximum lot coverage: 20%
- e.** The following additional provisions apply for a convenience store accessory to a modular home park:
- (i) Maximum floor area: 110 m²
- f.** All buildings and structures permitted shall be serviced by municipal sanitary sewer and municipal water systems.

- g. A detached dwelling or modular home may be utilized as a dwelling unit sales office, in which case the regulations in provision b. in the R1-1 Zone shall apply.
- h. All lots, uses, buildings and structures may front onto and obtain access from a private road.

**R1-2 – Daimler Retirement Parks Limited, Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21 47M-7
Ward of Wellington Lots 22, 25, 26, 27, 28, 29 and 30 47M-7, Ward of Wellington Removal
of Holding Amending By-law No. 2196-2008 Lots 31 to 44 Plan 47M-7 (Ward of Wellington)**

- a. The following permitted uses shall be permitted: single-detached dwellings and duplex dwellings which are onsite built, on individual freehold lots; home business; and open space uses.
- b. Provisions for permitted uses:
 - (i) Single-detached dwelling:
 - a) Minimum lot area: 450 m²
 - b) Minimum lot frontage: 15 m
 - c) Minimum front yard: 7.5 m
 - d) Minimum side yard: 1 m
 - e) Minimum exterior side yard: 3 m
 - f) Minimum rear yard: 7.5 m
 - g) Maximum lot coverage: 40%
 - (ii) Duplex dwelling:
 - a) Minimum lot area: 674 m²
 - b) Minimum lot area per dwelling unit: 337 m²
 - c) Minimum lot frontage: 18 m
 - d) Minimum front yard: 7.5 m
 - e) Minimum side yard: 1.2 m
 - f) Minimum exterior side yard: 3 m
 - g) Minimum rear yard: 7.5 m
 - h) Maximum lot coverage: 40%

R1-3 – Ward of Wellington

- a. A converted dwelling shall not be a permitted use.

- b. The following additional provisions apply:
 - (i) Minimum rear yard: 15.0 m
 - (ii) All openings (including windows and doors) and electrical and heating equipment must be above the minimum elevation of 76.4 m (G.S.C.).

R1-4-H – Plan No. 15 & No. 16 and Part of Lot 194, Plan 8 (Ward of Wellington)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 13.7 m
- b. Prior to the removal of the “Holding” (H) symbol, the only uses, buildings or structures permitted shall be the uses existing as of March 30, 2003 and one (1) model home for purposes of marketing the future subdivision, approved in writing by the County Chief Building Official.
- c. A By-law shall not be enacted to remove the “Holding” (H) symbol until such time as a subdivision agreement between the County and the Owner has been executed addressing, among other things, site services, access, parkland and financial requirements and that the final plan has been approved from registration by the County.
- d. Upon removal of the Holding (H) symbol by Council, the uses and Zone provisions apply.

R1-5 – 171 Wellington Main Street, Open Season Lodge (Ward of Wellington)

- a. In addition to the uses permitted in the R1 Zone, a tourist establishment existing on the date of passing of this by-law shall also be a permitted use.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1,580.0 m²
 - (ii) Minimum lot frontage: 18.0 m
 - (iii) Minimum front yard: 3.0 m
 - (iv) Minimum side yard (east) for principal dwelling: 0.3 m
 - (v) Minimum side yard (west) for principal dwelling: 7.6 m
 - (vi) Minimum side yard for rental cottages: 0.3 m

R1-6 – 2 Hill Street (Ward of Picton)

- a. The building existing on the date of passing of this by-law may be converted to a maximum of three (3) dwelling units.

- b. The parking requirements may be satisfied by the establishment of the requisite number of parking spaces within a part of the allowance for Johnson Street immediately adjoining.

R1-7 – 29 Queen Street (Ward of Picton)

- a. An additional permitted use of the single detached dwelling existing on the date of passing of this by-law shall be a residential home exclusively for senior citizens and accommodating not more than six (6) such senior citizens.
- b. Minimum required off-street parking spaces: 5

R1-8 – 27 Union Street (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 427.0 m²
 - (ii) Minimum front yard: 0.0 m
 - (iii) Minimum side yard (east): 0.0 m
 - (iv) There shall be no driveway or vehicle access of any kind from the property to Union Street.

R1-9 – 44 Hill Street, Part Lot 110, Registered Plan No. 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 13.0 m
 - (ii) Minimum front yard: 2.44 m
 - (iii) Minimum setback from the edge of the escarpment: 3.0 m

R1-10 – 42B Hill Street, Part Lot 110, Registered Plan No. 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 2.44 m
 - (ii) Minimum setback from the edge of the escarpment: 3.0 m

R1-11 – 5 Spencer Street, Part of Lots 7 & 8, Plan 24 (Ward of Picton)

- a. An office building for one (1) medical practitioner shall be a permitted use.
- b. Use of the existing building for professional office uses shall be a permitted use.
- c. 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 any new construction for non-residential uses.

R1-12 – 2 Broad Street (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 4.57 m

R1-13 – 32 John Street, Part of Lot 20, Concession 1 South East of Carrying Place (Ward of Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 1,161.3 m²
 - (ii) Minimum lot frontage: 19.8 m
 - (iii) The southern side lot line shall be considered the exterior side yard.

R1-14 – Part of Lot 1, Concession 1 North West Carrying Place, and Part or all of Lots 526-535, 556-565 & 2984-2011 Part of Thomas, Peter and Alma Streets, Plan 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 410.0 m²
 - (ii) Minimum lot frontage: 12.0 m
 - (iii) Minimum front yard: 6.0 m
 - (iv) Minimum interior side yard: 1.2 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Maximum lot coverage: 45%
 - (vii) Maximum building height: 11.0 m

R1-15 – Part of Lot 1, Concession 1, North West Carrying Place, Sandbank Homes Inc. (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum interior side yard: 1.2 m
 - (iii) Minimum exterior side yard: 6.0 m
 - (iv) Minimum rear yard: 6.0 m
 - (v) Maximum lot coverage: 45%

R1-16 – Part Lot 194, Plan 8 (Ward of Wellington)

- a. The following additional provisions apply:
 - (i) All openings (including windows and doors) and electrical and heating equipment must be above the minimum elevation of 76.4 m (G.S.C.)
 - (ii) Minimum front yard setback: 6.0 m
 - (iii) All development exclusive of open decks must be located a minimum setback of 10.0 m from the 1:100 year floodplain elevation of 75.8 m (G.S.C.)

R1-17 – Part Lot 194, Plan 8 (Ward of Wellington)

- a. The following additional provisions apply:
 - (i) All openings (including windows and doors) and electrical and heating equipment must be above the minimum elevation of 76.4 m (G.S.C.)
 - (ii) Minimum front yard setback: 6.0 m
 - (iii) All development exclusive of open decks must be located a minimum setback of 10.0 m from the 1:100 year floodplain elevation of 75.8 m (G.S.C.)

R1-18 – 62 Queen Street, Part of Lot 1526, Plan 24, 62 Queen Street (Ward of Picton)

- a. The total lot coverage for the detached garage: 7%
- b. An additional dwelling unit shall not be a permitted use in the detached garage.

R1-19 – Lots 29-31, 38-41, 47, 56-61, 65, 66, 69-80, 83-126, Plan 47M-12, Sandbank Homes Inc. (Ward of Wellington)

- a. The following additional uses are permitted: single-detached dwelling; and uses, buildings and structures accessory to the forgoing permitted uses
- b. The following additional provisions for single-detached dwellings apply:
 - (i) Minimum site area: 460.0 m²
 - (ii) Minimum site frontage: 15.0 m
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum side yard: 1.0 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Minimum rear yard: 6.0 m
 - (vii) Maximum site coverage: 40%
 - (viii) Minimum floor area: 85.0 m²

- (ix) Maximum building height: 9.0 m
- c. All lots, uses, buildings, and structures may front onto and obtain access from a private road.
- d. The provisions of **Section 3.31.12** shall not apply to front, side, or rear yards.
- e. Notwithstanding the yard and setback provisions of this By-law to the contrary, enclosed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and landings may project into any require yard a maximum distance of 2.5 m, but not closer than 1.2 m to any lot line, provided that in the case of porches, steps, or patios, such uses are not more than 1.8 m above grade, exclusive of hand railings or similar appurtenances.
- f. Further reductions in the rear yard setback for the extension of the dwelling are prohibited.

R1-20-H – Curtis - Frank Street Subdivision, 13T-16-504 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum exterior side yard for Lot 2 of 13T-16-504: 3.0 m
 - (ii) Minimum exterior side yard for Lot 28 of 13T-16-504: 4.0 m
 - (iii) Minimum exterior side yard for all other lots of 13T-16-504: 7.5 m
 - (iv) Maximum lot coverage: 40.0%
 - (v) Attached garages will not project closer to the front lot line than the front yard setback of the dwelling unit of porch. Attached garages will not be greater than 50% of the width of the dwelling unit.
- b. No development shall occur until after the “Holding” (H) symbol has 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.
- c. A by-law to remove the “Holding” (H) symbol shall be considered by Council only in accordance with the provisions of the executed subdivision agreement between the County and the Owner addressing, among other things, stormwater management (on-site and off-site) site services, parkland dedication, lot grading and drainage and financial requirements of the Municipality and the final plan has been approved by the County and registered on title to the lands.

R1-21 – 7 Century Drive, Lot 1582 and Part of Lot 1583, Plan 25 (Ward of Picton)

- a. The following additional provisions apply:

- (i) The setbacks that are as they existed on the date of the passing of this by-law
- (ii) Minimum lot size: 440.0 m²
- (iii) Minimum frontage: 13.0 m
- (iv) Minimum front yard setback: 4.0 m
- (v) That an attached garage shall be recessed from the front façade of the house a minimum of 5.0 m.

R1-22 – Lot 10 and 42, 47M-13, 65 and 90 Jasper Avenue, Sandbank Homes Inc., (Ward of Picton)

- a. Notwithstanding the yard and setback provisions of this By-law to the contrary, enclosed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and landings may project into any require yard a maximum distance of 2.5 m, but not closer than 1.2 m to any lot line, provided that in the case of porches, steps or patios, such uses are not more than 1.8 m above grade, exclusive of hand railings or similar appurtenances.

R1-23 – Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24, Picton Harbour Development (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m

R1-24 – Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 Picton Harbour Development (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum exterior side yard: 5.5 m

R1-25 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum setback for all buildings from existing top of slope is 10.0 m.
 - (ii) Minimum rear yard: 6.0 m

R1-26 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m
 - (iii) Minimum setback for all buildings from existing top of slope is 10.0 m.

R1-27 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m

R1-28 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m
 - (iii) Minimum exterior side yard: 2.0 m

R1-29 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 5.5 m, except that a driveway with a minimum length of 6.0 m shall be provided.
 - (ii) Minimum rear yard: 1.5 m

R1-30 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 4.5 m, except that a driveway with a minimum length of 6.0 m shall be provided.

R1-31 – Picton Harbour Development, Part Lots 1025, 1030, 1032, 1076 & 1514, All of Lots 1026, 1028, 1031, 1077, & 1513, Part of Road Allowance Between Lot 1032 & Lots 1030 & 1031, Registered Plan 24 (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling, one (1) additional dwelling unit, home business, private home day care, group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 4.5 m
 - (iii) Minimum Floodplain setback: 10.0 m
 - (iv) Minimum setback for all buildings from the top of slope is 6.0 m.

R1-32 – Part Lots 70, 71, 72, & 75 Plan 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 410.0 m²
 - (ii) Minimum lot frontage: as existing
 - (iii) Minimum front yard setback: 3.0 m
 - (iv) Minimum setback from right of way: 0.329 m
 - (v) Minimum interior side yard: 1.2 m
 - (vi) Maximum lot coverage: 40%

R1-33 – Part of Lots 20 & 21, Concession 3 Military Tract (Ward of Picton)

- a. The only permitted uses shall be: one (1) single-detached dwelling; one (1) additional dwelling unit; home business; private home day care; group home; and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum exterior side yard: 5.5 m

R1-34-H – Wellington Bay Estates (Ward of Wellington) (By-law 118-2022)

- a. The following additional provisions apply:
 - (i) Minimum front yard setback: 6.0 m
 - (ii) Maximum lot coverage: 60%

- (iii) Minimum exterior side yard: 3.5 m
 - (iv) Minimum rear yard setback: 6.0 m
 - (v) Maximum garage width: 50% of lot frontage
 - (vi) Interior lot; maximum protrusion of garage: 1.2 m
 - (vii) Maximum encroachment of unenclosed porch, steps and patios, whether covered or uncovered, exterior stairs and landings into rear yard setback: 3.0 m
- b. Development shall not occur until such a time as the "Holding" (H) symbol has been removed. Prior to the removal of the "Holding" (H) symbol, permitted uses shall be those existing on the date of passing of this By-law as well as a temporary sales office and model home(s), in accordance with a registered subdivision agreement.
 - c. A By-law to remove the "Holding" (H) symbol shall be considered by Council only in accordance with the provisions of the executed subdivision agreement between the County and the owner addressing, among other things, site services, access, lot grading and drainage and financial requirements of the Municipality and the final plan has been approved by the County and registered on title of the lands.

R1-35 – 372 Picton Main Street, Part Lot 1517, Plan 24 Picton as in PE36521 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 285.0 m²
 - (ii) Minimum lot frontage: 12.0 m
 - (iii) Minimum front yard: 2.0 m
 - (iv) Minimum rear yard: 6.0 m

R1-36 – 374 Picton Main Street, Part Lot 1517, Plan 24 Picton as in PE36521 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 391.0 m²
- b. The buildings existing on the date of the passing of this by-law are considered as non-complying.

R1-37 – 42 Maple Street, Part Lot 227-228, Plan 8 (Ward of Wellington) (By-law 89-2022)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 12.0 m

- (ii) Minimum lot area: 440.0 m²

R1-38 – PT LT 20 CON 3 Military Tract Hallowell (Ward of Bloomfield/Hallowell) (By-law 100-2023)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Maximum lot coverage: 50%

R1-39 – 6 John Street (Ward of Bloomfield/Hallowell) (By-law 12-2023)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 13.54 m
 - (ii) Notwithstanding **Section 3.32.1** to the contrary, within the R1-42 Zone, a dwelling shall be permitted within 500 m of a waste disposal site.

R1-40-H – 49 & 57 Folkard Lane (Ward of Picton) (By-law 54-2023)

- a. The Holding (H) symbol shall not be removed until such time as municipal sanitary sewer and water services are available to service the lands to the satisfaction of the County.

R1-41-H – 34 Ackerman Street (Ward of Picton) (By-law 1592-2005)

- a. Neither the execution of this Agreement by the Municipality, nor the registration of the Plan, nor the issuance by the Municipality of any Certificate herein shall be deemed to give any assurance that the Municipality will agree to remove the "H" Holding symbol from the zoning in respect of all or any portion of the Subdivision Lands. In addition to the other requirements of this Agreement, the Zoning By-law and Official Plan, the Owner acknowledges and agrees that "B" Holding zoning symbol shall not be removed by the Municipality in respect of all or any portion of the Subdivision Lands until:
 - (i) All of the roads, which are to be required to be constructed under this Agreement for the applicable Phase, have been constructed to the written satisfaction of the Municipal Engineer with the full depth of Granular B and a minimum of 100 mm of Granular A; and
 - (ii) Municipal water, sanitary sewer services and storm sewers have been constructed, installed and tested to the lot line of the lot for which the building permit is required to the written satisfaction of the Municipal Engineer that such services are ready for normal use; and

- (iii) Fire hydrants shall have been installed and ready for use with adequate water supply to the written satisfaction of the Municipal Engineer and the Fire Chief of the Municipality; and
- (iv) All drainage works and grading, except individual lot grading, have been constructed and are in operating condition to the written satisfaction of the Municipal Engineer and an Interim Certificate of Grading Conformity has been issued: and
- (v) A refundable amount of \$2,500.00 for each lot or unit for which a building permit is desired has been deposited by the applicant for the building permit with the Municipal Clerk to ensure that the lot is graded in conformity with the provisions of this Agreement. Upon completion of the construction of the building on such lot, the applicant shall provide a letter from an Ontario Land Surveyor or Professional Engineer certifying that the lot has been graded in compliance with the provisions of this Agreement and the Grading and Drainage Plan, Upon receipt of the letter of certificate as aforesaid, the two thousand five hundred dollars (\$2,500.00) will be refunded to the applicant. If the aforesaid certificate is not provided to the Municipality within one year from the date of the approval of the final interior inspection report, the two thousand five hundred dollars (\$2,500.00) shall, at the sole option of the Municipality, be automatically forfeited to the Municipality. The aforesaid two thousand five hundred dollars (\$2,500.00) shall be paid to the Municipality in cash or other form of security acceptable to the Municipality.

R1-42-H - 39 Belleville Street (Ward of Wellington)

- a. Development shall be prohibited prior to removal of the Holding (-H) Symbol.
- b. A By-law shall not be enacted to remove the Holding (-H) symbol until such a time that:
 - (i) capacity has been allocated for permitted uses on the lot in accordance with Policy EV800 or any amendment to or successor thereof; and
 - (ii) the owner connects to municipal water and sanitary sewage services at the sole expense of the owner

R1-43 – 19 Wharf Street (Ward of Wellington)

- a. Two (2) single-detached dwellings shall be permitted.
- b. The following additional provisions apply:
 - (i) Dwelling No. 1 (Southerly Dwelling)
 - a) Minimum Front Yard: 0.0 m

- b) Minimum Rear Yard: 0.95 m
- (ii) Dwelling No. 2 (Northerly Dwelling)
 - a) Minimum Front Yard: 3.75 m
 - b) Minimum Side Yard: 0.75 m
 - c) Minimum Rear Yard: 1.75 m

7.5.2 Urban Residential 2 (R2) Exception Zones

R2-1 – 8 Bridge Street (Ward of Picton)

- a. A permitted use of the basement or cellar only of the existing single-detached dwelling shall be a craft and gift shop.
- b. There shall be no additional parking requirement for the craft and gift shop.
- c. No outdoor advertising sign or device shall be placed or erected on the property except with the approval of Council and following issuance of a sign permit for such sign.

R2-2 – Macaulay Village, Lots 74, 75, 83, 84, 85 and 86 Plan 47M-6 (Ward of Hallowell) (By-laws 2048-2007 & 2144-2008)

- a. The following additional provisions apply:
 - (i) Minimum lot area:
 - a) Single-detached dwelling: 450.0 m²
 - b) One (1) dwelling unit of a semi-detached dwelling: 305.0 m²
 - c) One (1) semi-detached dwelling: 610.0 m²
 - (ii) Minimum front yard: 6.0 m
 - (iii) Maximum lot coverage: 46% (all buildings and structures)

R2-3 – 27 & 29 York Street, Lot 1060 and Part of Lot 1061, Plan 24 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 5.5 m
 - (ii) Maximum building height: 1 storey

R2-4-H – Country Club Investments Ltd., Part Lots 10, 188, 191, 195, 196, 196B & 197, Plan 8 (Ward of Wellington) (By-law 3029-2012)

- a. The following additional provisions apply: