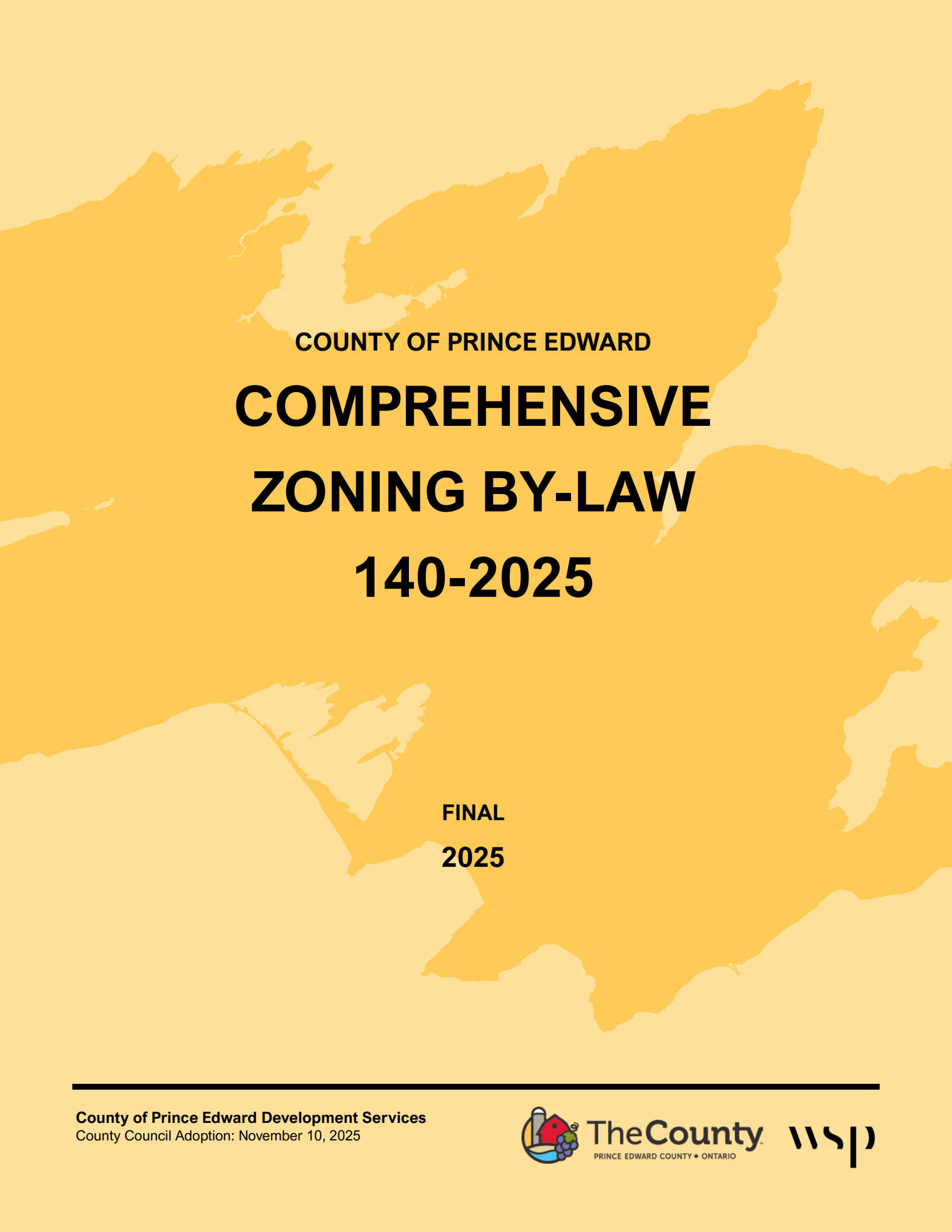


Zoning Map

74 Aletha Drive, Wellington



R3-6



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:

- (i) Minimum front yard:
 - a) 3.6 m to front wall of dwelling;
 - b) 6.0 m to the front wall of an attached or detached garage
- (ii) Minimum exterior side yard: 3.6 m
- (iii) Minimum interior side yard:
 - a) Single-detached dwelling: 1.2 m
 - b) Semi-detached dwelling unit: 0.0 m on the attached side of the dwelling and 1.2 m on the unattached side of the dwelling, except where a semi-detached dwelling is attached at the footing and/or foundation, the horizontal distance between the walls on the attached side of the two (2) dwelling units above finished grade shall be a minimum of 1.2 m and a maximum of 1.5 m
- (iv) Maximum lot coverage: 50%
- (v) Maximum building height: 10.5 m
- b. The following definition applies:
 - (i) Semi-detached dwelling shall mean a building separated vertically into two (2) separate dwelling units, connected by a common wall above ground or connected underground at a footing and/or foundation, each of which has an independent entrance directly from the outside of the building or through a common vestibule and each of which is located on a separate lot.
- c. No development shall take place until such time as 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. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted shall be those uses existing on the date of passing of this By-law, a temporary sales office and model homes, in accordance with a registered subdivision agreement.
- d. A by-law to remove the “Holding” (H) symbol shall be considered by County 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 to the lands.

R2-5 – 58 Mary Street, Part of Lot 996, Lots 926 and 967 of Plan 24 (Ward of Picton) (By-laws 3731-2016 & 3779-2016)

- a. The following additional provisions apply:

- (i) The minimum front yard requirement with respect only to the building existing at the date of passage of this by-law: 1.8 m
- (ii) The minimum interior side yard requirement with respect only to the building existing on the date of passage of this by-law shall be 0.0 m.
- (iii) Vary the setback for unenclosed porch from 1.2 m from any lot line to 0 m.
- (iv) The minimum lot area for a duplex dwelling shall be 241.55 m².

R2-6 – 51A&B York Street, Part of Lot 1243 of Plan 24 (Ward of Picton) (By-law 3853-2016)

- a. The following additional provisions apply:
 - (i) Maximum lot coverage (all buildings and structures): 50%
 - (ii) Minimum interior side yard for a semi-detached dwelling on the other side: 12.0 m

R2-7 – Curtis-Frank Street Subdivision 13T-16-504 (By-law 3990-2017)

- a. The following additional provisions apply:
 - (i) Maximum lot coverage: 45%
- b. Attached garages will not project close to the front lot line than the front yard setback of the dwelling unit porch. Attached garages will not be greater than 50% of the width of the dwelling unit.

R2-8 – Lot 28 47M-6, Inkerman Avenue (Ward of Hallowell) (By-law 4124-2017)

- a. The following additional uses are permitted:
 - (i) Triplex dwelling, with one (1) unit that operates as a boarding or rooming house.
- b. That four (4) parking spaces be provided on site, with one (1) of the parking spaced being developed to meet the standards for a barrier-free parking space.
- c. That a privacy fence measuring 1.5 m in height be erected along the interior side yards.
- d. That drainage for the hard surfacing areas be directed towards Inkerman Avenue directly or via swales. This is to be achieved through the preparation of a lot grading and drainage plan prepared by a Professional Engineer (P.Eng) or an Ontario Land Surveyor (OLS) with thorough knowledge in the design and construction of drainage matters, be developed and implemented as part of the site development. The plan shall address how existing and proposed drainage will be handled, including clean-outs and improvements.

- e. The following additional provisions apply:
- (i) Minimum lot area: 650.0 m²
 - (ii) Minimum frontage: 12.0 m
 - (iii) Minimum interior side yard: 1.8 m
 - (iv) Minimum front yard: 6.0 m
 - (v) Minimum rear yard: 7.0 m
 - (vi) Maximum lot coverage: 30%
 - (vii) Minimum landscaped open space: 40%
 - (viii) Maximum building height: 10.0 m

R2-9 – Talbot Ridge Subdivision 13T-16-505 (Ward of Picton) (By-laws 4026-2017 & 23-2020)

- a. The following additional provisions apply:
- (i) Minimum lot area: 370 m²
 - (ii) Minimum front yard depth: 6.0 m except that porches may have a front yard setback of 4.5 m
 - (iii) Minimum exterior side yard: 4.0 m
 - (iv) Minimum rear yard: 6.0 m
 - (v) Maximum lot coverage: 55.0%
 - (vi) Attached garages will not project closer to the front lot line than the front yard setback of the dwelling unit or 6 m. Attached garages will not be greater than 50% of the width of the dwelling unit.

R2-10 – 9A & B Lake Street, Part Lot 726 – 727 Plan 24, Part 1 47R8804 (Ward of Picton) (By-law 4261-2018)

- a. The following additional use is permitted:
- (i) One (1) In-law suite or additional dwelling unit per semi-detached dwelling unit
- b. The following additional provision applies:
- (i) Minimum interior side yard: 1.2 m

R2-11 – 18 Elks Street, Part Lot 1047 Plan 24 Part 1 47R3720 (Ward of Picton) (By-law 88-2020)

a. The following additional provisions apply:

- (i) Minimum front yard: 2.5 m

R2-12 – Part of Lots 20 & 21, Concession 3 Military Tract in the (Ward of Picton) (By-law 127-2020)

a. The following additional use is permitted:

- (i) One (1) additional dwelling unit per semi-detached dwelling unit

b. The following additional provisions apply:

- (i) Minimum front yard: 6.0 m
- (ii) Minimum interior side yard: 1.2 m

R2-13 – Royal Trees Inc. (Ward of Wellington) (By-law 44-2021)

a. The following additional provisions apply:

- (i) Minimum lot area:
 - a) Single-detached dwelling: 350.0 m²
 - b) Semi-detached dwelling (1 unit): 240.0 m²
- (ii) Minimum lot frontage:
 - a) Single-detached dwelling: 11.0 m
 - b) Semi-detached dwelling (1 unit): 7.0 m
- (iii) Minimum front yard:
 - a) 6.0 m to attached garage
 - b) 4.0 m to the attached porch
- (iv) Minimum exterior side yard: 3.0 m
- (v) Minimum interior side yard:
 - a) Detached dwelling unit: 1.2 m
 - b) Semi-detached dwelling unit: 0.0 m on the attached side of the dwelling and 1.2 m on the unattached side of the dwelling, except where a semi-detached dwelling has an entranceway (with a maximum length of 6.08 m) at the front portion of the first floor. The side yard setback for this portion shall be a minimum of 0.9 m.

Further, fencing on the unattached side is only permitted a minimum of 1.0 m beyond the building. Structures, appliances and other devices are not permitted in the unattached side yard.

- (vi) Minimum rear yard:
 - a) For rear yards adjacent to Lake Ontario: 23.0 m from the surveyed top of bank
 - b) For all other yards: 7.5 m
- (vii) Maximum lot coverage: 45%
- (viii) Maximum building height: 10.0 m
- b. The following definition applies:
 - (i) a semi-detached dwelling means a building separated vertically into two (2) separate dwelling units, connected by a common wall above ground or connected underground at footing and/or foundation, each of which has an independent entrance directly from the outside of the building or through a common vestibule and each of which is located on a separate lot.

R2-14-H – Wellington Bay Estates (Ward of Wellington) (By-law 118-2022)

- a. The following additional provisions apply for single-detached dwellings:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum rear yard: 6.0 m
 - (iii) Minimum lot area: 425.0 m²
 - (iv) Minimum exterior side yard: 3.5 m
 - (v) Maximum lot coverage: 60%
 - (vi) Maximum encroachment of unenclosed porch, steps and patios, whether covered or uncovered, exterior stairs and landings into Rear Yard Setback: 3.0 m
- b. The following additional provisions apply for one (1) unit of a semi-detached dwelling:
 - (i) Minimum front yard setback: 6.0 m
 - (ii) Minimum rear yard setback: 6.0 m
 - (iii) Minimum interior side yard: 1.2 m
 - (iv) Minimum exterior side yard: 3.5 m
 - (v) Maximum lot coverage: 60%

- (vi) Minimum landscaped open space: 28%
- (vii) Maximum encroachment of unenclosed porch, steps and patios, whether covered or uncovered, exterior stairs and landings into Rear Yard Setback: 3.0 m
- c. 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.
- d. 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.

7.5.3 Urban Residential 3 (R3) Exception Zones

R3-1 – 220 Wellington Main Street, Part of Lot 215, Registered Plan No. 8 (Ward of Wellington)

- a. The only permitted use is: one (1) townhouse unit.
- b. The following provisions apply:
 - (i) Minimum lot area: 300.0 m²
 - (ii) Minimum lot area per dwelling unit: 300.0 m²
 - (iii) Minimum lot frontage: 7.5 m
 - (iv) Minimum lot frontage per dwelling unit: 7.5 m
 - (v) Minimum front yard: 10.5 m
 - (vi) Minimum side yard (west): 1.3 m
 - (vii) Minimum side yard (east): 0.0 m
 - (viii) Each townhouse unit shall be fully serviced by an individual connection with the municipal water supply system.
 - (ix) Vehicular access to a permitted residential use shall be from Maple Street via the existing private right-of-way at least 3.0 m in width.

R3-2 – 218 Wellington Main Street, Part of Lot 216, Registered Plan No. 8 (Ward of Wellington)

- a. The only permitted use is: one (1) townhouse unit.
- b. The following provisions apply:
 - (i) Minimum lot area: 215.0 m²
 - (ii) Minimum lot area per dwelling unit: 215.0 m²
 - (iii) Minimum lot frontage per dwelling unit: 5.5 m
 - (iv) Minimum front yard: 10.5 m
 - (v) Minimum side yard: 0.0 m
 - (vi) Each townhouse unit shall be fully serviced by an individual connection with the municipal water supply system.
 - (vii) Vehicular access to a permitted residential use shall be from Maple Street via the existing private right-of-way at least 3.0 m in width.

R3-3 – 216 Wellington Main Street, Part of Lot 215, Registered Plan No. 8 (Ward of Wellington)

- a. The only permitted use is: one (1) townhouse unit.
- b. The following provisions apply:
 - (i) Minimum lot area: 280.0 m²
 - (ii) Minimum lot area per dwelling unit: 280.0 m²
 - (iii) Minimum lot frontage: 7.0 m
 - (iv) Minimum lot frontage per dwelling unit: 7.0 m
 - (v) Minimum front yard: 10.5 m
 - (vi) Minimum side yard: 0.0 m
 - (vii) Each townhouse unit shall be fully serviced by an individual connection with the municipal water supply system.
 - (viii) Vehicular access to a permitted residential use shall be from Maple Street via the existing private right-of-way at least 3.0 m in width.

R3-4 – 214 Wellington Main Street, Part of Lot 214, Registered Plan No. 8, Ward of Wellington

- a. The only permitted use is: one (1) townhouse unit.
- b. The following provisions apply:

- (i) Minimum lot area: 280.0 m²
- (ii) Minimum lot area per dwelling unit: 280.0 m²
- (iii) Minimum lot frontage: 7.0 m
- (iv) Minimum lot frontage per dwelling unit: 7.0 m
- (v) Minimum front yard: 10.5 m
- (vi) Minimum side yard: 0.0 m
- (vii) Each townhouse unit shall be fully serviced by an individual connection with the municipal water supply system.
- (viii) Vehicular access to a permitted residential use shall be from Maple Street via the existing private right-of-way at least 3.0 m in width.

R3-5 – 317 Wellington Main Street, Part of Lots 99 and 100, Registered Plan No. 8 (Ward of Wellington)

- a. A seniors' retirement residence in which accommodation is provided for retired persons or couples where each private or semi-private room has a separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care may also be provided, is a permitted use.
- b. A maximum of eight (8) retired persons may be accommodated at any one time.
- c. Minimum number of required parking spaces: 5

R3-6 – Sandbank Homes, Lot 201, Plan 8 (Ward of Wellington) (By-laws 2271-2008 & 3094-2012)

- a. Permitted uses shall be limited to townhouse dwellings and semi-detached dwellings (save and except Block 13 on Plan 8, which shall be limited to townhouse dwellings).
- b. The minimum frontage shall be:
 - (i) For townhouse dwelling where each unit fronts on a private street where on a private street: 7.0 m per dwelling unit
 - (ii) For semi-detached dwelling where each unit fronts on a private street: 7.0 m per dwelling unit
- c. The following additional provisions apply:
 - (i) Minimum front yard: 6.0 m
 - (ii) Minimum exterior side yard: 7.5 m

- (iii) Minimum interior side yard:
 - a) on the attached side: 0.0 m
 - b) on the other side: 2.5 m
- (iv) Minimum Rear Yard: 7.5 m
- (v) Maximum Lot Coverage: 45%
- (vi) Maximum building height: 6.01 m
- (vii) The lots, buildings, structures and uses within the Zone may front upon and obtain access from a private road.
- (viii) The provisions of **Section 3.31.12** shall not apply to front yards.
- (ix) A landscaped buffer, a minimum of 3.0 m in width, shall be required along the lot line butting Lot 201A on Plan 8.

R3-6-H – Sandbank Homes, Lot 201, Plan 8 (Ward of Wellington) (By-laws 2271-2008 & 3094-2012)

- a. The “H” shall be removed when the owner has entered into a Subdivision Agreement and/or Site Plan Agreement with the Corporation of the County, which agreement shall address all municipal requirements, financial or otherwise, in accordance with Sections 41 and 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

R3-7 – Daimler Retirement Parks Limited Townhouse/Low Rise Apartment Block, Ward of Wellington Lots 45-49 47M-7 (Ward of Wellington)

- a. The following additional uses are permitted: single-detached dwelling, semi-detached dwelling, duplex dwelling, townhouse dwelling, low-rise apartments no greater than three (3) storeys in height, home business, and open space uses.
- b. The following additional provisions apply for single-detached dwellings:
 - (i) Minimum lot area: 450.0 m²
 - (ii) Minimum lot 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: 7.5 m
 - (vii) Maximum building coverage: 40%

- c. The following additional provisions apply for semi-detached dwellings and duplex dwellings:
- (i) Minimum lot area: 674.0 m²
 - (ii) Minimum lot area per dwelling unit: 337.0 m²
 - (iii) Minimum lot frontage: 18.0 m
 - (iv) Minimum front yard: 7.5 m
 - (v) Minimum interior side yard: 1.2 m
 - (vi) Minimum exterior side yard: 3.0 m
 - (vii) Minimum rear yard: 7.5 m
 - (viii) Maximum building coverage: 40%
- d. The following additional provisions apply for townhouse dwellings:
- (i) Minimum lot area: 700.0 m²
 - (ii) Minimum lot area per dwelling unit: 230.0 m²
 - (iii) Minimum lot frontage per dwelling unit: 6.0 m
 - (iv) Minimum front yard: 7.5 m
 - (v) Minimum side yard between attached units: 0.0 m
 - (vi) Minimum interior side yard: 2.5 m
 - (vii) Minimum exterior side yard: 3.0 m
 - (viii) Minimum rear yard: 9.0 m
 - (ix) Maximum building coverage: 35%
- e. The following additional provisions apply for low-rise apartment dwellings:
- (i) Minimum lot area: 850.0 m²
 - (ii) Minimum lot area per dwelling unit: 230.0 m²
 - (iii) Minimum front yard: 7.5 m
 - (iv) Minimum interior side yard: 2.5 m
 - (v) Minimum exterior side yard: 3.0 m
 - (vi) Minimum rear yard: 9.0 m
 - (vii) Maximum building coverage: 5%
- f. The lands may front upon and obtain access from a private road.

R3-8 – 62 King Street (Ward of Picton) (By-law 2336-2008)

- a. The following additional uses are permitted:
- (i) The dwelling as existed on the date of passing of this by-law shall be a residential home exclusively for senior citizens and accommodating not more than thirteen (13) such senior citizens.
 - (ii) The existing barn shall be a recreational centre on the first floor for the use of the residents of the residential home described in subsection 1. preceding and for the use of senior citizens of the community generally, together with a single-family dwelling unit on the second floor.
 - (iii) Group Home.

R3-9 – 71 Queen Street (Ward of Picton)

- a. A permitted use of the dwelling as existed on the date of passing of this by-law shall be a residential home exclusively for senior citizens and accommodating not more than ten (10) senior citizens.

R3-10 – 15 Union Street (Ward of Picton)

- a. The following additional provisions apply:
- (i) Minimum front yard: 5.0 m
 - (ii) Minimum interior side yard: 3.0 m
 - (iii) Minimum exterior side yard, for principal and accessory buildings: 5.0 m
 - (iv) Minimum rear yard: 5.5 m
 - (v) Where a parking area providing more than four (4) parking spaces abuts a street, the minimum width of landscaped open space to be provided along the lot line abutting the street: 2.4 m
 - (vi) The maximum projection of the eaves of a building into the side yards of such building: 1.0 m
 - (vii) The maximum number of dwelling units in a new apartment dwelling shall be eight (8).

R3-11 – 346 Main Street (Ward of Picton)

- a. A permitted use of the first or main floor only of the existing dwelling shall be that of an art gallery for the display and sale of paintings in oils, acrylics, pastels and water colours and of sculptures.
- b. A minimum of six (6) off-street parking spaces shall be provided on the property.

R3-12 – 1 Mortimer Street, Royal Harbour Condominiums (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum rear yard: 6.0 m
 - (ii) Maximum building height: 15.6 m
 - (iii) All development shall be flood proofed to the 1:100 year Lake Ontario flood elevation of 76.7 m (G.S.C.).

R3-13 – 73 King Street, Part of Lots 303 and 304, Registered Plan No. 24 (Ward of Picton)

- a. The uses permitted shall be limited to a seniors' retirement residence capable of accommodating a maximum of nine (9) retired persons at any one time and one (1) single storey, attached accessory dwelling unit for the owner or administrator of the retirement home.
- b. The following definitions apply:
 - (i) Seniors' retirement residence means an accommodation for retired individuals or couples where each private or semi-private room has a separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, common lounges and recreation rooms are provided, and where medical care may also be provided.
- c. The following additional provisions apply:
 - (i) Minimum lot area: 857.0 m²
 - (ii) Minimum front yard: 4.3 m
 - (iii) Minimum interior west side yard: 3.7 m
 - (iv) The exterior side yard setbacks from the Centre Street Road allowance that were existing on the property on the date of passing of this by-law are permitted and shall not be further reduced.
 - (v) A minimum of five (5) parking spaces shall be provided on site, which may include one parking space provided in and attached garage.
 - (vi) Maximum building height for a retirement residence: 11.0 m
 - (vii) Maximum building height for an attached accessory dwelling unit for the owner or administrator: 5.5 m
 - (viii) The maximum density permitted shall be 95 units per hectare.

R3-14 – Macaulay Village (Ward of Hallowell)

- a. Permitted uses are limited to the following: senior citizen's housing complex, retirement home, and medical office uses accessory to the principal use.
- b. The maximum building height shall be equal to the height of the building existing as of the date of passing of this by-law.

R3-15 – 37 Lake Breeze Court, Lot 23, RP 121 (Ward of Wellington)

- a. The permitted uses shall be restricted to only the following:
 - (i) Two (2) six-unit dwellings.
- b. The following definition applies:
 - (i) "Six-Unit Dwelling" means a separate building that is divided into six dwelling units, each with an independent entrance to the outside yard area adjacent to the said dwelling unit.

R3-16 – Lots 694, 695 & 696, Registered Plan 24 (Ward of Picton) (By-law 2050-2007)

- a. The following additional provisions apply:
 - (i) The maximum number of residential apartment units permitted shall be 58 units.
 - (ii) The minimum yard requirements for the main permitted uses shall be:
 - a) Front: 9.0 m
 - b) Rear: 12.0 m
 - c) Interior side yard: 8.0 m
 - d) Exterior side yard: 6.0 m
 - (iii) A landscaped buffer strip having a minimum width of 10.0 m shall be provided and maintained between any residential building and the rear lot line.
- 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.

R3-17 – 4 Bridge Street (Ward of Picton)

- a. A maximum of seven (7) dwelling units, comprising of six (6) townhouse units and one (1) detached dwelling unit, shall be the only permitted use.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 2.0 m

- (ii) The setbacks of the detached carriage house building (former Herrington Dairy Creamery) existing on the date of passing of this by-law and any improvements thereto shall be permitted, however any future additions thereto shall be required to meet all requirements of the parent Zone.
- (iii) Minimum landscaped open space: 25%
- 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.

R3-18 – 60-70 Pine Ridge Drive, Part of Lots 20 & 21, Concession 1 South East Carrying Place (Ward of Hallowell) (By-laws 1982-2007 & 3899-2016)

- a. The permitted uses shall be limited to the following: six-unit townhouse dwelling, home business, and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Minimum exterior side yard: 3.0 m

R3-19-H – 35 Bridge Street, Lots 1020, 1022, & 1024, Plan 24 (Ward of Picton) (By-law 2963-2011)

- a. The following additional uses are permitted: medical clinic (with no overnight accommodations), business, professional or administrative offices, retail commercial establishment, personal service establishment, restaurant, convenience store; and uses, building and structures accessory to a permitted use such as a swimming pool, club house and docks.
- b. The following additional provisions apply:
 - (i) Minimum lot area per townhouse dwelling unit: 205.0 m²
 - (ii) Minimum front yard: 1.0 m
 - (iii) Minimum interior side yard (on attached side): 0.0 m
 - (iv) Minimum interior side yard (on other side): 1.5 m
 - (v) Minimum rear yard: 1.5 m
 - (vi) Minimum building separation: 1.8 m
 - (vii) Minimum setback from 1:100 year flood plain: 10 m
 - (viii) Minimum on-site parking requirements for all permitted residential uses shall be determined at a rate of 1.2 spaces per dwelling unit.

- 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.
- d. A By-law shall not be enacted to remove the “Holding” (H) symbol until such time as:
 - (i) A site plan agreement has been executed to the satisfaction of the Municipality, including but not limited to stormwater management, grading, servicing, entrance/access to the site, Record of Site Condition, pedestrian flow, docking facilities etc., or final approval of a plan of condominium has been obtained;
 - (ii) The site has been remediated and a Record of Site Condition filed to the satisfaction of the Ministry of the Environment, Conservation and Parks (MECP) and the Municipality; and,
 - (iii) A flow modeling analysis for the Bridge Street water and sanitary sewer system has been completed to the satisfaction of the Municipality.
- e. Prior to the removal of the “Holding” (H) symbol, the only uses, buildings or structures permitted shall be those existing on the date of passing of this by-law.

R3-20 – 47-53 Aletha Drive, Sandbank Homes, Lot 201, Plan 8 (Ward of Wellington) (By-law 2271-2008)

- a. Permitted uses shall be limited to townhouse dwellings and semi- detached dwellings.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage:
 - a) Townhouse dwelling where each unit fronts dwelling unit on a private Street: 7.0 m
 - b) Semi-detached dwelling where each unit dwelling unit fronts on a private Street: 7.0 m
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum exterior side yard: 7.5 m
 - (iv) Minimum interior side yard:
 - a) on the attached side: 0.0 m
 - b) on the other side; 2.5 m
 - (v) Minimum rear yard: 7.5 m
 - (vi) Maximum lot coverage: 45%
 - (vii) Maximum building height: 6.01 m

- (viii) The lots, buildings, structures and uses within the R3-20 Zone may front upon and obtain access from a private road.
- (ix) The provisions of **Section 3.31.9** shall not apply to front yards.

R3-21 – Reserved for future use.

R3-22-H – 35 Bridge Street, Part Lots 1020, 1021 & 1022, Plan 24 (Ward of Picton) (By-law 2963-2011)

- a. The following additional uses are permitted: medical clinic (with no overnight accommodations), business, professional or administrative offices, retail commercial establishment, personal service establishment, restaurant, convenience store; and uses, building and structures accessory to a permitted use such as a swimming pool, club house and docks.
- b. The following additional provisions apply:
 - (i) Minimum lot area per townhouse dwelling unit: 205.0 m²
 - (ii) Minimum front yard: 1.0 m
 - (iii) Minimum interior side yard (on attached side): 0.0 m
 - (iv) Minimum interior side yard (on other side): 1.5 m
 - (v) Minimum rear yard: 1.5 m
 - (vi) Minimum building separation: 1.8 m
 - (vii) Minimum setback from 1:100 year flood plain: 10.0 m
 - (viii) Minimum on-site parking requirements for all permitted residential uses shall be determined at a rate of 1.2 spaces per dwelling unit.
 - (ix) Minimum of seventeen (17) boat slips for transient boaters shall be provided
- c. The following definitions apply:
 - (i) Transient Boaters means boaters berthing at such docks overnight or for short stays, arriving by water only, and shall not include a marina as defined or classified herein.
- d. 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.
- e. A By-law shall not be enacted to remove the “Holding” (H) symbol until such time as:
 - (i) A site plan agreement has been executed to the satisfaction of the Municipality, including but not limited to stormwater management, grading, servicing, entrance/access to the site, Record of Site Condition, pedestrian

- flow, docking facilities etc., or final approval of a plan of condominium has been obtained;
- (ii) The site has been remediated and a Record of Site Condition filed to the satisfaction of the Ministry of the Environment, Conservation and Parks and the Municipality; and
 - (iii) A flow modeling analysis for the Bridge Street water and sanitary sewer system has been completed to the satisfaction of the Municipality.
- f. Prior to the removal of the “Holding” (H) symbol, the only uses, buildings, or structures permitted shall be a medical clinic, restaurant, motel, marina and professional offices. The aforementioned permitted uses shall be restricted to the buildings and structures existing on the date of the passing this by-law.
 - g. For the purposes of any expansion or enlargement of the existing uses, within the existing structure, the minimum number of required on-site parking spaces shall be 39.

R3-23 – Part Lot 1, Concession 1 North West Carrying Place and Part or all of Lots 528-533, 558-563 & Part of Thomas Street, Plan 24 (Ward of Picton) (By-law 2984-2011)

- a. The permitted uses shall be limited to the following:
 - (i) One (1) unit of a semi-detached dwelling;
 - (ii) One (1) semi-detached dwelling;
 - (iii) One (1) triplex dwelling;
 - (iv) One (1) townhouse dwelling;
 - (v) One (1) unit of a townhouse dwelling;
 - (vi) Home business; and
 - (vii) Uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply for semi-detached dwellings, duplex and townhouse dwellings:
 - (i) Minimum lot area per semi-detached dwelling unit: 315.0 m²
 - (ii) Minimum lot area for semi-detached dwellings: 630.0 m²
 - (iii) Minimum lot area per townhouse dwelling unit: 195.0 m²
 - (iv) Minimum lot frontage per townhouse dwelling unit: 6.0 m
 - (v) Minimum front yard: 6.0 m
 - (vi) Minimum side yard (on attached side): 0.0 m

- (vii) Minimum side yard (on other side): 1.2 m
- (viii) Minimum exterior side yard: 3.0 m
- (ix) Maximum lot coverage: 45%
- 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.

R3-24 – Part or all of Lots 451-453, 473-479, 488-495, 517-524 & Part of Peter, Bowery and David Streets, Plan 24 (Ward of Picton) (By-law 2984-2011)

- a. The permitted uses shall be limited to the following: seniors' retirement residence, senior citizen's housing complex, apartment dwelling, townhouse dwelling; one (1) unit of a townhouse dwelling; home occupation; and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 5.9 m
 - (ii) Minimum rear yard: 4.0 m
 - (iii) Maximum lot coverage: 40%
- c. The following definitions apply:
 - (i) Seniors' Retirement Residence means a building or buildings in which accommodation is provided for retired persons or couples where each private or semi-private room has a separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care may also be provided.
- d. Notwithstanding the provisions of **Section 4.1.1 d)**, parking may be permitted in any yard.
- e. 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.

R3-25 – Sandbank Homes Inc., Part Lot 1, Concession 1 North West of Carrying Place, and Part of Lots 549-555 & Part of Thomas Street, Plan 24 (Ward of Picton) (By-law 2964-2011)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage per townhouse dwelling that does not front onto a public street: 10.0 m
 - (ii) Minimum front yard: 6.0 m

- (iii) Minimum exterior side yard: 6.0 m
- (iv) Minimum rear yard: 6.0 m
- (v) Maximum lot coverage: 45%
- 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.

R3-26-H – Country Club Investments Ltd., Part of Lots 10, 188, 191, 195, 196, 196B & 197, Plan 8, (Ward of Wellington) (By-law 3029-2012)

- a. The permitted uses shall be limited to the following: one (1) townhouse dwelling; one (1) unit of a townhouse dwelling; home occupation; and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum front yard:
 - a) 3.6 m to front wall of dwelling
 - b) 6.0 m to the front wall of an attached or detached garage
 - (ii) Minimum exterior side yard: 3.6 m
 - (iii) Minimum interior side yard:
 - a) 0.0 m on the attached side of the dwelling
 - b) 1.2 m on the unattached side of the dwelling
 - (iv) Maximum lot coverage: 55%
 - (v) Minimum landscaped open space: 30%
- 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.
- d. No development shall take place until such time as the “Holding” (H) symbol has been remained 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. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted shall be those uses existing on the date of passing of this By-law, a temporary sales office and model homes, in accordance with a registered subdivision agreement.
- e. A by-law to remove the “Holding” (H) symbol shall be considered by County 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 to the lands.

- f. Upon removal of the “Holding” (H) symbol, the uses and zone provisions shall apply.

R3-27-H – Country Club Investments Ltd., Part of Lots 10, 188, 191, 195, 196, 196B & 197, Plan 8, (Ward of Wellington) (By-law 3029-2012)

- a. The Permitted Uses shall be limited to the following: townhouse dwelling, home occupation, and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 6.0 m
 - (ii) Minimum width of each townhouse unit on an internal road: 5.2 m
 - (iii) Minimum setback from internal road
 - a) 6.0 m to the front wall of an attached garage
 - b) 3.6 m to the front wall of the dwelling
 - (iv) Minimum interior side yard
 - a) 1.2 m; or
 - b) 3.6 m where the lot line abuts the R2-7 Zone.
 - (v) Minimum exterior side yard: 4.0 m.
 - (vi) Maximum lot coverage: 55%
 - (vii) Minimum landscaped open space: 30%
- 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, except where a development fronts onto a public road.
- d. No development on lands shall take place until such time as the “Holding” (H) symbol has been remained 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. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted shall be those uses existing on the date of passing of this By-law, a temporary sales office and model homes, in accordance with a registered subdivision agreement.
- e. A by-law to remove the “Holding” (H) symbol shall be considered by County 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 to the lands.

- f. Upon removal of the “Holding” (H) symbol suffixed, the uses and zone provisions shall apply.

R3-28-H – Country Club Investments Ltd., Part of Lots 10, 188, 191, 195, 196, 196B, 197, Plan 8 (Ward of Wellington) (By-law 3029-2012)

- a. The permitted uses shall be limited to the following: apartment dwelling, retail commercial establishment within an apartment dwelling, home occupation; and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) All required yards (minimum): 3.0 m
 - (ii) The requirements of Section 41 of the Planning Act, R.S.O. 1990, c.P.13, as amended, relating to Site Plan Control shall apply.
- c. No development shall take place until such time as the “Holding” (H) symbol has been remained 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. Until such time as the “Holding” (H) symbol has been removed, the only uses, buildings, or structures permitted shall be those uses existing on the date of passing of this By-law, a temporary sales office and model homes, in accordance with a registered subdivision agreement.
- d. A by-law to remove the “Holding” (H) symbol shall be considered by County 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 to the lands.
- e. Upon removal of the “Holding” (H) symbol, the uses and zone provisions shall apply to the lands so zoned.

R3-29-H – 214 Oak Street (Ward of Wellington) (By-law 3761-2016)

- a. The following additional provisions apply:
 - (i) Minimum lot area per townhouse dwelling: 219.0 m²
 - (ii) Minimum lot frontage: 0.0 m

- b. Under Section 37 of the Planning Act, R.S.O 1990, c.P.13, as amended, permit an increase in the density from the preferred 25 units per hectare to 46 units per hectare in exchange for community benefits.
- c. A By-law shall not be enacted to remove the Holding (H) Symbol until such time as:
 - (i) The agreement for the provision of increased density be entered into in exchange for 24 affordable housing (12 existing and 12 additional) units on site and registered on the title of the lands under Section 37 of the Planning Act, R.S.O 1990, c.P.13, as amended.

R3-30 – Blocks 138–140, Plan 47M-12, 57-73, Dorchester Drive (Ward of Wellington) (By-laws 3735-2016 & 3932-2017)

- a. The following additional use is permitted: townhouse dwellings.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 700.0 m²
 - (ii) Minimum lot area per dwelling unit: 200.0 m²
 - (iii) Minimum lot frontage per dwelling unit: 6.0 m
 - (iv) Minimum front yard: 7.5 m
 - (v) Minimum side yard between attached units: 0.0 m
 - (vi) Minimum interior side yard: 2.5 m
 - (vii) Minimum exterior side yard: 3.0 m
 - (viii) Minimum rear yard: 7.5m
 - (ix) Maximum lot coverage: 45%
- c. All lots, building and structures shall front onto and obtain access from a private street.
- 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, endorsed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and landings may project into any required 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.

R3-31 – 51 Mary Street, Part of Lots 1007-1008, Plan 24 (Ward of Picton) (By-law 3883-2016)

- a. The following additional use is permitted: single-detached dwelling.

R3-32 – 99 Bridge Street, Picton Harbour Inc., Lot 18 Registrar's Compiled Plan 25 S/T PE101574, PE158556; & Part Lot 19 Registrar's Compiled Plan 25 Part 1 47R2704 Except Part 1 47R5541 (By-law 4459-2019)

- a. The following additional provisions apply:
- (i) Minimum front yard: 2.0 m
 - (ii) Minimum exterior side yard: 3.0 m
 - (iii) Minimum rear yard: 1.2 m
 - (iv) Maximum lot coverage: 67%
 - (v) Minimum landscaped open space: 33%
 - (vi) In addition to the exemptions noted in Section 3.13, the height provisions shall not apply to the following structures: architectural parapets, rooftop guardrails, stair overruns, elevator overruns.
 - (vii) Parking spaces shall have a minimum area of 13.5 m² and a minimum width of 2.6 m and a minimum length of 5.2 m.

R3-33 – 3 Spring Street, Part of Lot 1533 on Plan 24 being Part 1 and Part 2 on 47R-8311, Ward of Picton (By-law 4233-2018)

- a. The following additional provisions apply:
- (i) Minimum interior side yard: 3.0 m
 - (ii) Minimum landscaped open space: 25%
 - (iii) One-way drive aisles with a minimum width of 5.5 m
- b. In accordance with Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, permit an increase in the density from 25 units per net hectare to 75 units per net hectare in exchange for community benefits.
- c. The Site Plan Control provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, shall apply.
- d. A By-law shall not be enacted to remove the Holding (H) Symbol until such time as:
- (i) An application for Site Plan Control has been approved and a Site Plan Control Agreement has been executed and registered on title of the lands.

- (ii) The agreement for the provision of increased density be entered into and registered on title of the lands under Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

R3-34 – 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) (By-law 4591-2019)

- a. The only permitted use shall be a semi-detached dwelling and uses, buildings and structures accessory to the foregoing permitted use.
- 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
 - (ii) Minimum interior side yard: 2.3 m
 - (iii) The maximum height of all buildings shall be four (4) storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-35 – Picton Harbour Development, 24 Bentley Crescent, 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) (By-law 4591-2019)

- 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, one (1) unit of a townhouse dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, uses, buildings and structures accessory to the foregoing permitted uses
- b. The following additional provisions apply:
 - (i) Minimum lot area: 540.0 m²
 - (ii) Minimum front yard: 4.5 m
 - (iii) Minimum interior side yard: 1.8 m
 - (iv) The maximum height of all buildings shall be four (4) storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-36 – Picton Harbour Development, 12 Clara Drive, 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) (By-law 4591-2019)

- a. The only permitted uses shall be: townhouse dwelling, one (1) unit of a townhouse dwelling, and uses, buildings and structures accessory to the foregoing permitted uses.

- b. The following additional provisions apply:
 - (i) Front Lot Line shall be the lot line abutting Bridge Street.
 - (ii) Rear Lot Line Shall be the lot line abutting the condominium road.
 - (iii) Minimum lot area: 185.0 m² per dwelling unit
 - (iv) Minimum front yard: 4.5 m
 - (v) Minimum rear yard: 6.0 m
 - (vi) Maximum lot coverage: 50%
 - (vii) Minimum landscaped open space: 30%
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-37 – Picton Harbour Development, 17 Cleave Avenue, 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) (By-law 4591-2019)

- a. The only permitted uses shall be: townhouse dwelling, one (1) unit of a townhouse dwelling, and uses, buildings and structures accessory to the foregoing permitted uses.
- b. The following additional provisions apply:
 - (i) Front lot line shall be the westernmost lot line, nearest to Picton Harbour
 - (ii) Rear lot line shall be the easternmost lot line, farthest from Picton Harbour
 - (iii) Minimum front yard: 3.5 m
 - (iv) Minimum exterior side yard: 5.0 m
 - (v) Minimum rear yard: 6.0 m
 - (vi) Minimum landscaped open space: 29%
 - (vii) Maximum lot coverage: 45%
 - (viii) Maximum lot coverage for accessory structures: 13%
 - (ix) Detached garages are permitted to be setback 0 m from an interior side lot line.
- c. The maximum height of all buildings shall be four (4) storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-38 – Picton Harbour Development, 13 Bentley Crescent, 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) (By-law 4591-2019)

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use.
- b. The following additional provisions apply:
 - (i) Front lot line shall be the lot line abutting Bridge Street.
 - (ii) Rear lot line abutting the condominium road.
 - (iii) Minimum lot area: 1,550.0 m²
 - (iv) Minimum front yard: 1.5 m
 - (v) Minimum interior side yard: 8.5 m
 - (vi) Minimum exterior side yard: 8.0 m
 - (vii) Minimum rear yard street: 2.0 m, except that there shall be a minimum of 6.0 m between the condominium road and the entrance to an underground parking structure.
 - (viii) Maximum building height: 106.4 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.
 - (ix) Maximum lot coverage: 50%
 - (x) Where an underground parking structure is located entirely below grade, it can be located in any yard.
 - (xi) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (xii) Minimum parking space area shall be 16.2 m²
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

R3-39 – Picton Harbour Development, 16 Villeneuve Drive, 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) (By-law 4591-2019)

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use.
- b. The following additional provisions apply:

- (i) Minimum frontage: 6.0 m
 - (ii) Minimum interior side yard (north): 7.5 m
 - (iii) Maximum building height: 102.93 m above sea level as measured to the mean height between the eaves and the ridge, exclusive of any accessory roof construction.
 - (iv) Where an underground parking structure is located entirely below grade, it can be located in any yard.
 - (v) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (vi) Minimum parking space area shall be 16.2 m².
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

R3-40 – Picton Harbour Development, 106 Bridge Street, 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 an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use
- b. The following additional provisions apply:
 - (i) The front lot line shall be the lot line abutting Bridge Street.
 - (ii) Minimum interior side yard (south): 7.0 m
 - (iii) Maximum lot coverage: 40%
 - (iv) Where an underground parking structure is located entirely below grade, it can be located in any yard
 - (v) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (vi) Minimum parking space area shall be 16.2 m²
 - (vii) Maximum building height: 108.13 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

R3-41 – Picton Harbour Development, North of 13274 Loyalist Parkway, 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) (By-law 4591-2019)

- a. The only permitted uses shall be an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use
- b. The following additional provisions apply:
 - (i) Any lot line fronting onto a condominium road is considered a front lot line.
 - (ii) Minimum front yard: 4.5 m
 - (iii) Maximum lot coverage: 43%
 - (iv) Maximum building height: 103.43 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.
 - (v) Where an underground parking structure is located entirely below grade, it can be located in any yard.
 - (vi) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
 - (vii) Minimum parking space area: 16.2 m²
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonusing (Community Benefits) By-law.

R3-42-H – 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 an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use
- b. The following additional provisions apply:
 - (i) Any lot line fronting onto a condominium road is considered a front lot line.
 - (ii) Minimum front yard: 4.5 m.
 - (iii) Maximum lot coverage: 50%.
 - (iv) Maximum building height: 103.43 m above sea level as measured to the mean height between the eaves and ridge, exclusive of any accessory roof construction.

- (v) Where an underground parking structure is located entirely below grade, it can be located in any yard.
- (vi) Where an underground parking structure projects above grade, it has a minimum setback of 1.0 m from any lot line.
- (vii) Minimum parking space area: 16.2 m.
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

R3-43 – 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 an apartment dwelling and uses, buildings and structures accessory to the foregoing permitted use.
- b. The following additional provisions apply:
 - (i) Minimum front yard: 4.3 m
 - (ii) Minimum interior side yard: 1.2 m for an accessory structure
 - (iii) Minimum landscaped open space: 25%
 - (iv) Parking space dimensions:
 - a) Minimum area: 14.8 m²
 - b) Minimum width: 2.6 m
- c. The maximum height of all buildings shall be 4 storeys, unless provided for in a Height Bonus (Community Benefits) By-law.

R3-44 – 80 Maple Street, Part of Lots 20 & 21, Concession 3 Military Tract (Ward of Picton) (By-law 127-2020)

- a. The following additional provisions apply:
 - (i) Minimum lot frontage: 7.0 m
 - (ii) Minimum rear yard: 6.0 m
 - (iii) Minimum front yard: 6.0 m
 - (iv) Unenclosed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and lands may project into any required yard to a maximum of 3.0 m, but no closer than 3.0 m to the rear lot line.

R3-45 – Talbot on the Trail Blocks 101-108 and 113-116 (Ward of Picton) (By-law 67-2021)

- a. A permitted use shall be a Back-to-Back Townhouse, defined as group of at least three attached separate dwelling units which share a sidewall and rear wall, without a rear yard setback, and whereby each unit has an independent entrance to the unit from the outside accessed through the front elevation or exterior side elevation of the dwelling unit.
- b. The following additional provisions apply:
 - (i) Minimum lot area: Back-to-back townhouse dwelling unit: 112.0 m²
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum exterior side yard: 1.5 m
 - (iv) Minimum rear yard: 0.0 m
 - (v) Maximum lot coverage: 67% per unit. Decks, unenclosed porches and exterior stairs are not included in the coverage calculation.
 - (vi) Minimum landscaped open space: 19%
 - (vii) Maximum building height: 10.0 m
 - (viii) Minimum parking space area: 16.5 m²
 - (ix) The parking area shall not be wider than the garage/carport.
 - (x) Unenclosed Balcony Projection: Unenclosed balconies shall project up to 1.6 m out of the front wall of the dwelling or 1.6 m out of the exterior side of the dwelling if abutting a public street, but no closer than 1.2 m to any lot line and may have a maximum height of 7.0 m.

R3-46-H – Lot 10 B Plan 8; Part Lot 197 b Plan 8 Part 1 47R1603 (Ward of Wellington) (By-law 09-2021)

- a. The following additional provisions apply:
 - (i) A permitted residential density of 50 units per net hectare.
 - (ii) A parking rate of 1.25 is not exceeded.
- 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
- c. No development shall be permitted on the site nor shall a By-law be enacted to remove the Holding (H) Symbol until such a time as a Site Plan Control Agreement has been executed to the satisfaction of the Municipality, including but not limited to stormwater management, grading, servicing, entrance/access to the site, community

benefits in exchange for density bonusing; and the deeding of land for a future road to the Municipality.

R3-47-H – Fields of Wellington, 18 Talbot Street, Part of Lots 198 Plan 8 Wellington, Parts 4, 5, 6, 7, 8, 10 47R8196; S/T & T/W PE150598 & S/T WL4302; PRINCE EDWARD, and Part Lot 197 Plan 8 Wellington Parts 1, 2 & 3 47R8196; S/T WL4323; PRINCE EDWARD, and T 198J PL8 WELLINGTON; PARTS 9 & 11 47R8196; PRINCE EDWARD (Ward of Wellington) (By-law 11-2021)

- a. Permitted uses shall be limited to the following: one (1) townhouse dwelling, one (1) unit of a townhouse dwelling, one (1) additional dwelling unit, home occupation, and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 500.0 m²
 - (ii) Minimum front yard:
 - a) 3.0 m to the front wall of the dwelling
 - b) 6.0 m to the front wall of an attached or detached garage
 - (iii) Minimum exterior side yard: 3.0 m
 - (iv) Minimum interior side yard:
 - a) 0.0 m on the attached side of a dwelling
 - b) 1.2 m on the unattached side of the dwelling
 - (v) Maximum lot coverage: 40%
- 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.
- d. 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 to the lands.

R3-48-H – Fields of Wellington, Part of Lots 198 Plan 8 Wellington, Parts 4, 5, 6, 7, 8, 10 47R8196; S/T & T/W PE150598 & S/T WL4302; PRINCE EDWARD, and Part Lot 197 Plan 8 Wellington Parts 1, 2 & 3 47R8196; S/T WL4323; PRINCE EDWARD, and T 198J PL8 WELLINGTON; PARTS 9 & 11 47R8196; PRINCE EDWARD (Ward of Wellington) (By-law 11-2021)

- a. Permitted uses shall be limited to the following: apartment dwelling, retirement home, senior citizens' housing complex, retail commercial establishment within an apartment dwelling, home business, and uses, buildings and structures accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum required yards: 3.0 m
- 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.
- d. 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 to the lands.

R3-49-H – Wellington Bay Estates (Ward of Wellington) (By-law 118-2022)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 230 m²
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum rear yard: 6.0 m
 - (iv) Minimum setback from private right-of-way: 2.0 m
 - (v) Minimum exterior side yard: 3.5 m
 - (vi) Maximum lot coverage: 65%
 - (vii) Minimum landscaped open space: 25%
 - (viii) Rear yard encroachment of porch: 3.0 m
 - (ix) Minimum interior side yard: 1.2 m on the unattached side
- b. Development shall not occur within the R3-49-H Zone 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.

R3-50 – Fields of Wellington, Part of Lots 198 Plan 8 Wellington, Parts 4, 5, 6, 7, 8, 10 47R8196; S/T & T/W PE150598 & S/T WL4302; PRINCE EDWARD, and Part Lot 197 Plan 8 Wellington Parts 1, 2 & 3 47R8196; S/T WL4323; PRINCE EDWARD, and T 198J PL8 WELLINGTON; PARTS 9 & 11 47R8196; PRINCE EDWARD (Ward of Wellington) (By-law 11-2021)

- a. Permitted uses are limited to: apartment dwelling containing four (4) dwelling units.
- b. The following additional provisions apply:
 - (i) Minimum lot frontage: 22.6 m

R3-51 – 30 Disraeli Street, Part Lot 1508, Plan 24 Picton, Part 3 47R7136 T/W PE154954 (Ward of Picton) (By-law 148-2022)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 1.0 m
 - (ii) Minimum interior side yard: 3.0 m
 - (iii) Minimum setback to a private right-of-way: 3.0 m
 - (iv) Minimum landscaped open space: 26%
 - (v) Notwithstanding **Section 4.1** to the contrary, a parking ratio of 0.8 spaces per unit shall be required for an apartment building.
 - (vi) Notwithstanding **Sections 4.1.5** and **4.1.6** to the contrary, a parking space shall have a minimum area of 14.3 m², a minimum width of 2.6 m and the minimum width of a drive aisle providing access to parking spaces shall have a minimum width of 4.0 m.
 - (vii) Notwithstanding **Sections 4.1.5** and **4.1.6** to the contrary (or vi) above) compact parking spaces shall be permitted with a minimum area of 12.5 m² and a minimum width of 2.5 m.

R3-52 – 230 Niles Street, Lots 257-260, Plan 8 Wellington Hillier, Part Lot 197 & Lane Lying North of Lots 255-260 Plan 8 Wellington Hillier, Closed by PE57489 & Part Unopened Street Lying North of Niles Street and West of Lot 260 Plan 8 Wellington Hillier, Part 1 of 47R9133; Together with an Easement Over Part 2 of 47R9133 as in EC64398 (Ward of Wellington) (By-law 151-2022)

- a. The following additional provisions apply:
 - (i) Maximum front yard setback for apartment dwelling: 6.0 m
 - (ii) Maximum building height for apartment dwelling: 16.0 m
 - (iii) Minimum barrier-free parking space area: 20.4 m²
 - (iv) Minimum barrier-free parking space width: 3.4 m
 - (v) Maximum parking spaces permitted on-site: 1.25 spaces per unit
 - (vi) Parking spaces shall have a minimum area of 13.5 m² and a minimum width of 2.6 m.
 - (vii) Bicycle parking shall be provided at a rate of 0.5 spaces per unit.
 - (viii) Minimum setback from the floodplain for Lane Creek: 12.0 m
 - (ix) Minimum setback for patios projecting into front yard setback: 3.0 m

R3-53 – 13 Lake Street, Lot 725 Plan 24 Picton; Part Lot 726 Plan 24 Picton As In PE168774 (Ward of Picton) (By-law 153-2022)

- a. The permitted uses shall be limited to the following: apartment dwelling containing twelve (12) dwelling units, and uses normal and accessory to the foregoing.
- b. The following additional provisions apply:
 - (i) Minimum lot area: 1281.0 m²
 - (ii) Minimum front yard: 5.1 m
 - (iii) Minimum landscaped open space: 34%
 - (iv) Required parking spaces: 13 spaces
 - (v) Notwithstanding Section 5.1.5 to the contrary a parking space shall have a minimum area of 14.3 m² and a minimum width of 2.6 m.

R3-54-H – Wellington Bay Estates (Ward of Wellington) (By-law 118-2022)

- a. The following additional provisions apply for dwellings:
 - (i) Minimum lot area: 230.0 m²

- (ii) Minimum front yard setback: 6.0 m
 - (iii) Minimum rear yard setback: 6.0 m
 - (iv) Minimum setback from private right of way: 2.0 m
 - (v) Minimum exterior side yard: 3.5 m
 - (vi) Maximum lot coverage: 65%
 - (vii) Minimum landscaped open space: 25%
 - (viii) Rear yard encroachment of porch: 3.0 m
 - (ix) Minimum interior side yard – on the unattached side: 1.2 m
- b.** No development on lands shall take place until such time as 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. Until such time as the "Holding" (H) symbol has been removed, the only uses, buildings or structures permitted shall be those uses existing on the date of passing of this By-law, a temporary sales office and model homes, 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 to the lands.
- d.** Upon removal of the "Holding" (H) symbol, the uses and zone provisions shall apply to the lands so zoned.

R3-55 – Reserved for future use.

R3-56 – Reserved for future use.

R3-57 – PT LT 20 CON 3 Military Tract Hallowell (Wards of Bloomfield/Hallowell) (By-law 100-2023)

- a.** The following additional provisions apply:
- (i) Minimum lot area: 160.0 m²
 - (ii) Minimum front yard: 5.0 m
 - (iii) Minimum exterior side yard: 1.4 m

- (iv) Minimum interior side yard for a townhouse dwelling unit: 0.0 m (where connected) or 1.5 m
- (v) Minimum rear yard: 6.0 m
- (vi) Maximum lot coverage: 50%

R3-58 – Reserved for future use.

R3-59-H – 49 & 57 Folkard Lane (Ward of Picton) (By-law 54-2023)

a. The following definitions apply:

- (i) The lot lines shall be the front lot line shall be County Road 49 and the rear lot line shall be the lot line farthest from and opposite to the front lot line. Both perpendicular boundaries to the front lot line shall be interior lot lines. There shall be no exterior lot lines.
- (ii) Stacked Townhouse means a dwelling containing four or more principal dwelling units where the units in each pair are divided horizontally, and the pairs are divided vertically, and in which each dwelling unit has an independent entrance from the exterior.

b. The following additional provisions apply:

- (i) Minimum lot area: 13,000 m²
- (ii) Minimum landscaped open space: 30%
- (iii) A minimum of one (1) parking space per unit shall be provided in either a garage or driveway. Additional parking may be permitted in a surface parking area not within a driveway.
- (iv) The maximum number of residential units permitted is 124.

c. The Holding (H) Symbol shall not be removed until such time as:

- (i) The owner has entered into a Subdivision Agreement and/or a Site Plan Control Agreement with the Corporation of the County, which agreement shall include but not be limited to, addressing all municipal requirements, financial or otherwise, in accordance with Sections 41 and/or 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended; and
- (ii) Municipal sanitary sewer and water services are available to service the lands to the satisfaction of the County; and
- (iii) The owner has entered into a Community Benefits Agreement with the Corporation of the County.

R3-60-H – 49 & 57 Folkard Lane (Ward of Picton) (By-law 54-2023)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 150 m² per townhouse dwelling unit
 - (ii) Minimum front yard: 6.0 m
 - (iii) Minimum exterior side yard: 1.5 m
 - (iv) Minimum interior side yard: 1.5 m
 - (v) Maximum lot coverage: 55%
 - (vi) Minimum landscaped open space: 28%
 - (vii) Stairs and landings leading to a unit's primary entrance shall be setback 1.0 m from any lot line.
 - (viii) The maximum number of residential units is 40.
- b. The Holding (H) Symbol shall not be removed until such time as:
 - (i) The owner has entered into a Subdivision Agreement and/or a Site Plan control agreement with the Cooperation of the County, which agreement shall include but not be limited to, addressing all municipal requirements, financial or otherwise, in accordance with Sections 41 and/or 51 of the Planning Act R.S.O 1990, c.P.13, as amended; and
 - (ii) Municipal sanitary sewer and water services are available to service the lands to the satisfaction of the County; and
 - (iii) The owner has entered into a Community Benefits Agreement with the Corporation of the County.

R3-61-H – Lanarose (Block 15) (Ward of Wellington) (By-law 87-2023)

- a. Notwithstanding Section 4.1(a), 1.25 parking spaces per dwelling unit for apartment dwellings are required for the lands shown as Block 15 on Schedule 1.
- b. That 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 to the lands.

R3-62-H – Part Lots 1 & 22, Concession SECP (Ward of Hallowell) (By-law 3292-2013)

- a. The following additional uses are permitted and shall be limited to: single-detached dwelling, semi-detached dwelling, townhouse dwellings, home occupation, and open space uses.

- b.** The following additional provisions apply for single-detached dwellings:
 - (i) Minimum lot area: 400.0 m²
 - (ii) Minimum lot frontage: 11.0 m
 - (iii) Minimum front yard: 6.0 m
 - (iv) Minimum side yard: 1.2 m, plus 0.6 m for each partial or additional storey above the first
 - (v) Minimum exterior side yard: 7.5 m
 - (vi) Minimum rear yard: 7.5 m
- c.** The following additional provisions apply for semi-detached dwellings:
 - (i) Minimum lot area: 674.0 m²
 - (ii) Minimum lot area per dwelling unit: 300 m²
 - (iii) Minimum lot frontage: 10 m
 - (iv) Minimum front yard: 6 m
 - (v) Minimum interior side yard: 1.2 m
 - (vi) Minimum side yard between 0.0 m. attached units
 - (vii) Minimum exterior side yard: 3.0 m
 - (viii) Minimum rear yard: 7.5 m
 - (ix) Maximum building coverage: 35%
- d.** The following additional provisions apply for townhouse dwellings:
 - (i) Minimum lot area: 700.0 m²
 - (ii) Minimum lot area per dwelling unit: 230.0 m²
 - (iii) Minimum lot frontage per dwelling unit: 6.0 m
 - (iv) Minimum front yard: 6.0 m
 - (v) Minimum side yard between attached units: 0.0 m
 - (vi) Minimum interior side yard: 2.5 m
 - (vii) Minimum exterior side yard: 3.0 m
 - (viii) Minimum rear yard: 9.0 m
 - (ix) Maximum building coverage: 35%

- e. The 'H' shall be removed when the owner has entered into an appropriate development agreement with the Corporation of the County of Prince Edward to address the provision of on-site municipal services for the development of the subject land. Such agreement shall be registered on title.

R3-63-H – 12697 Loyalist Parkway (Wards of Picton and Bloomfield-Hallowell)

- a. The following additional uses are permitted: single-detached dwelling, semi-detached dwelling, and townhouse dwelling.
- b. The use of a Licensed Short-Term Accommodations (STAs) is prohibited.
- c. The following additional provisions apply:
 - (i) Minimum lot area:
 - a) Single-detached dwelling: 354.0 m²
 - b) One (1) unit of a semi-detached dwelling: 290.0 m²
 - c) One (1) semi-detached dwelling 580.0 m²
 - d) Townhouse dwelling per dwelling unit:
 - 1. Interior unit: 175 m²
 - 2. Exterior unit: 205 m²
 - 3. Exterior unit (corner lot): 300 m²
 - (ii) Minimum lot frontage:
 - a) Single-detached dwelling: 12 m
 - b) One (1) unit of a semi-detached dwelling: 10 m
 - c) One (1) semi-detached dwelling: 20 m
 - d) Townhouse dwelling where each unit fronts onto a public street:
 - 1. Interior unit: 6 m
 - 2. Exterior unit: 7 m
 - 3. Exterior unit (corner lot): 10.5 m
 - (iii) Minimum front yard:
 - a) Single detached dwelling: 6 m
 - b) Semi-detached dwelling: 3 m
 - c) Townhouse dwelling: 3 m
 - (iv) Minimum exterior side yard:

- a) Single detached dwelling: 2.5 m
 - b) Semi-detached dwelling: 3 m
 - c) Townhouse dwelling: 3m
- (v) Minimum interior side yard:
 - a) Single detached dwelling 1.2 m
 - b) Semi-detached dwelling:
 - 1. On the attached side: 0 m
 - 2. On the other side: 1.2 m
 - c) Townhouse dwelling:
 - 1. On the attached side: 0 m
 - 2. On the other side: 1.2 m
- (vi) Minimum rear yard:
 - a) Single-detached dwelling: 7.5 m
 - 1. Decks may project into a required rear yard a maximum of 4.5 m
 - b) Semi-detached dwelling: 7.5 m
 - 1. Decks may project into a required rear yard a maximum of 4.5 m
 - c) Townhouse dwelling: 7.5 m
 - 1. Decks may project into a required rear yard a maximum of 4.5 m
- (vii) Maximum lot coverage:
 - a) Single-detached dwelling:
 - 1. Interior Lots (dwelling): 46%
 - 2. Interior Lots (accessory): 12%
 - 3. Corner Lots (dwelling): 35%
 - 4. Corner Lots (accessory): 10%
 - b) Semi-detached dwelling
 - 1. Interior Lots (dwelling): 49%
 - 2. Interior Lots (accessory): 13%

- 3. Corner Lots (dwelling): 37%
- 4. Corner Lots (accessory): 10%
- c) Townhouse dwelling
 - 1. Interior Unit (dwelling): 55%
 - 2. Interior Unit (accessory): 15%
 - 3. Exterior Unit (dwelling): 47%
 - 4. Exterior Unit (accessory): 13%
 - 5. Exterior Unit - corner lot (dwelling): 31%
 - 6. Exterior Unit - corner lot (accessory): 9%
- (viii) Minimum landscaped open space:
 - a) Single-detached dwelling
 - 1. Interior lots: 30%
 - 2. Corner lots: 35%
 - b) Semi-detached dwelling
 - 1. Interior lots: 25%
 - 2. Corner lots: 35%
 - c) Townhouse dwelling
 - 1. Interior Unit: 20%
 - 2. Exterior Unit: 31%
 - 3. Exterior Unit (corner lot): 35%
- (ix) Maximum height of buildings: 12 m
- d. Any lot that has reduced minimum lot area, frontage, yards, landscaped open space, or increased maximum lot coverage due to a sight triangle dedicated to the municipality shall be deemed to comply with the applicable provisions of the By-law.
- e. Holding Provision shall apply to the site until specific Subdivision Agreements are executed between the owners and the Municipality.

R3-64-H – 12697 Loyalist Parkway (Wards of Picton and Bloomfield-Hallowell)

- a. The following additional uses are permitted: apartment dwelling; and non-residential uses in a mixed-use development may be a retail store; personal service establishment; convenience store; or restaurant.

- b. The use of Licensed Short-Term Accommodations (STAs) is prohibited.
- c. Provisions for the Front Lot Line: a private road shall be considered equivalent to a public street for the purposes of applying those provisions referencing or related to frontages, yards, streetlines or similar. Where a lot or dwelling abuts both a private road and a public street, the lot line parallel to the wall containing the main entrance to the dwelling shall be considered to be the front lot line.
- d. The following additional provisions apply for apartment buildings:
 - (i) Minimum lot area: 540 m²
 - (ii) Minimum lot frontage: 18 m
 - (iii) Minimum front yard: 3 m
 - (iv) Minimum exterior side yard: 3 m
 - (v) Minimum interior side yard: 4.5 m
 - (vi) Minimum rear yard: 7.5 m
 - (vii) Maximum lot coverage: 45%
 - (viii) Minimum landscaped open space: 35%
 - (ix) Maximum height of buildings: 15 m
- e. Any lot that has reduced minimum lot area, frontage, yards, landscaped open space, or increased maximum lot coverage due to a sight triangle dedicated to the municipality shall be deemed to comply with the applicable provisions of the By-law.
- f. The following definition applies:
 - (i) Stacked Townhouse means a residential building that is used for the purpose of four or more dwelling units and configured in a manner that a portion of the dwelling units are located entirely or partially above the other portion of the dwelling units, and where each dwelling unit has its own independent external access outside.
- g. Hold Provision shall apply to the site until specific Subdivision Agreements are executed between the owners and the Municipality.

R3-65-H – West Meadows Block 55 (Ward of Picton)

- a. The following additional provisions apply:
 - (i) Minimum front yard: 3 m
 - (ii) Minimum rear yard: 4 m
 - (iii) Minimum exterior yard: 4.2 m

- (iv) Minimum interior side yard: 3.7 m
 - (v) Minimum lot area: 0.72 ha
 - (vi) Maximum building height: 16.4 m
 - (vii) Minimum parking requirement: 1 space per dwelling unit for apartment dwellings.
- b. The “H” Holding Symbol shall only be removed once the following requirements have been complied with:
- (i) Site Plan Control agreement has been registered on title.

R3-66-H – 380 Wellington Main Street (Ward of Wellington)

- a. The following permitted uses shall be: single-detached dwellings, townhouse dwellings, apartment dwellings, and additional dwelling units.
- b. The following non-residential uses with a combined maximum Gross Floor Area of 120 m² shall be permitted as accessory uses to an apartment building: financial institution and bank, clinic or office of medical practitioner, retail commercial establishment, personal service establishment, merchandise service shop, restaurant, business, professional or administrative office, convenience store, bakery, and food retail store.
- c. For the purposes of zoning, a street townhouse, rear lane townhouse and back-to-back townhouse housing type shall have the same definition as Dwelling, Townhouse.
- d. The following additional provisions apply:
 - (i) Minimum lot area:
 - a) Street townhouse dwelling: 194 m²
 - b) Rear lane townhouse dwelling: 125 m²
 - c) Back-to-back townhouse dwelling: 94 m²
 - d) Detached dwelling: 365 m²
 - e) Shall not apply to apartment dwellings and accessory non-residential uses
 - (ii) Minimum lot frontage:
 - a) Street townhouse dwelling: 7.0 m
 - b) Rear lane townhouse dwelling: 5.7 m
 - c) Back-to-back townhouse dwelling: 6.5 m

- d) Detached dwelling: 10.9 m
- e) Shall not apply to apartment dwellings
- (iii) Minimum front yard:
 - a) Street townhouse dwelling: 5.5 m to the main wall and 6.0 m to the garage face
 - b) Rear lane townhouse dwelling: 3.5 m
 - c) Back-to-back townhouse dwelling: 4.2 m
 - d) Detached dwelling: 5.5 m
- (iv) Minimum rear yard:
 - a) Street townhouse dwelling: 7.5 m
 - b) Rear lane townhouse dwelling: 2.5 m to the garage face
 - c) Shall not apply to back-to-back townhouse dwellings
 - d) Detached dwelling: 7.5 m
 - e) Apartment dwelling: 3.0 m where abutting an R1 Zone
- (v) Minimum interior side yard:
 - a) Shall not apply to a street townhouse dwelling on the attached side
 - b) Street townhouse dwelling on unattached side: 1.3 m
 - c) Shall not apply to a rear lane townhouse dwelling on the attached side
 - d) Rear lane townhouse dwelling on the unattached side: 1.3 m, except where a lot flanks onto the Millennium Trail, a 2.0 m interior side yard shall be required
 - e) Shall not apply to a back-to-back townhouse dwelling on the attached side
 - f) Back-to-back townhouse dwelling on the unattached side: 1.3 m
 - g) Detached dwelling: 1.2 m and 0.6 m where a private garage is located
- (vi) Minimum exterior side yard:
 - a) Street townhouse dwelling: 3.0 m
 - b) Rear lane townhouse dwelling: 1.5 m
 - c) Back-to-back townhouse dwelling: 1.4 m

- d) Detached dwelling: 3.0 m, except where a lot flanks onto the Millennium Trail, a 4.5 m exterior side yard shall be required
 - e) Apartment dwelling: 3.0 m
- (vii) A maximum lot coverage shall not apply to buildings and structures within the Zone.
- (viii) Maximum height of an apartment dwelling will be 2 storeys or 7.5 m
- (ix) A minimum landscaped open space of 5000.0 m² shall be provided
- e. The following additional parking provisions apply:
 - (i) Vehicular access to a permitted use shall be from a private right-of-way at least 6.0 m in width
 - (ii) A maximum driveway width of 6.0 m is permitted
 - (iii) Parking shall be provided as follows:
 - a) 2 spaces per rear-lane townhouse unit;
 - b) 1 space per back-to-back townhouse unit;
 - c) 1 space per street-oriented townhouse unit;
 - d) 4 spaces per detached dwelling unit;
 - e) 1 space per apartment dwelling unit;
 - f) 0.2 shared visitor and non-residential spaces per dwelling unit, regardless of dwelling type.
- f. Maximum encroachment of unenclosed porch, steps and patios, whether covered or uncovered, exterior stairs and landings into the required yards: 3.0 m
- g. None of the provisions of the Zoning By-law shall apply to prevent a sales office on the lot as a temporary use.
- h. Despite any future severance, partition or division of the lot, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- i. The Hold Provision shall apply to the site until specific Site Plan Control Agreements are executed for the individual Blocks, between the owners and the Municipality. The Site Plan Control Agreement will address matters required under Section 41 of the Planning Act, R.S.O. 1990, c.P.13.

R3-67 – 6 John Street (Ward of Bloomfield/Hallowell)

- a. The following additional provisions apply:
 - (i) Minimum lot area: 190 m²

- (ii) Minimum lot frontage: 5.9 m
- (iii) Minimum interior side yard setback:
 - a) 0 m on the attached side; and
 - b) 1.2 m on the other side.
- (iv) Maximum lot coverage: 36%

R3-68 – Lands in the Vicinity of Nicholas Street and Cumberland Street (Ward of Picton)

- a. The following additional uses are permitted: supportive housing, group home, townhouse dwelling, semi-detached dwelling, apartment dwelling, one (1) dwelling unit of a townhouse dwelling, one (1) unit of a semi-detached dwelling, open space uses, private park, and uses, buildings, and structures accessory to the foregoing permitted uses.
- b. The following definitions apply:
 - (i) “Lot” means the lands that are subject to the R3-68 Zone.
 - (ii) “Front Lot Line” means the lot line abutting a public road.
 - (iii) “Rear Lot Line” means the lot line, other than a front line lot line.
 - (iv) “Front Yard” – For a building abutting a public road, shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot.
- c. The following additional provisions apply:
 - (i) Maximum density: The greater of 0.5 FSI or 53 units per hectare.
 - (ii) Maximum lot coverage: 14%
 - (iii) Minimum landscaped open space: 62%
 - (iv) Minimum front yard:
 - a) Semi-detached dwelling: 2.5 m
 - b) Townhouse block: 5 m
 - (v) Minimum rear yard:
 - a) Semi-detached dwelling: 3 m
 - b) Townhouse dwelling: 7.5 m
 - c) Apartment dwelling: 5 m
 - d) Apartment dwelling with a height of five (5) storeys: 5 m

- (vi) Minimum distance for a parking area from a public right-of-way: 1.8 m
- (vii) Maximum building height:
 - a) Semi-detached dwelling: 2 storeys
 - b) Townhouse dwelling: 3 storeys
 - c) Apartment dwelling: 5 storeys
- (viii) Building height exceptions: A mechanical penthouse or elevator shaft may project beyond the maximum height by 5 m
- (ix) Minimum separation distance between buildings on the same block: 2.3 m
- (x) Between apartment with facing windows: 20 m
- (xi) Minimum separation distance between a building and the lot line abutting a water treatment plant: 7 m
- (xii) Minimum parking:
 - a) Semi-detached dwelling: 2 spaces per unit.
 - b) Townhouse dwelling: 2 spaces per unit.
 - c) Apartment dwelling: 1 space per unit.
- (xiii) Minimum parking space size:
 - a) Width: 2.75 m
 - b) Size: 15.6 m²
- (xiv) Minimum barrier-free parking size:
 - a) Width: 3.2 m
 - b) Size: 18.2 m²
- (xv) Minimum width of drive aisles: 6 m
- d. All other provisions of the R3 Zone and the Comprehensive Zoning By-law, as amended, shall not apply to the lands zoned R3-68.

R3-69-H – (1924484 Ontario Inc. Talbot on the Trail Blocks 101 - 108 and 113 -116; Ward of Picton)

- a. Minimum lot area:
 - (i) Unit of a semi-detached dwelling: 225 m²
 - (ii) One semi-detached dwelling: 450 m²
 - (iii) Townhouse dwelling unit: 160 m²

- b. Minimum lot frontage:
 - (i) Unit of a semi-detached dwelling: 7.5 m
 - (ii) One semi-detached dwelling: 15 m
 - (iii) Townhouse dwelling unit: 7 m
- c. Minimum front yard: 4.5 m, except that a driveway with a minimum length of 6.0 m shall be provided.
- d. Minimum interior side yard:
 - (i) 0 m (attached side)
 - (ii) 1.5 m (other side)
- e. Minimum exterior side yard: 1.5 m
- f. Minimum rear yard: 6.0 m
- g. Maximum lot coverage: 50% per unit. Decks, unenclosed porches, and exterior stairs are not included in the coverage calculation.
- h. Minimum landscaped open space: 30%
- i. Maximum building height: 10.0 m
- j. Minimum parking space area: 16.5 m²
- k. The parking area shall not be wider than the garage/carport.
- l. The Holding (H) Symbol shall not be removed until such time as the owner has entered into a Subdivision Agreement and/or a Site Plan Agreement with the Corporation of the County, which agreement shall include but not be limited to, addressing all municipal requirements, financial or otherwise, in accordance with Sections 41 and/or 51 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

R3-70 – Part of Lots 21, 22 and 23, Concession 3 Military Tract (Ward of Bloomfield and Hallowell) (By-law 17-2025)

- a. Notwithstanding the provisions of this By-law to the contrary, within the R3-70 Zone, the following provisions shall apply:
 - (i) In addition, a single-detached dwelling shall also be permitted.
 - (ii) Regulations for single-detached dwellings:
 - a) Minimum lot area: 357 m²
 - b) Minimum lot frontage: 13 m
 - c) Minimum front yard: 6 m

- d) Minimum exterior side yard: 4 m
 - e) Minimum interior side yard: 1.2 m
 - f) Minimum rear yard: 6 m
 - g) Maximum height of buildings: 10 m
 - h) Minimum landscaped open space: 30%
 - i) Maximum lot coverage: 55%
- (iii) Regulations for semi-detached dwellings:
- a) Minimum lot area: 265 m² per dwelling unit
 - b) Minimum lot frontage: 9 m per dwelling unit
 - c) Minimum front yard: 3 m
 - d) Minimum exterior side yard: 1.5 m
 - e) Minimum interior side yard: 1.2 m
 - f) Minimum rear yard: 6 m
 - g) Maximum height of buildings: 12 m
 - h) Minimum landscaped open space: 30%
 - i) Maximum lot coverage: 55%
- (iv) Regulations for townhouse dwellings:
- a) Minimum lot area: 160 m² per dwelling unit
 - b) Minimum lot frontage: 7 m per dwelling unit
 - c) Minimum front yard: 3 m
 - d) Minimum exterior side yard: 3 m
 - e) Minimum interior side yard: 1.2 m
 - f) Minimum rear yard: 6 m
 - g) Maximum height of buildings: 12 m
 - h) Minimum landscaped open space: 30%
 - i) Maximum lot coverage: 55%
- b. All other provisions of the R3 Zone and this By-law, as amended shall apply to the lands zoned R3-70.

R3-71 – Part of Lots 21, 22 and 23, Concession 3 Military Tract (Ward of Bloomfield and Hallowell) (By-law 17-2025)

- a. Notwithstanding the provisions of this By-law to the contrary, within the R3-70 Zone, the following provisions shall apply:
- (i) In addition, stacked townhouse dwellings and back-to-back townhouse dwellings shall also be permitted.
 - (ii) Where feasible, all residential buildings shall be oriented to a public street.
 - (iii) A minimum 1.5 m natural landscape buffer shall be provided along the Millenium Trail.
 - (iv) Minimum building setback from Millenium Trail: 5 m
 - (v) Regulations for stacked townhouse dwellings:
 - a) Minimum lot area: 540 m²
 - b) Minimum lot frontage: 18 m
 - c) Minimum setback from a lot line: 3 m
 - d) Minium setback between buildings within the same lot or block: 3 m
 - e) Maximum height of buildings: 15 m
 - f) Minimum landscaped open space: 30%
 - g) Maximum lot coverage 60%
 - (vi) Regulations for back-to-back townhouse dwellings:
 - a) Minimum lot area: 540 m²
 - b) Minimum lot frontage: 18 m
 - c) Minimum front yard: 3 m, 5.5 m where an attached garage is provided
 - d) Minimum exterior side yard: 3 m
 - e) Minimum interior side yard: 1.2 m
 - f) Maximum height of buildings: 15 m
 - g) Minimum landscaped open space: 20%
 - h) Maximum lot coverage: 67%
 - (vii) Regulations for apartment dwellings:
 - a) Minimum lot area: 928 m²

- b) Minimum lot frontage: 23 m
- c) Minimum front yard: 3 m
- d) Minimum exterior side yard: 3 m
- e) Minimum interior side yard: 4.5 m
- f) Minimum rear yard: 7 m
- g) Maximum height of buildings: 15 m
- h) Minimum landscaped open space: 35%
- i) Maximum lot coverage: 45%
- j) Minimum parking requirement: 1 space per dwelling unit
- k) Minimum amenity space: 10 m² per dwelling unit or 10% of the lot area
 - 1. Amenity Area means an area exterior to a residential building, or an interior area common to all dwelling units within a residential building, which is designed and intended primarily for the leisure and recreation of the occupants of the building.

R3-72 – Part of Lots 21, 22 and 23, Concession 3 Military Tract (Ward of Bloomfield and Hallowell) (By-law 17-2025)

- a. Notwithstanding the provisions of this By-law to the contrary, within the R3-72 Zone, the following provisions shall apply:
 - (i) Only townhouse dwellings shall be permitted.
 - (ii) Regulations for townhouse dwellings:
 - a) Minimum lot area: 133 m² per dwelling unit
 - b) Minimum lot frontage: 6 m per dwelling unit
 - c) Minimum front yard: 3 m
 - d) Minimum exterior side yard: 3 m
 - e) Minimum interior side yard: 1.2 m
 - f) Minimum rear yard: 5 m
 - g) Maximum height of buildings: 12 m
 - h) Minimum landscaped open space: 30%
 - i) Maximum lot coverage: 55%

7.5.4 Urban Residential 4 (R4) Exception Zones

R4-1-H – Country Club South, Phase 1A art of Lot 191 and Parts of Lots 10, 195, 196B, 188, 197 of Registered Plan No. 8 (Ward of Wellington) (By-law 116-2022)

- a. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such of as are repealed or amended in accordance with an order of the Ontario Land Tribunal or successive body this By-Law shall be deemed to have come into force on the day it passed.
- b. That 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 the 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 to the lands.

R4-2-H – Fields of Wellington, Part of Lots 197 and 198 All of Lot 198-J, Registered Plan No 8 (Ward of Wellington) (By-law 117-2022)

- a. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such of as are repealed or amended in accordance with an order of the Ontario Land Tribunal or successive body this By-Law shall be deemed to have come into force on the day it passed.
- b. That 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 the 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 to the lands.