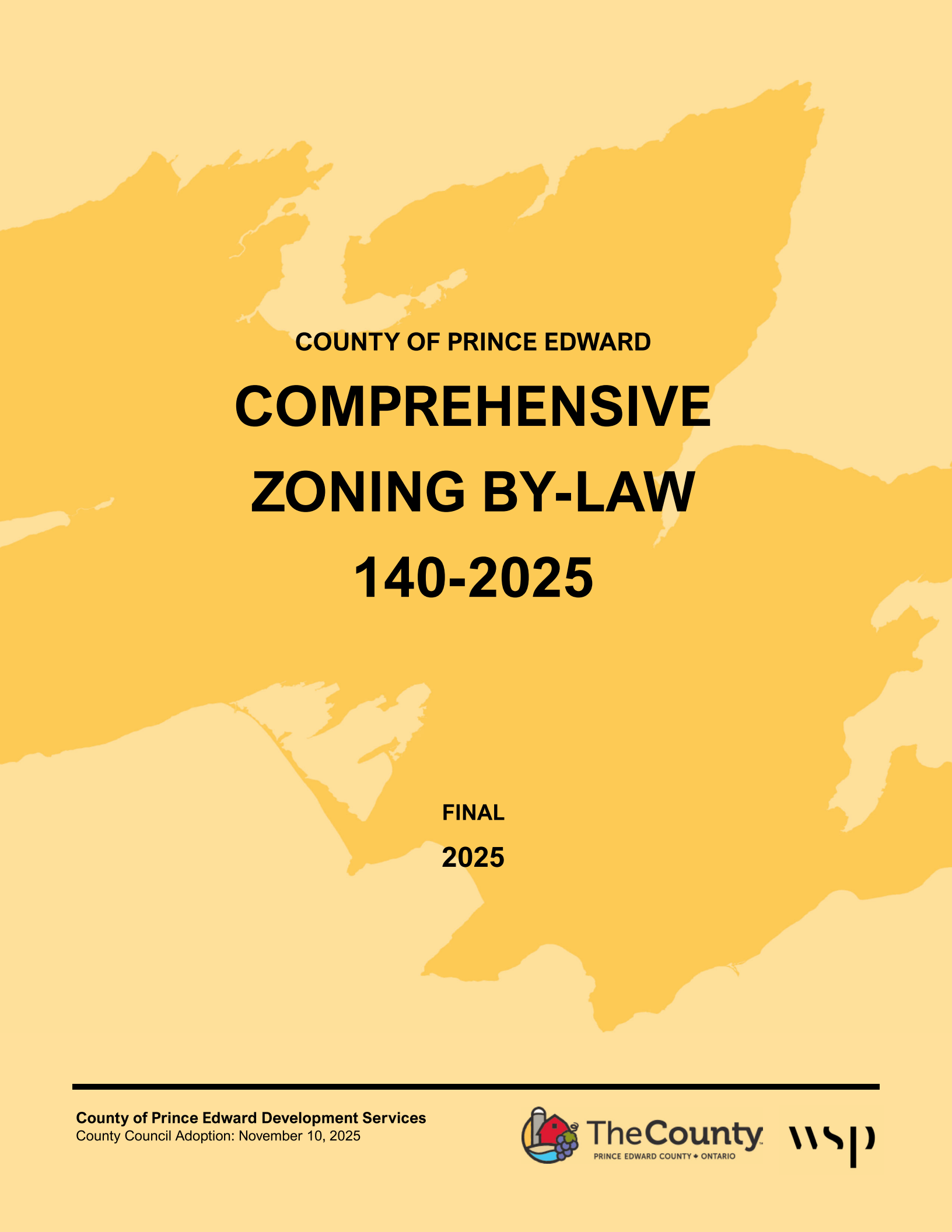


Zoning Map

64 Aletha Drive Wellington



R3-6 Urban Residential Type 3



COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING BY-LAW 140-2025

**FINAL
2025**



- (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%