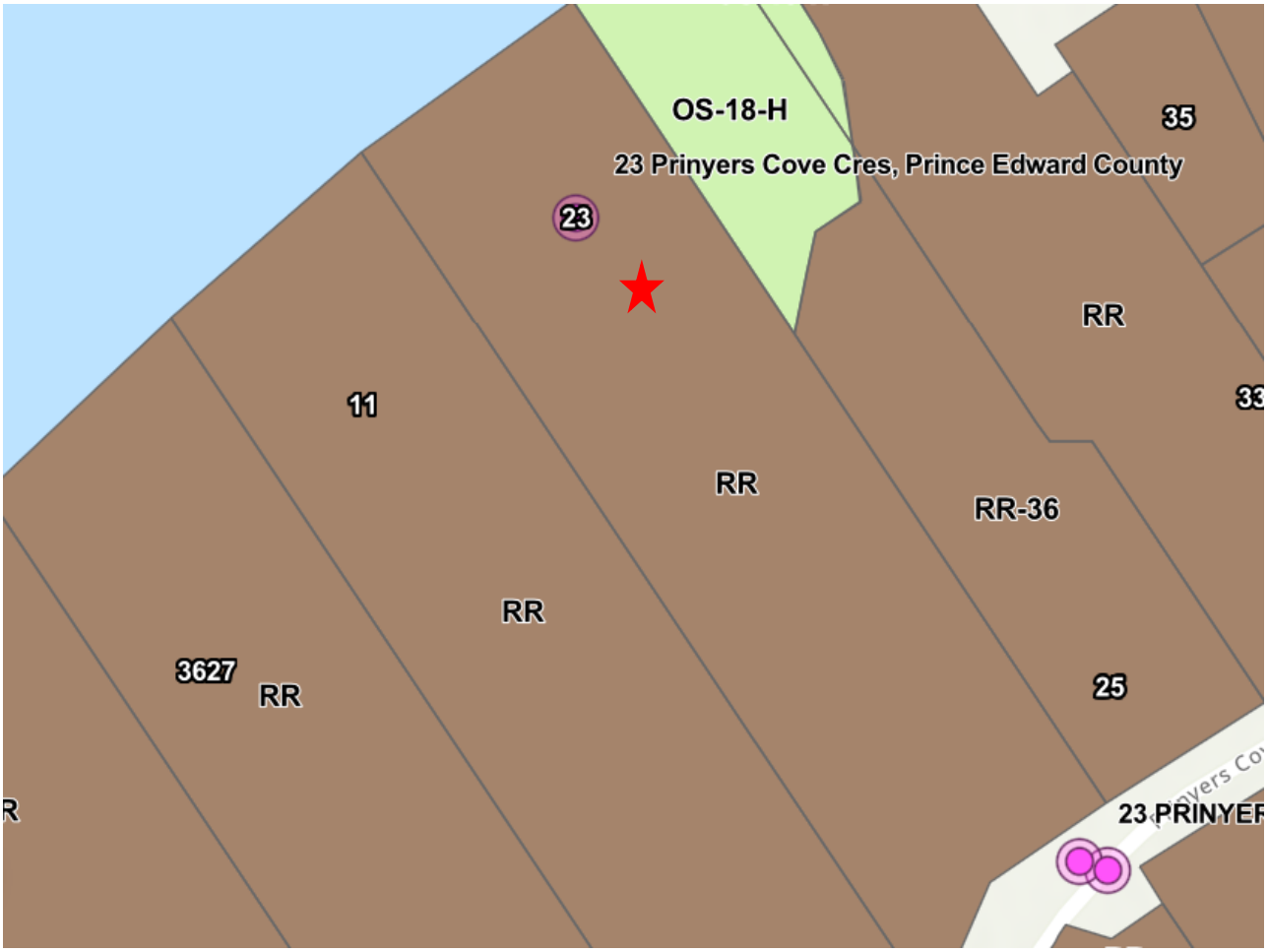
# Zoning Map

## 23 Prinyers Cove Cres, PEC




RR- Rural Residential

COUNTY OF PRINCE EDWARD

# COMPREHENSIVE ZONING BY-LAW 140-2025

**FINAL**

**2025**

**County of Prince Edward Development Services**
County Council Adoption: November 10, 2025

# 8.0 Rural Residential Zones

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

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

## 8.1 List of Rural Residential Zones

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

**Table 8-1: Rural Residential Zones**

| Zone | Zone Symbol |
|---|---|
| Hamlet Residential | **HR** |
| Limited Service Residential | **LSR** |
| Mobile Home Residential | **MHR** |
| Rural Residential Zone | **RR** |

## 8.2 Permitted Uses and Lot Requirements

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

**Table 8-2: Uses Permitted in the Rural Residential Zones**

| Use | Zone | | | |
|---|---|---|---|---|
| | HR | LSR | MHR | RR |
| **Residential Uses** | | | | |
| Mobile Home Park | | | ● | |
| Semi-Detached Dwelling | ● | ● | | |
| Single-Detached Dwelling | ● | ● | | ● |

| Table 8-2: Uses Permitted in the Rural Residential Zones | | | | |
|---|---|---|---|---|
| **Use** | **Zone** | | | |
| | **HR** | **LSR** | **MHR** | **RR** |
| **Non-Residential Uses** | | | | |
| Outdoor Furnace[1] | | | | ● |
| **Specified Accessory Uses** | Subject to **Section 3.0 General Provisions** | | | |
| Additional Dwelling Unit | ● | ● | ● | ● |
| Bed and Breakfast Establishment | ● | | | ● |
| Garden Suite | ● | ● | ● | ● |
| Short Term Accommodation (STA), Licenced | ● | | | ● |
| Group Home | ● | | | ● |
| Home Business | ● | ● | ● | ● |
| Home Industry | ● | | | ● |
| Home-Based Daycare | ● | | | ● |

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

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

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

| Table 8-3: Lot Requirements for Rural Residential Zones | | | |
|---|---|---|---|
| **Provision** | **Zone** | | |
| | **HR** | **LSR** | **RR** |
| Maximum Lot Coverage | | | |
| On Partial Municipal Services | 25% | 15% | 15% |
| On Private Services | 15% | | |

| Table 8-4: Lot and Site Requirements for a Mobile Home Park | | |
|---|---|---|
| **Provision** | | **Zone** |
| | | **MHR** |
| Lot | Minimum Lot Area | 0.4 ha |
| | Minimum Lot Frontage | 100 m |
| | Maximum Lot Coverage | 25% |
| Site | Minimum Site Area | 370 $m^2$ |
| | Minimum Site Frontage | 15 m |
| | Maximum Site Coverage | 25% |

## 8.3 Zone Standards

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

| Table 8-5: Zone Standards for Rural Residential Zones | | | |
|---|---|---|---|
| **Provision** | **Zone** | | |
| | **HR** | **LSR** | **RR** |
| Minimum Front Yard | 5 m | 5 m | 7.5 m |
| Minimum Exterior Side Yard | 6 m | 7.5 m | 7.5 m |
| Minimum Interior Side Yard | 3 m | 3 m | 3 m |
| Minimum Rear Yard | 7 m | 7 m | 7 m |
| Minimum Landscaped Area | 30% | 30% | 30% |
| Maximum Building Height | 10 m | 10 m | 10 m |

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

## 8.4 Additional Provisions

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

## 8.5 Rural Residential Exception Zones

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

### 8.5.1 Hamlet Residential (HR) Exception Zones

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

**a.** The following additional provisions apply:

(i) Minimum lot area: 0.37 ha

(ii) Minimum lot frontage: 43.5 m