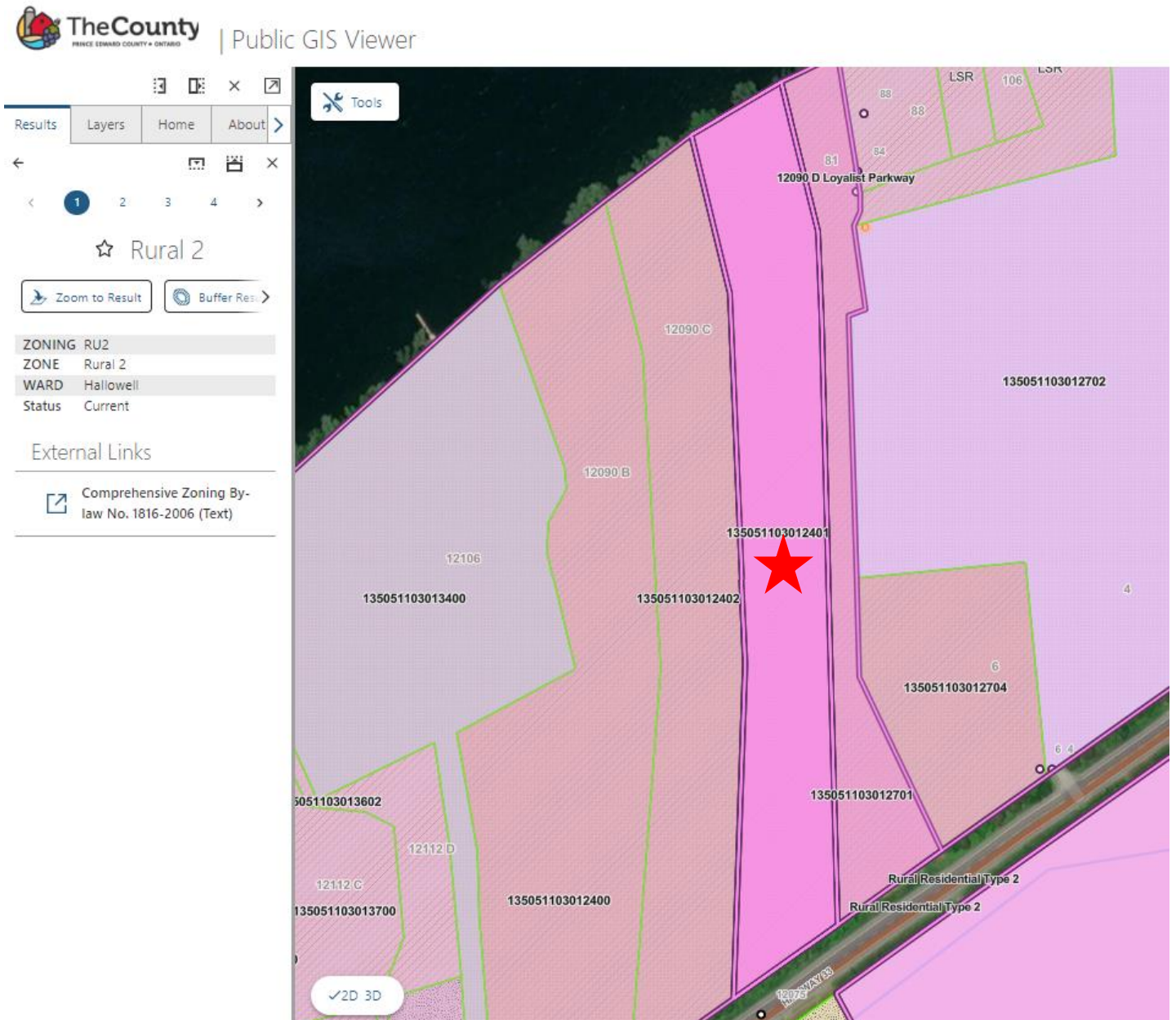


# Zoning Information

## 12090D Loyalist Parkway Prince Edward



RU2 – Rural Residential Zone

## General Property Information

Assessment Roll Number: 13505110301240100000

Street Address: 12090 LOYALIST PKY

Municipality: PRINCE EDWARD COUNTY

## Property Regulation Details

Is my property subject to approvals under Ontario Regulation 41/24?

**Yes - Selected property may be subject to O. Reg. 41/24 - Contact QC for more information or click on the links to request a site visit or to apply for a permit.**

If your property is within a regulated area, you will require a permit from QC for any proposed development. Not all regulated areas have been identified in this mapping application and it is important to know that the Regulation still applies under these circumstances. The screening limit data is conceptual in nature.

## Contact Information

If your property appears to be within a regulated area, CONTACT US:

tel.: (613) 968-3434 Belleville Office

tel.: (613) 354-3312 Napanee Office

or

e-mail: [info@quinteconservation.ca](mailto:info@quinteconservation.ca)

[Online Permit Application](#)

[Site Visit Request Form](#)

## Parcel Map



# **COUNTY OF PRINCE EDWARD**

## **COMPREHENSIVE ZONING**

### **BY-LAW NO. 1816-2006**

**Updated October 2022**

**October 23, 2006**

## **SECTION 8 RURAL 2 (RU2) ZONE**

No person shall within any Rural 2 (RU2) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **8.1 PERMITTED RESIDENTIAL USES**

- 8.1.1** one single detached dwelling
- 8.1.2** home business
- 8.1.3** rural home business
- 8.1.4** private home day care
- 8.1.5** bed and breakfast establishment
- 8.1.6** group home
- 8.1.7** uses, buildings and structures accessory to the foregoing permitted uses
- 8.1.8** accessory farm accommodation
- 8.1.9** one second unit or one garden suite

### **8.2 PERMITTED NON-RESIDENTIAL USES**

- 8.2.1** agriculture
- 8.2.2** commercial greenhouses
- 8.2.3** conservation area including passive outdoor recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 8.2.4** equestrian centre
- 8.2.5** farm
- 8.2.6** farm produce outlet
- 8.2.7** forestry and reforestation
- 8.2.8** garden nursery sales and supply establishment
- 8.2.9** kennel

- 8.2.10** wayside pit and wayside quarry, in accordance with provisions of Section 4.21 of this By-law
- 8.2.11** maximum of two windmills in accordance with the provisions of Section 4.33 of this By-law
- 8.2.12** outdoor furnace in accordance with the provisions of Section 4.32 of this By-law
- 8.2.13** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law
- 8.2.14** uses, buildings and structures accessory to the foregoing permitted non-residential uses
- 8.2.15** farm winery (**Amending By-law No. 2433-2009**)
- 8.2.16** mobile restaurant (**Amending By-law No. 3064-2012**)

### **8.3 REGULATIONS FOR PERMITTED USES**

- |               |  |                |
|---------------|--|----------------|
| <b>8.3.1</b>  | Minimum Lot Area                                     | 20 ha (50 ac.) |
| <b>8.3.2</b>  | Minimum Lot Frontage                                 | 75 m (250 ft.) |
| <b>8.3.3</b>  | Minimum Front Yard                                   | 15 m (50 ft.)  |
| <b>8.3.4</b>  | Minimum Exterior Side Yard                           | 15 m (50 ft.)  |
| <b>8.3.5</b>  | Minimum Interior Side Yard                           | 7.5 m (25 ft.) |
| <b>8.3.6</b>  | Minimum Rear Yard                                    | 15 m (50 ft.)  |
| <b>8.3.7</b>  | Maximum Lot Coverage (all buildings and structures)  | 10 %           |
| <b>8.3.8</b>  | Minimum Landscaped Open Space                        | 30 %           |
| <b>8.3.9</b>  | Maximum Height of Buildings                          | 10 m (33 ft.)  |
| <b>8.3.10</b> | Maximum Number of Dwelling Units Per Lot             | 2              |
| <b>8.3.11</b> | Maximum Number of Accessory Farm Accommodation Units | 2              |

## **8.4 GENERAL PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS**

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions,, of this By-law where applicable to the use of any land, building or structure permitted within the Rural 2 (RU2) Zone and any special zone thereunder, shall apply and be complied with.

## **8.5 SPECIAL RURAL 2 (RU2) ZONES**

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

### **8.5.1 RU2-1 Zone (Part of Lot 9, Concession I, South Side East Lake, Ward of Athol)**

Notwithstanding any provisions of this By-law to the contrary, within the RU2-1 Zone, the following provisions shall apply:

- i. The frame barn existing on the date of passing of this by-law shall only be used for dry storage, and at no time shall it be used for the purpose of housing livestock.

### **8.5.2 RU2-2 Zone (Part of Lot 19, Concession 3, Ward of Hillier)**

Notwithstanding any provisions of this By-law to the contrary, within the RU2-2 Zone, the following provisions shall apply:

- i. Minimum lot area 19 ha (46.9 ac.)
- ii. Minimum lot frontage (Station Rd.) 100 m (328 ft.)
- iii. Minimum front yard 235 m (771 ft.)
- iv. Minimum interior side yard 35 m (114.8 ft.)
- v. Minimum exterior side yard 44 m (144.4 ft.)
- vi. Any new barn or addition to an existing barn located on a farm or a specialized farm shall be constructed in accordance with Minimum Distance Separation requirements but in no case shall a barn or an addition to a barn be constructed closer than 176 m (577.4 ft.) to a dwelling on an adjacent lot.
- vii. Lands within the Environmental Protection (EP) Zone on the same lot may be used in the calculation of lot area and lot frontage.

### **8.5.3 RU2-3 Zone (Part of Lot 66, Concession 5 Ward of Hillier)**

Notwithstanding any provisions of this By-law to the contrary, within the RU2-3 Zone, the following provisions shall apply:

- i. Residential uses shall be prohibited.
- ii. Minimum lot area 16.5 ha (40.7 ac.)