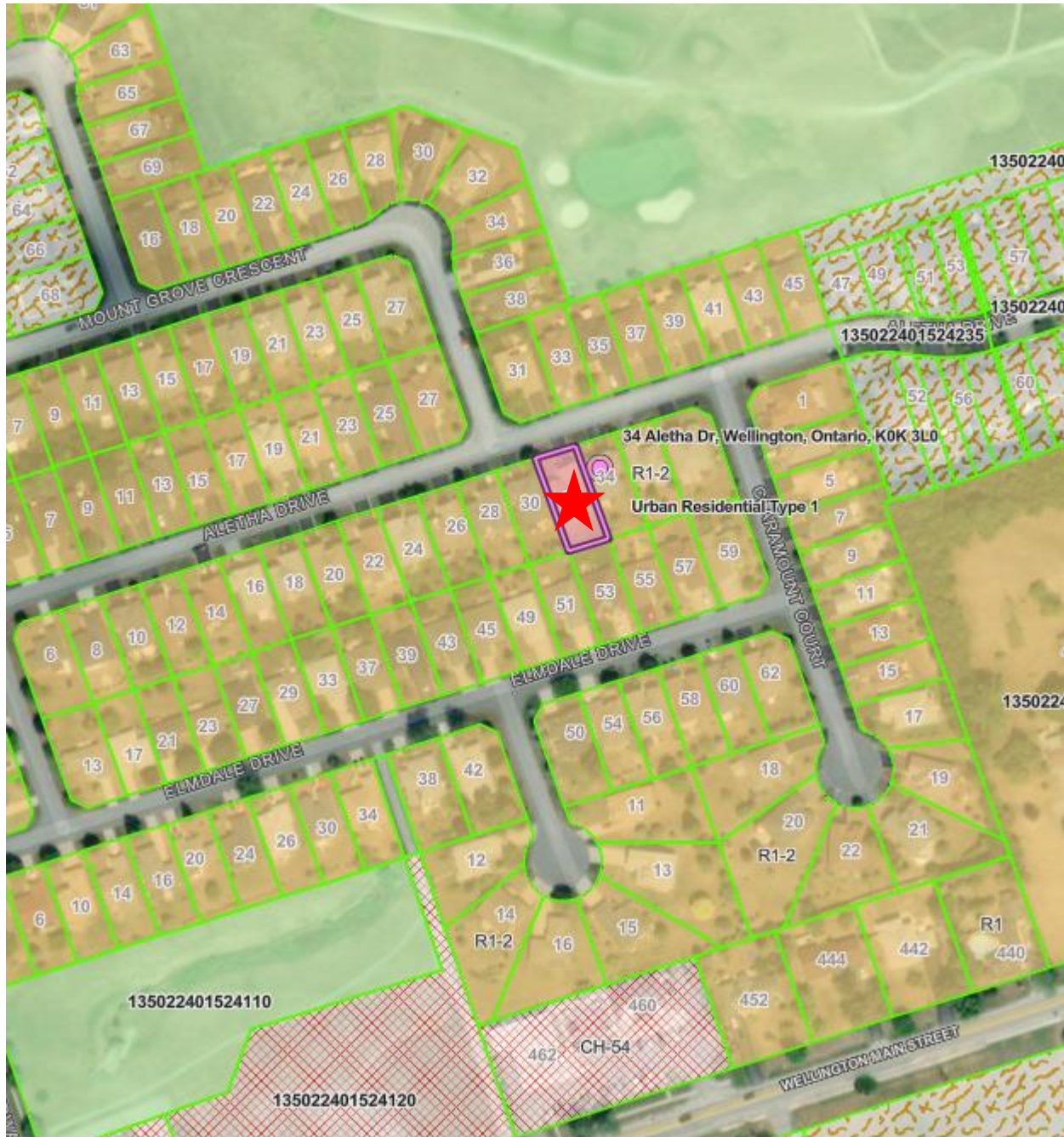


# Zoning Information

## 34 Aletha Drive Wellington



R1-2 - Residential Zone

# **COUNTY OF PRINCE EDWARD**

## **COMPREHENSIVE ZONING**

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

**Updated October 2022**

**October 23, 2006**

## **SECTION 10 URBAN RESIDENTIAL TYPE ONE (R1) ZONE**

No person shall within any Urban Residential Type One (R1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **10.1 PERMITTED RESIDENTIAL USES**

- 10.1.1** one single detached dwelling
- 10.1.2** one second unit or one garden suite
- 10.1.3** home business
- 10.1.4** private home day care
- 10.1.5** bed & breakfast establishment
- 10.1.6** group home
- 10.1.7** uses, buildings and structures accessory to the foregoing permitted uses

### **10.2 PERMITTED NON-RESIDENTIAL USES**

- 10.2.1** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law

### **10.3 REGULATIONS FOR PERMITTED RESIDENTIAL USES**

- 10.3.1** Minimum Lot Area
  - i. Lot serviced by a public water and sanitary sewer systems  
460 m<sup>2</sup> (4,950 sq. ft.)
  - ii. Lot serviced by a public water or a sanitary sewer system  
930 m<sup>2</sup> (10,010 sq. ft.)
  - iii. Lot serviced by private individual water supply and sewage disposal systems 4047 m<sup>2</sup> (43,563 sq. ft.)
- 10.3.2** Minimum Lot Frontage
  - i. Lot serviced by a public water and sanitary sewer system  
15 m (49.2 ft.)
  - ii. Lot serviced by a public water or a sanitary sewer system  
30 m (98.5 ft.)

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	iii. Lot serviced by private individual water supply and sewage disposal systems	45 m (147.6 ft.)
<b>10.3.3</b>	Minimum Front Yard	7.5 m (24.6 ft.)
<b>10.3.4</b>	Minimum Exterior Side Yard	7.5 m (24.6 ft.)
<b>10.3.5</b>	Minimum Interior Side Yard	1.2 m (3.9 ft.) plus 0.6 m (2 ft.) for each partial or additional storey above the first
<b>10.3.6</b>	Minimum Rear Yard	7.5 m (24.6 ft.)
<b>10.3.7</b>	Maximum Lot Coverage (all buildings and structures)	
	i. Lot serviced by a public water and sanitary sewer systems	35%
	ii. Lot serviced by a public water or a sanitary sewer system	25%
	iii. Lot serviced by private individual water supply and sewage disposal systems	15%
<b>10.3.8</b>	Minimum Landscaped Open Space	30%
<b>10.3.9</b>	Maximum Height of Buildings	10 m (33 ft.)
<b>10.3.10</b>	Maximum Number of Dwelling Units Per Lot	2

#### **10.4 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 Urban Residential Type One (R1) Zone and any special zone thereunder, shall apply and be complied with.

#### **10.5 SPECIAL URBAN RESIDENTIAL TYPE ONE (R1) ZONES**

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

##### **10.5.1 R1-1 Zone (Daimler Modular Home Park, Ward of Wellington)**

Notwithstanding any provisions of this By-law to the contrary, within the R1-1 Zone, the following provisions shall apply:

- i. Permitted Uses
  1. modular home park
  2. modular home dwelling
  3. single detached dwelling
  4. an administrative, recreational and commercial complex
  5. an accessory works building and storage compound area
  6. a private park
  7. a convenience store as an accessory commercial use to a modular home park
- ii. Regulations for Modular Home Dwelling and Single Detached Dwelling
  1. Minimum Site Area 460 m<sup>2</sup> (4951 sq. ft.)
  2. Minimum Site Frontage 15 m (49.2 ft.)
  3. Minimum Front Yard 7.5 m (24.6 ft.)
  4. Minimum Side Yard 1.0 m (3.28 ft.)
  5. Minimum Exterior Side Yard 3 m (9.84 ft.)
  6. Minimum Rear Yard 7.5 m (24.6 ft.)
  7. Maximum Site Coverage 40%
  8. Minimum Floor Area 85 m<sup>2</sup> (914 sq. ft.)
  9. Maximum Height 9 m (29.5 ft.)
  10. Minimum Width of a Modular Home or Dwelling Unit 6.5 m (21.3 ft.)
  11. Minimum Landscaped Open Space per Modular Home Site 35%
- iii. Regulations for an Administrative, Recreational and Commercial Complex
  1. Minimum Site Area 8,000 m<sup>2</sup> (1.97 ac.)
  2. Minimum Site Frontage 60 m (196.8 ft.)
  3. Minimum Front Yard 7.5 m (24.6 ft.)
  4. Minimum Side Yard 7.5 m (24.6 ft.)
  5. Minimum Rear Yard 7.5 m (24.6 ft.)
  6. Maximum Site Coverage 35%
  7. Minimum Recreational Floor Area 185 m<sup>2</sup> (1991 sq. ft.)
  8. Maximum Commercial Floor Area 110 m<sup>2</sup> (1184 sq. ft.)
- iv. Provisions for an Accessory Works Building and Storage Compound Area
  1. Minimum Site Area 4,047 m<sup>2</sup> (1.0 ac.)
  2. Maximum Site Coverage 20%
- v. Provisions for a Convenience Store Accessory to a Modular Home Park
  1. Maximum Floor Area 110 m<sup>2</sup> (1184 sq. ft.)
- vi. All buildings and structures permitted in the R1-1 Zone shall be serviced by municipal sanitary sewer and municipal water systems.

- vii. A detached dwelling or modular home may be utilized as a dwelling unit sales office, in which case the regulations in Section 10.5.1 ii shall apply.
- viii. All lots, uses, buildings and structures may front onto and obtain access from a private road.

**10.5.2 R1-2 Zone (Daimler Retirement Parks Limited, Ward of Wellington); (Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21 47M-7 Ward of Wellington) (Removal of Holding Amending By-law No. 2186-2008); (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) (Amending By-law No. 2743-2010)**

Notwithstanding any provisions of this By-law to the contrary, within the R1-2 Zone the following provisions shall apply:

- i. Permitted Uses
  - 1. Single detached dwellings and duplex dwellings which are on-site built, on individual freehold lots.
  - 2. Home business
  - 3. Open space uses
- ii. Provisions for Permitted Uses
  - 1. Single detached dwelling:
    - a. Minimum lot area 450 m<sup>2</sup> (4843.9 sq. ft.)
    - b. Minimum lot frontage 15 m (49.2 ft.)
    - c. Minimum front yard 7.5 m (24.6 ft.)
    - d. Minimum side yard 1 m (3.2 ft.)
    - e. Minimum exterior side yard 3 m (9.8 ft.)
    - f. Minimum rear yard 7.5 m (24.6 ft.)
    - g. Maximum lot coverage 40%
  - 2. Duplex dwellings:
    - a. Minimum lot area 674 m<sup>2</sup> (7,255 sq. ft.)
    - b. Minimum lot area per dwelling unit 337 m<sup>2</sup> (3,627.5 sq. ft.)
    - c. Minimum lot frontage 18 m (59.05 ft.)
    - d. Minimum front yard 7.5 m (24.6 ft.)
    - e. Minimum side yard 1.2 m (3.9 ft.)
    - f. Minimum exterior side yard 3 m (9.8 ft.)
    - g. Minimum rear yard 7.5 m (24.6 ft.)
    - h. Maximum lot coverage 40%
  - 3. Lots for single detached dwellings and duplex dwellings may front upon and obtain access from a private road.
  - 4. The "H" shall be removed when the owner has entered into a Subdivision Agreement with the Corporation of the County,