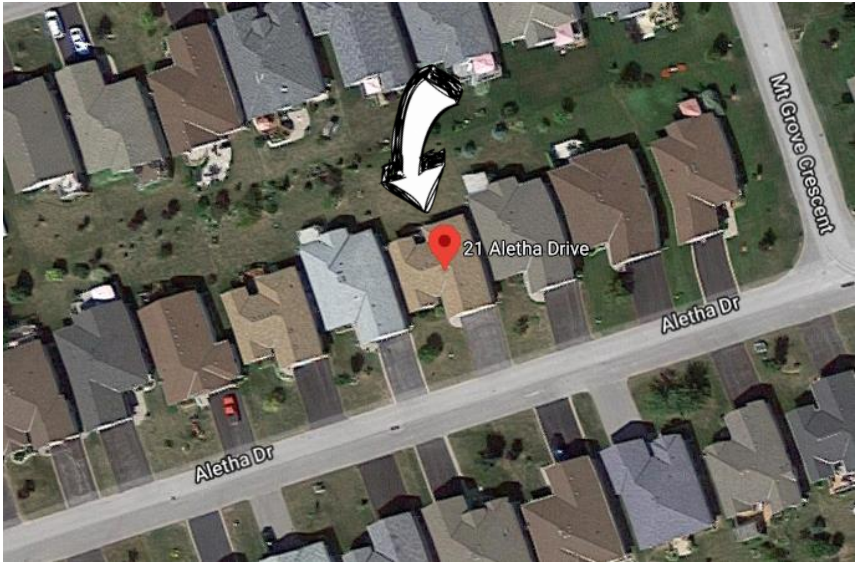
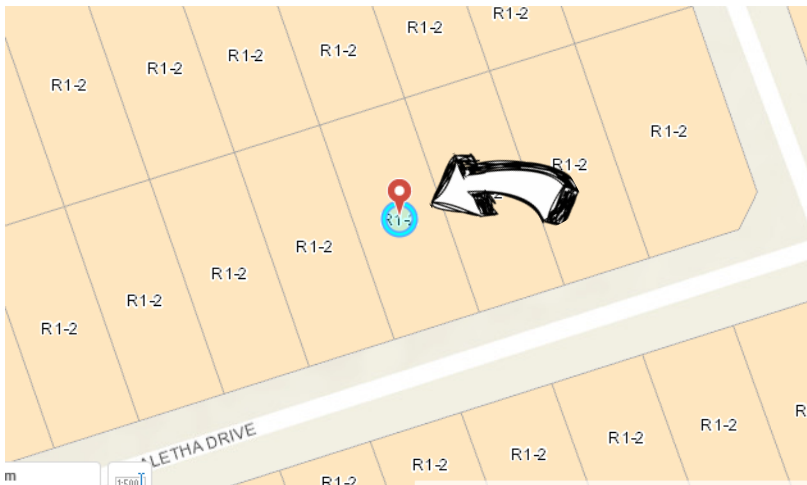


**Figure 1- Location Map: 21 Aletha Dr, Wellington**



**Figure 2 - Zoning Map**

Excerpt from County of Prince Edward Comprehensive Zoning By-Law No. 1816-2006 Updated December 8, 2015 Urban Residential Type One (R1-2) Zone



## 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.)
  - iii. Lot serviced by private individual water supply and sewage  
disposal systems 45 m (147.6 ft.)
  
- 10.3.3 Minimum Front Yard 7.5 m (24.6 ft.)
  
- 10.3.4 Minimum Exterior Side Yard 7.5 m (24.6 ft.)
  
- 10.3.5 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
  
- 10.3.6 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
<b>10.3.11</b>	Minimum Floor Area	75 m <sup>2</sup> (807.3 sq. ft.)

**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.

**10.5.2 R1-2-H Zone (Daimler Retirement Parks Limited, Ward of Wellington) R1-2 (By-law No. 2743-2010) Removal of H**

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, which Agreement shall address all municipal requirements, financial and otherwise.
  5. All lots, uses, buildings and structures may front onto and obtain access from a private road.

To read Section 4 General Provisions referred to above, please visit:  
<https://bit.ly/2vuKltr>