

Figure 1- Location Map:40 First Ave, Wellington

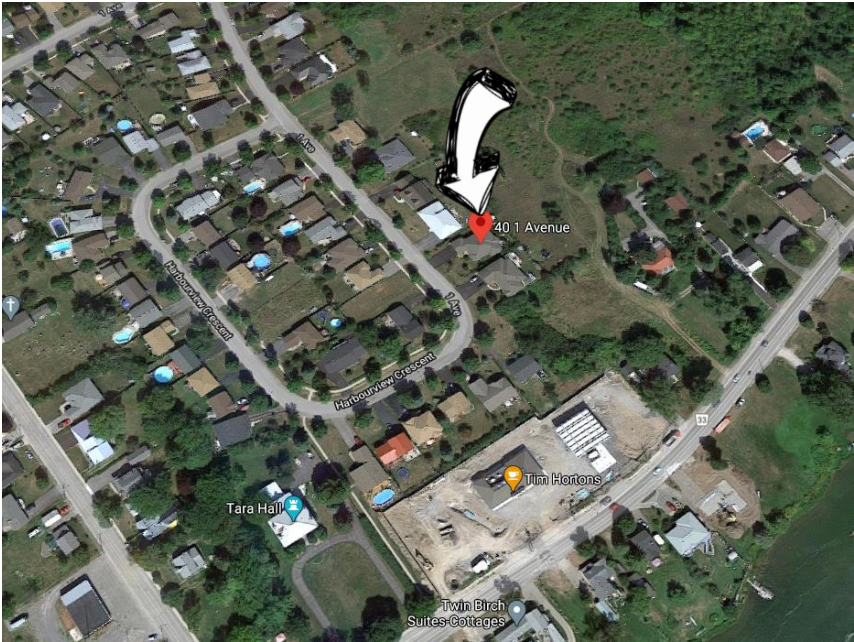
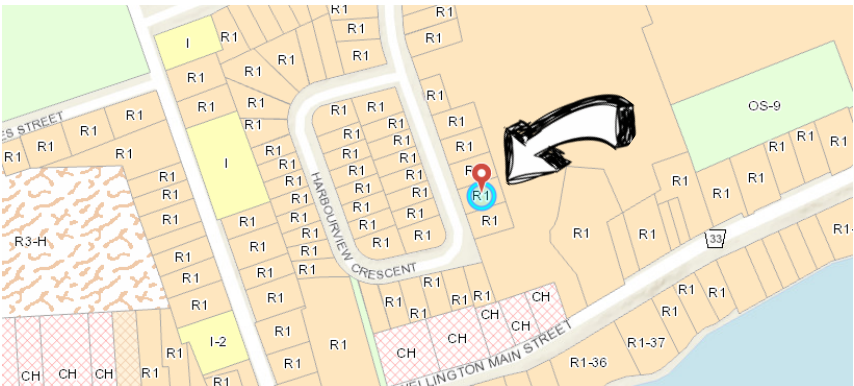


Figure 2 - Zoning Map

Excerpt from County of Prince Edward Comprehensive Zoning By-Law No. 1816-2006 Updated December 8, 2015 Urban Residential Type One (R1) 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 m² (4,950 sq. ft.)
 - ii. Lot serviced by a public water or a sanitary sewer system
930 m² (10,010 sq. ft.)
 - iii. Lot serviced by private individual water supply and
sewage disposal systems 4047 m² (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.)

10.3.7	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%
10.3.8	Minimum Landscaped Open Space	30%
10.3.9	Maximum Height of Buildings	10 m (33 ft.)
10.3.10	Maximum Number of Dwelling Units Per Lot	2
10.3.11	Minimum Floor Area	75 m ² (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.

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