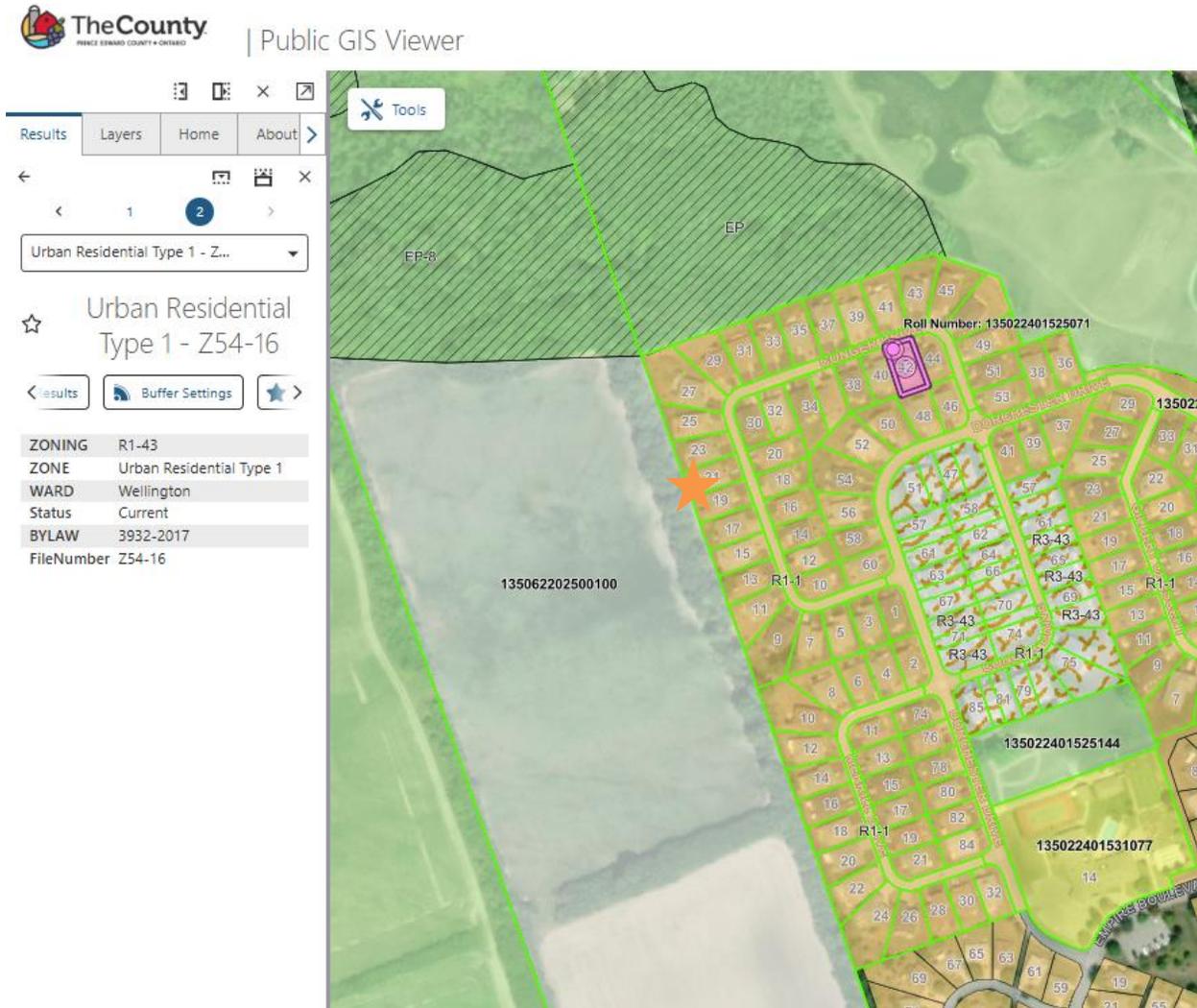


Zoning Map

42 Conger Drive Wellington



R1-43 - Residential 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

10.4 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)

- ii. A second unit shall not be a permitted use in the detached garage

All other provisions of the R1 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R1-40.

10.5.41 R1-41 Zone (Parks, Part of Lots 726 & 727 of Plan 24, Ward of Picton) (Amending By-law No. 3833-2016)

Notwithstanding any provisions of By-law No. 1816-2006 to the contrary, within the R1-41 Zone, the following special provisions shall apply:

- i. Minimum Lot Frontage 11.5 m (38 ft.)
- ii. Minimum South Interior Side Yard 0.15 m (0.5 ft.)

All other provisions of the R1 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R1-41.

10.5.42 R1-42 Zone (Anneliese Binder, Part of Lot 1003 of Plan 24, Picton) (Amending By-law No. 3880-2016)

Notwithstanding any provisions of By-law No. 1816-2006 to the contrary, within the R1-42 Zone, the following special provision shall apply:

- i. Minimum Lot Area 300 m²
- ii. Minimum Lot Frontage 13 m
- iii. Minimum Front Yard 3 m
- iv. Minimum Exterior Side Yard 0.3 m
- v. Minimum Rear Yard 3 m
- vi. Maximum Lot Coverage 45%
- vii. The sight triangle provision, referenced in Section 4.24.3 of the General Provisions, is 5.2 m (17 ft) along Bowery Street.
- viii. An unenclosed porch may encroach into the sight triangle setback no more than 6 ft.

All other provisions of the R1 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R1-42.

10.5.43 R1-43 Zone (Sandbanks Homes Inc., Lots 29-31, 38-41, 47, 56-61, 65, 66, 69-80, 83-126, Plan 47M-12, Ward of Wellington) (Amending By-law No. 3932-2017)

Notwithstanding any provisions of By-law No. 1816-2006 to the contrary, within the R1-43 Zone, the following special provisions shall apply:

- i. Permitted Residential Use
 - 1. Single detached dwelling
 - 2. Uses, buildings and structures accessory to the forgoing permitted uses

- ii. Regulations for Single Detached Dwellings:
 - 1. Minimum Site Area 460 m² (4951 sq. ft.)
 - 2. Minimum Site Frontage 15 m (49.2 ft.)
 - 3. Minimum Front Yard 7.5 m (24.61 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 6 m (19.68 ft.)
 - 7. Maximum Site Coverage 40%
 - 8. Minimum Floor Area 85 m² (914 sq. ft.)
 - 9. Maximum Height 9 m (29.5 ft.)
- iii. All lots, uses, buildings, and structures may front onto and obtain access from a private road.
- iv. The provisions of Section 4.25.7 shall not apply to front, side, or rear yards.
- v. Notwithstanding the yard and setback provisions of this By-law to the contrary, enclosed porches, balconies, steps and patios, whether covered or uncovered, exterior stairs and landings may project into any require yard a maximum distance of 2.5 metres, but not closer than 1.2 metres to any lot line, provided that in the case of porches, steps, or patios, such uses are not more than 1.8 metres above grade, exclusive of hand railings or similar appurtenances.
- vi. Further reductions in the rear yard setback for the extension of the dwelling are prohibited.

All other provisions of the R1 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R1-43.

10.5.44 R1-44-H Zone (Ron Hicks, Part of Lot 110, LRCP 28, Ward of Hallowell) (Amending By-law No. 3930-2017)

Notwithstanding any provisions of By-law No. 1816-2006 to the contrary, within the R1-44-H Zone, the following special provision shall apply:

- i. Minimum rear yard setback 50% of lot depth + 7.5 metres
- ii. Minimum interior side yard setback (north) 50% of lot width + 3 metres
- iii. A By-law shall not be enacted to remove the Holding (H) Symbol until such time as:
 - a) A lot grading and drainage plan has been approved by Municipal staff and a lot grading deposit of \$2500 has been submitted.
 - b) The County has completed the necessary upgrades to the stormwater management works along County Road 49.

All other provisions of the R1 Zone and By-law No. 1816-2006, as amended, shall apply to the lands zoned R1-44-H.