

Zoning Map

1231 County Road 11



MHR-1 – Mobile Home Residential Zone

COUNTY OF PRINCE EDWARD

COMPREHENSIVE ZONING

BY-LAW NO. 1816-2006

Updated October 2022

October 23, 2006

SECTION 6 ZONES AND ZONING MAPS

6.1 ESTABLISHMENT OF ZONES, SYMBOLS AND SECTION NUMBERS

6.1.1 The provisions of this By-law shall apply to all lands within the limits of the Corporation which lands for the purpose of this By-law are divided into various zones as follows:

ZONE	SYMBOL	SECTION
Rural Zones		
Rural 1 Zone	RU1	7
Rural 2 Zone	RU2	8
Rural 3 Zone	RU3	9
Residential Zones		
Urban Residential Type One Zone	R1	10
Urban Residential Type Two Zone	R2	11
Urban Residential Type Three Zone	R3	12
Hamlet Residential Zone	HR	13
Limited Service Residential Zone	LSR	14
Mobile Home Park Residential Zone	MHR	15
Rural Residential 1 Zone	RR1	16
Rural Residential 2 Zone	RR2	17
Commercial Zones		
Core Commercial Zone	CC	18
General Commercial Zone	CG	19
Local Commercial Zone	CL	20

SECTION 15 MOBILE HOME PARK RESIDENTIAL (MHR) ZONE

No person shall within any Mobile Home Park Residential (MHR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

15.1 PERMITTED RESIDENTIAL USES

- 15.1.1** a mobile home park existing on the day of passing of this By-law
- 15.1.2** one single detached dwelling for the mobile home park owner or operator
- 15.1.3** home business
- 15.1.4** buildings and structures accessory to the foregoing permitted uses
- 15.1.5** one second unit or one garden suite

15.2 PERMITTED NON-RESIDENTIAL USES

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

15.2 REGULATIONS FOR PERMITTED USES

15.2.1 Requirements for Mobile Home Park

- | | | |
|----|---|-------------------|
| 1. | Minimum Lot Area | 4 ha (9.88 ac.) |
| 2. | Minimum Lot Frontage | 100 m (328 .1 ft) |
| 3. | Minimum Front Yard Depth | 15 m (49.2 ft) |
| 4. | Minimum Exterior Side Yard Width | 15 m (49.2 ft) |
| 5. | Minimum Interior Side Yard Width | 10 m (32.8 ft) |
| 6. | Minimum Rear Yard Depth | 15 m (49.2 ft) |
| 7. | Maximum Lot Coverage (all buildings and structures, including mobile homes) | 25 % |
| 8. | Minimum Landscaped Open Space | 40 % |
| 9. | Maximum Height | |
| | 1. Single detached dwelling | 10 m (32.8 ft.) |
| | 2. Other permitted buildings and structures | 10 m (32.8 ft.) |

15.2.2 Requirements for a Mobile Home Site

1. Minimum Site Area	370 m ² (3,982.8 sq. ft.)
2. Minimum Site Frontage	15 m (49.2 ft.)
3. Minimum Setback from Internal Roads	6 m (19.69 ft.)
4. Maximum Site Coverage (all buildings and structures)	25 %
5. Minimum Landscaped Open Space	40 %
6. Maximum Mobile Home Height	5 m (16.4 ft.)
7. Maximum Number of Mobile Home Dwellings Per Site	1

15.3 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 Mobile Home Park Residential (MHR) Zone and any special zone thereunder, shall apply and be complied with.

15.4 SPECIAL MOBILE HOME PARK RESIDENTIAL (MHR) ZONES

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

15.4.1 MHR-1 Zone (Part of Lot 4, Concession North Side East Lake, Ward of Athol)

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

- i. Permitted Residential Uses
 1. 11 mobile homes
 2. one (1) single detached dwelling
 3. one (1) other existing dwelling
- ii. Permitted Non-residential Uses
 1. Accessory uses and structures existing on the date of passing of this by-law
- iii. Minimum lot area 3.2 ha (8.0 ac.)
- iv. Minimum lot frontage 137 m (450 ft.)
- v. Minimum interior Side Yard
 1. Eastern boundary 5.3 m (17.5 ft.)
 2. Western boundary 3.0 m (9.8 ft.)
- vi. Minimum dwelling unit area 59.4 m² (640 sq. ft.)