

COMMUNITY OF MILTONVALE PARK
OFFICIAL PLAN AND DEVELOPMENT BYLAW REVIEW

ADDENDUM

After consideration of the various written and verbal comments which have been received, Miltonvale Park Council has accepted the following changes to the draft documents. The amended documents, once approved by Council, will be submitted to the Minister of Communities, Culture and Labour for approval. If you remain opposed to any of the proposed changes you may appeal Council's decision to the Island Regulatory and Appeals Commission within 21 days of Council's approval of these changes.

1. NEW R1 ZONE

In response to the requests of the residents in the O'Connor and Miller Drive subdivisions, these subdivisions have been designated as R1- Residential under the following provisions:

(new section)

“SECTION #10 – RESIDENTIAL ZONE (R1)

10.1 GENERAL

Except as provided in this Bylaw, all buildings and parts thereof erected, placed or altered or any and used in an R1 Zone shall conform with the provisions of this Section.

10.2 PERMITTED USES

No building or part thereof and no land shall be used for purposes other than:

- (1) Single Family Dwellings**
- (2) Parks and Playgrounds**
- (3) Accessory Buildings**
- (4) Private Garages**
- (5) Bed and Breakfasts**
- (6) Duplex Dwellings**
- (7) Semi-detached Dwellings**

10.3 LOT REQUIREMENTS

The following regulations shall apply to all development in an R1 Zone:

- | | |
|----------------------------------|---------------------------|
| (i) Minimum Lot Area | (See Appendix “B”) |
| (ii) Minimum Lot Frontage | 100 feet (30 m) |

(iii)	Minimum Front Yard	50 feet (15 m)
(iv)	Minimum Rear Yard	25 feet (7.5 m)
(v)	Minimum Side Yard	15 feet (4.5 m)
(vi)	Minimum Flankage Yard	50 feet (15 m)
(vii)	Maximum Height of any Building	2.5 stories or 35 ft. (10.5 m)

Notwithstanding the above, where a lot is intended to be used for a duplex dwelling or an accessory apartment, Council may require that the developer demonstrate that the lot is of sufficient size to accommodate a second tile field and may also require that the on-site sewage treatment system be designed, inspected and certified by an engineer licensed to practice on Prince Edward Island.

All lots shall also conform to the Provincial Minimum Lot Standards as noted in Appendix “B”.

2. SERVICED RESIDENTIAL ZONE (RS1) BOUNDARIES

There were several requests for adjustments to the boundaries in the RS1 zone. Council will be addressing these requests as part of the engineering study for the installation of central services. The current boundaries were established by the Water and Wastewater Feasibility Study and will remain until the final servicing boundaries are established.

The several requests to re-zone rural lands for residential use cannot be accommodated due to the Special Planning Area Regulations, unless the lands are serviced.

In this zone Rear Yards were reduced from 50 to 25 feet and Flankage Yards increased from 25 feet to 50 feet.

3. MINI-HOMES

Mini homes are now restricted to the Agricultural Zone or the Mobile Home Park Zone. The following definition was amended:

2.39. ii) “*Single Family Dwelling*” – means a building containing one dwelling unit and does not include mobile homes or mini homes.

4. BABY BARNES

The Accessory Building section has been amended to allow Baby Barns to be placed within 5 feet of the lot lines in a rear yard.

5. **ZONING CHANGES**

The following properties have had their zoning designation changed as noted:

Property #29397 – 147 Sleepy Hollow Rd., changed from A1 to C1.

Property #677369 – 303-311 Rustico Rd., changed from A1 to C1.

Property #281042 - (Allison Coles) changed from M1 to A1.

6. **WIND ENERGY SYSTEMS**

Changes were made to this section to make the references consistent.

7. **MOBILE HOME PARK ZONE (MHP)**

Changes were made to this section to clarify the ability to place Mini Homes in this zone and to reduce the site size to 3,000 sq. ft. from 5,000 sq. ft. This was a typographical error in the original document.

8. **AGRICULTURAL ZONE**

In Bylaw clause 11.5 2), the allowable distance of new or expanded Intensive Livestock Operations from any dwelling on an adjacent Property was changed to 1000 feet (300 m) from 500 feet (150) to ensure it was consistent with the distance noted in the Official Plan (PA-2).

9. **EDITING**

Several typographical errors and minor errors were also corrected from the September 2009 draft version, and the numbering was changed after the insertion of the new Section 10 (Residential Zone).