

**TOWNSHIP OF SOUTH STORMONT**  
**SALE OF LAND BY PUBLIC TENDER**  
**PROPERTY DESCRIPTION**



**Property # 1**

<b>ROLL NUMBER</b>	040600100043202
<b>LEGAL DESCRIPTION</b>	PLAN 267 LOT 1
<b>PIN</b>	602040198
<b>ROAD NAME</b>	LEPAGE STREET (UNOPENED ROAD ALLOWANCE)
<b>AREA</b>	0.33 ACRES (+/-)
<b>ZONING</b>	RESIDENTIAL SINGLE SERVICED - FIRST - holding (RSS1-h)



**5.4 Residential Single Services – First (RSS1) Zone**

(a) Permitted Uses:

BY-LAW  
2018-087

- ~~— dwelling, accessory apartment;~~
- dwelling, single detached;
- dwelling, secondary unit;
- group home, type 1;
- home-based business.

(b) Zone Requirements:

BY-LAW  
2018-087

(i) Notwithstanding the provisions of this By-Law to the contrary, all *Dwelling, Secondary Units* are subject to the provisions of Section 3.8.

(ii) All other permitted uses:

BY-LAW  
2020-090

Lot Area (minimum)	925 m <sup>2</sup>	(9956.62 sq.ft.)
Lot Frontage (minimum)	25 m	(82.02 ft.)
Yard Requirements (minimum)		
Front	6 m	(19.69 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	6 m	(19.69 ft.)
Exterior Side	3.5m	(11.48 ft.)
Interior Side	2 m	(6.56 ft.)

BY-LAW  
2020-090

Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	4.5 m	(14.76 ft.)

BY-LAW  
2015-050

Lot Coverage (maximum)	25%	
Floor Area (minimum)	70 m <sup>2</sup>	(753.47 sq.ft.)

BY-LAW  
2018-087

Floor Area per Accessory Apartment Dwelling (minimum)		
Bachelor Unit	45 m <sup>2</sup>	(484.37 sq.ft.)
One Bedroom Unit	55 m <sup>2</sup>	(592.01 sq.ft.)
Two Bedroom Unit	60 m <sup>2</sup>	(645.83 sq.ft.)
More than 2 Bedroom Unit	65 m <sup>2</sup>	(699.65 sq.ft.)
Dwelling per lot (maximum)	1	

(c) No dwelling shall be erected in this zone unless it is connected to a municipal sanitary sewer or water service.

(d) Special Exceptions:

**RSS1-1**

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-1, the minimum lot area shall be 120 square metres.

**RSS1-2**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-2, the following uses shall also be permitted:

Contractor's Shop or Yard;  
Office, Business or Professional.

**RSS1-3**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-3, the following use shall also be permitted:

Agricultural use.

**RSS1-4**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-4, the following use shall also be permitted:

Golf, Miniature.

**RSS1-5**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-5, the following use shall also be permitted:

Dwelling, Duplex;  
Dwelling, Apartment Building.

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-5, the maximum number of dwelling units permitted per lot shall be 3 5.

**RSS1-6**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-6, only the following use shall be permitted:

The accessory storage building existing on the date of passing of this By-law used for personal storage by owner of a residential lot located elsewhere within the municipality. Storage shall be limited to items that

BY-LAW  
2017-015

BY-LAW  
2017-015

area commonly stored on a residential property and shall be contained wholly with the subject building.

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-6, the minimum lot frontage shall be 19.2 metres, the minimum lot area shall be 723 square metres and the maximum lot coverage shall be 32%.

### **RSS1-7**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-7, the following use shall also be permitted:

Retail Store;  
Office, Business or Professional.

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2016-032

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-7, the minimum lot frontage shall be 22.2 metres.

### **RSS1-8**

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-8, the minimum lot frontage shall be 20.35 metres.

### **RSS1-9**

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-9, the minimum lot frontage shall be 10 metres.

### **RSS1-10**

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-10, the minimum lot frontage shall be 23.9 metres.

### **RSS1-11**

Notwithstanding the provisions of Section 3.31 to the contrary, for the lands zoned RSS1-11, not setback from a Floodplain (FP) zone shall be required.

### **RSS1-12**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-12, the following use shall also be permitted:

Retail sales of wood pellets.



### **RSS1-13**

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-13, the minimum dwelling unit area shall be 60 square metres.

### **RSS1-14**

Notwithstanding the provisions of Section 3.31 to the contrary, for the lands zoned RSS1-14, the setback from a Floodplain (FP) zone shall be 0 metres.

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-14, the following use shall also be permitted:

Agricultural use;  
Riding Stable.

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-14, the minimum rear yard setback shall be 10 metres.

### **RSS1-15**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-15, the following use shall also be permitted:

Automotive Repair Garage.

### **RSS1-16**

Notwithstanding the provisions of Section 5.4 to the contrary, for the lands along Bruce Street in Eamers Corners zoned RSS1-16, no development shall occur on the lands until the property owner has entered into a Site Plan Control Agreement with the Municipality which includes the following provisions:

- The minimum elevation of top of grade shall be 61 metres.
- The minimum basement floor elevation shall be 60 metres.
- The Agreement shall be registered on title.

### **RSS1-17**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-17, the following uses shall also be permitted:

Agricultural Use, Small;  
Greenhouse, Commercial.

BY-LAW  
2013-035

Notwithstanding the provisions of Section 5.4 (b) to the contrary, for the lands zoned RSS1-17, the minimum setback for all yards shall be 10 metres.

**RSS1-18**

Notwithstanding the provisions of Section 5.4 (a) to the contrary, for the lands zoned RSS1-18, the following use shall also be permitted:

Agricultural use (excluding building or structures).

**RSS1-19**

Notwithstanding the provisions of Sections 3.26 and 5.4 to the contrary, for the lands zoned RSS1-19, "Agricultural Use, Small" uses are permitted to be established on the subject lands, subject to compliance with Minimum Distance Separation (MDS).

- (e) Holding Zones:

**RSS1-h**

Notwithstanding the provisions of Section 4.3 to the contrary, for the lands zoned RSS1-h, the holding (h) symbol will not be lifted until Municipal services are available to the site.

**RSS1-h(1)**

Notwithstanding the provisions of Section 4.3 to the contrary, for the lands zoned RSS1-h(1), the holding (h) symbol will not be lifted until the Township is satisfied that the septic encroachment has been addressed.

**RSS1-h(2)**

For the lands zoned RSS1-h(2), the holding (h) symbol applies to the location of the garage that existed as of November 25, 2015. The garage and any portion above may not be converted to residential use until the Township is satisfied that the requirements under the Environmental Protection Act and Ontario Regulation 153/04, as amended, have been addressed with respect to the former automotive garage use. The holding zone does not apply to the remainder of the lands.

- (f) Temporary Uses:

BY-LAW  
2017-068

BY-LAW  
2020-084

BY-LAW  
2015-113