

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



Property # 5

ROLL NUMBER	040600600948600
LEGAL DESCRIPTION	PLAN 230 LOT 305 SUBJ TO ; HYDRO EASE
PIN	602390390
ADDRESS	29 MAPLE STREET
AREA	0.25 ACRES (+/-)
ZONING	RESIDENTIAL SERVICED – FIRST (RS1)



SECTION 5: RESIDENTIAL ZONES

No person shall hereafter use any lands, nor erect, alter, enlarge or use any building or structure in a Residential Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.1 Residential Serviced – First (RS1) Zone

(a) Permitted Uses:

- a) ~~dwelling, accessory apartment;~~
- b) ~~dwelling, single detached;~~
- c) ~~dwelling, secondary unit;~~
- d) ~~group home, type 1;~~
- e) ~~group home, type 2;~~
- f) ~~home-based business.~~

BY-LAW
2018-087

(b) Zone Requirements:

- (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:~~

Lot Area (minimum sq.ft.)	460 m ²	(4,951.39)
Lot Frontage (minimum)	15 m	(49.21 ft.)
Yard Requirements (minimum)		
Front	6 m	(19.69 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	3.5 m	(11.48 ft.)
Interior Side	1.2 m	(3.94 ft.)
Building Height (maximum)		
Main Building	11 m	(36.09 ft.)
Accessory Building	4.5 m	(14.76 ft.)
Lot Coverage (maximum)	40%	
Floor Area (minimum)	70 m ²	(753.47 sq.ft.)
Floor Area per Accessory Apartment Dwelling (minimum)		
Bachelor Unit	45 m ²	(484.37 sq.ft.)
One Bedroom Unit	55 m ²	(592.01 sq.ft.)
Two Bedroom Unit	60 m ²	(645.83 sq.ft.)
More than 2 Bedroom Unit	65 m ²	(699.65 sq.ft.)
Dwelling(s) per lot (maximum)	1	

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2020-090

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2015-050

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2018-087

(c) Municipal Piped Services:

No dwelling shall be erected in this zone unless it is connected to piped municipal sanitary sewer and water services.

(d) Special Exceptions:

RS1-1

Notwithstanding the provisions of Section 5.1 (b) to the contrary, for the lands zoned RS1-1, the existing setback from the future street shall be permitted.

RS1-2

Notwithstanding the provisions of Section 5.1 (a) to the contrary, for the lands zoned RS1-2, no buildings or structures shall be permitted.

RS1-3

Notwithstanding the provisions of Section 5.2 (b) to the contrary, for the lands zoned RS1-3, the minimum rear yard shall be 25 metres.

RS1-4

Notwithstanding the provisions of Section 5.1 (b) to the contrary, for the lands zoned RS1-4, the setbacks of the existing building(s) shall be deemed to comply with this by-law; however, any new buildings or structures erected on the subject parcel shall be subject to the applicable "Residential Serviced – First (RS1)" zone requirements.

RS1-5

Notwithstanding the provisions of Section 5.1 (b) to the contrary, for the lands zoned RS1-5, being Lot 13 on Registered Plan 52M-36, the minimum setbacks shall be in accordance with Drawing 2-34 of this By-law. Within the portion of the front and exterior side yard with a setback of 1.2 metres from the property line, Section 3.25 (Permitted Projections) shall not apply.

RS1-6

Notwithstanding the provisions of Section 5.1 (b) to the contrary, for the lands zoned RS1-6, the maximum number of accessory apartment dwelling units permitted is two (2).

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2015-038

BY-LAW
2015-122

BY-LAW
2017-068

- (e) Holding Zones:

RS1-h

Notwithstanding the provisions of Section 4.3 to the contrary, for the lands zoned RS1-h, the holding (h) symbol will not be lifted until Municipal services are available to the site.

- (f) Temporary Uses:

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2020-090

5.1.1 Residential Serviced – First Condensed (RS1C) Zone

- (a) Permitted uses:

- a. Dwelling, single detached;
- b. Dwelling, secondary unit;
- c. Group home, type 1;
- d. Group home, type 2; and,
- e. Home-based business.

- (b) Zone Requirements:

a. Notwithstanding the provisions of the By-law to the contrary, all Dwelling, Secondary Units are subject to the provisions of Section 3.8.

- b. All other permitted uses:

Lot area	300 m ²	(3,229.17 ft ²)
Lot Frontage	10.4 m	(34.12 ft)
Yard requirements		
Front	6 m	(19.69 ft)
Rear	7.5 m	(24.61 ft)
Exterior Side	3.5 m	(11.48 ft)
Interior Side	1.2 m	(3.94 ft)
Building Height		
Main Building	11 m	(36.09 ft)
Accessory Building	4.5 m	(14.76 ft)
Lot Coverage	40%	
Dwellings per lot	1	

- (c) Zone Requirements:

No dwelling shall be erected in this zone unless it is connected to piped municipal sanitary and water services.

- (d) Special Exceptions:

(e) Holding Zones:

RS1C-h

Notwithstanding the provisions of Section 4.3 to the contrary, for the lands zoned RS1C-h, the holding (h) symbol will not be lifted until Municipal services are available to the site.

(f) Temporary Uses: