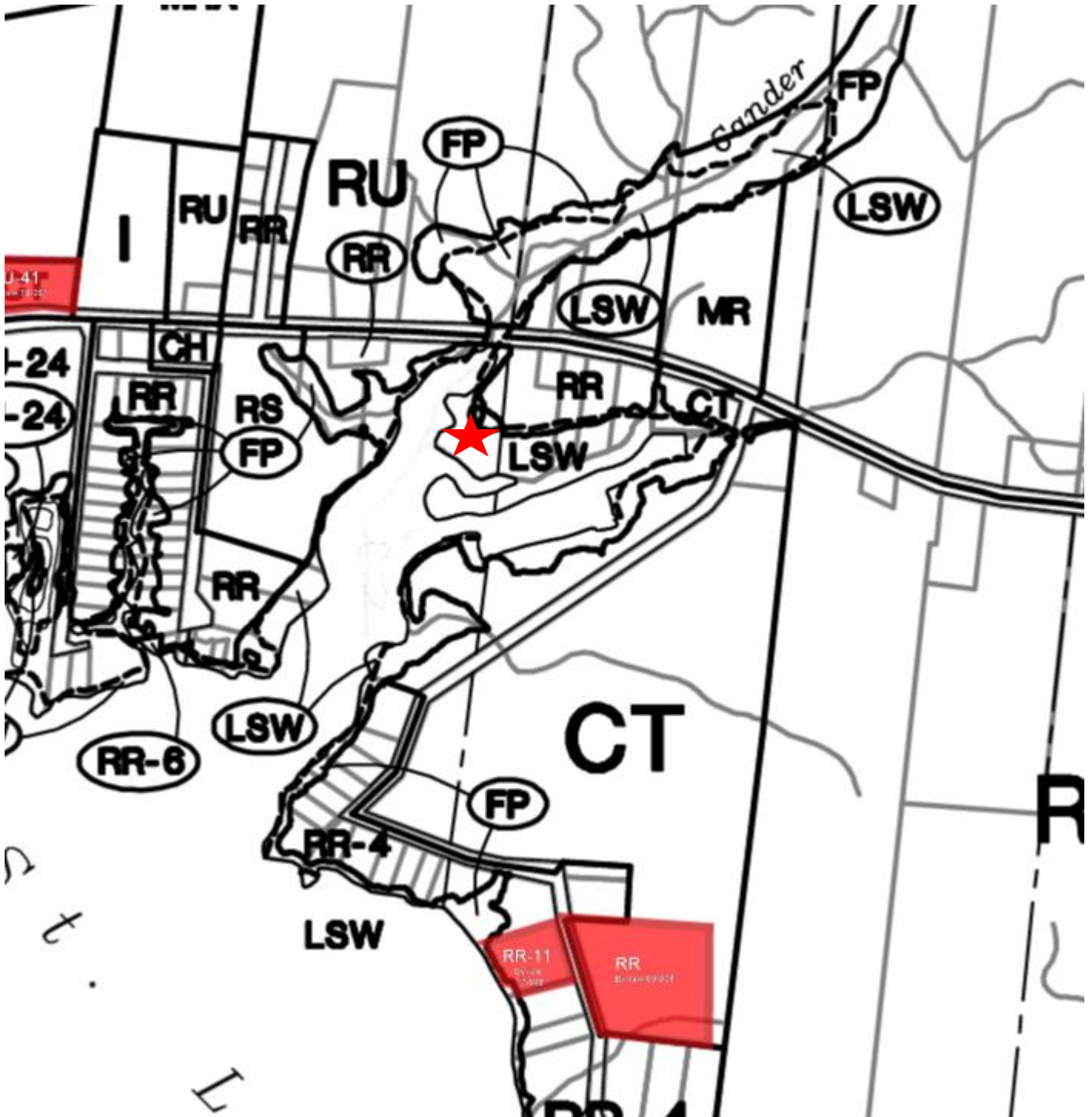


Zoning Information

4829 Hwy 2, Gananoque



RR – Rural Residential Zone

LSW – Locally Significant Wetland Zone



THE CORPORATION OF THE TOWNSHIP OF
LEEDS AND THE THOUSAND ISLANDS

ZONING BY-LAW NO.07-079



Consolidated By-Law
Amended January 4, 2023

"This is an office consolidation. Please refer to the original by-laws enacted by Council if doubt exists as to the content or accuracy of the contents."

November 2007



- (v) **RH-5, Main St – Seeley’s Bay, (Severed and Portion of Retained lands from Assessment Roll No. 816-010-10300/15800) (By-law 17-011, Application Z-2016-13)**

Roll Numbers assigned. Applies to Roll Numbers: 816-010-10319, 816-010-10320, 816-010-10321 and part of 816-010-10300.

Notwithstanding anything contained in section 3.30(a)(iv) and 3.30(a)(vi) to the contrary, on lands zoned RH-5 residential uses shall be permitted 270 metres from the lands zoned Mineral Resource Pit (below water table) and 144 metres from lands zoned Mineral Resource Aggregate (MRA).

- (vi) **RH-6, 28 Old River Road, Assessment Roll No. 809-010-30700 (By-law 17-031, Application Z-2017-05)**

On lands zoned RH-6, a multi-use conference centre (also referred to as an event venue) is permitted subject to the following:

- (a) The business shall be conducted by the permanent residents of the dwelling on the lot.
- (b) The minimum setback between any structure used for active conference centre space (primary or accessory) and/or any active outdoor space (excluding the parking area) associated with the conference centre and:
 - (i) any dwelling on another lot existing as of 2017 shall be 28 m (92 ft).
 - (ii) The road shall be 45 m (147.6 ft).
- (c) The maximum occupancy is 100 persons.
- (d) The lands shall be subject to site plan approval.
- (e) Parking aisle and space size shall be as per approved site plan.

5.4 Rural Residential (RR) Zone

- (a) Permitted Uses:

- group home;
- single detached dwelling.

- (b) Zone Requirements:

Lot Area (minimum)		
Non-waterfront Lots	6000.0 m ²	(1.5 acres)
Waterfront Lots	1.0 ha	(2.5 acres)

Lot Frontage (minimum)		
Non-waterfront Lots	45.0 m	(147.64 ft.)
Waterfront Lots	60.0 m	(196.85 ft.)
Yard Requirements (minimum)		
Front	7.5 m	(24.61 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	7.5 m	(24.61 ft.)
Interior Side	3.0 m	(9.84 ft.)
Building Height (maximum)	12.0 m	(39.37 ft)
Lot Coverage (maximum)	10%	
Dwelling Units Per Lot (maximum)	1	

(c) Special Exceptions:

(i) **RR-1, part of Breckenridge Subdivision, see By-law 29-88/89**

On the lands zoned RR-1, the following regulations shall apply:

Lot Area (minimum) as shown on a Registered Plan of Subdivision

Lot Frontage (minimum) as shown on a Registered Plan of Subdivision

Setback from high water mark of Legge's Creek
(minimum) 15.0 m (49.21 ft.)

Setback from edge of 1000 Islands Parkway road allowance
(minimum) 45.0 m (147.64 ft.)

(iii) **RR-2, Landon Bay Subdivision (see By-law 1-96, 24-99)**

Lands zoned RR-2, shall only be used in accordance with the following provisions:

Lot Area (minimum) as shown on a Registered Plan of Subdivision

Lot Frontage (minimum) as shown on a Registered Plan of Subdivision

No building shall be located within 15 metres (49.21 ft.) of the ANSI Zone and high water mark.

SECTION 19
LOCALLY SIGNIFICANT WETLAND ZONE

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

19.1 Locally Significant Wetland (LSW) Zone**(a) Permitted Uses:**

- conservation use, excluding buildings;
- forestry use, excluding buildings;
- passive outdoor recreation;
- marine facility if justified by an EIS approved by the Township in consultation with the Conservation Authority and/or technical agencies as required.

(b) Zone Requirements:

None.

19.2 Additional Provisions for Locally Significant Wetland Zones**(a) Marine Facilities**

Marine facilities shall be in accordance with Section 3.17 and shall be approved by the Cataraqui Region Conservation Authority.

(b) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.