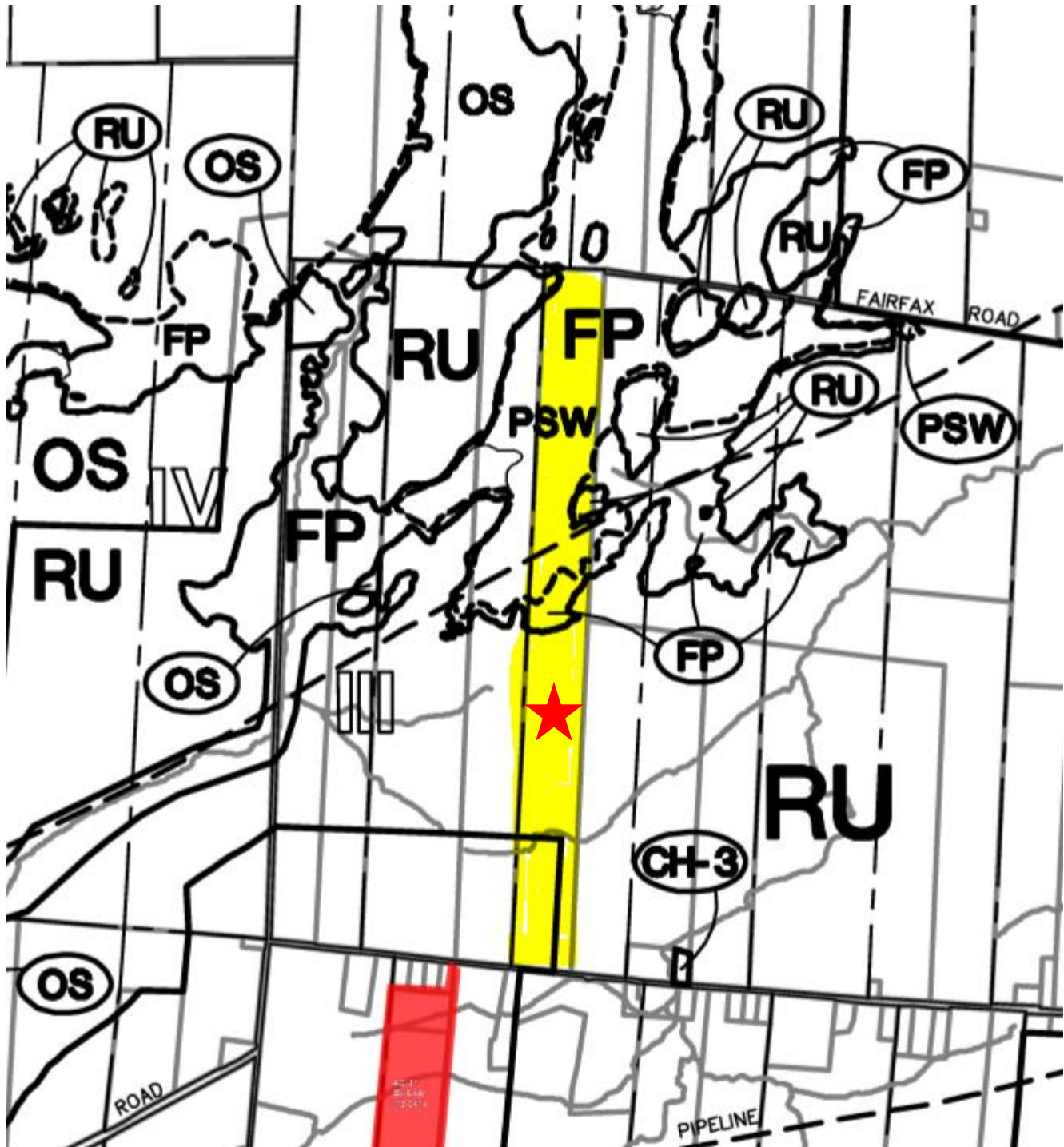


Zoning Information

1329 Eden Grove Road Lansdowne



RU – Rural Residential Zone

FP – Flood Plain Zone

PSW – Provincially 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



SECTION 11 RURAL ZONES

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

11.1 Rural (RU) Zone

(a) Permitted Uses:

- accessory dwelling;
- agricultural use;
- cannabis production and processing;
- cemetery;
- conservation use;
- duplex dwelling;
- group home
- kennel
- marine facility
- on-farm agriculture related use
- on-farm diversified use
- place of worship
- recreation facility
- semi-detached dwelling
- seasonal worker accommodation
- single detached dwelling
- trail system
- underground dwelling
- veterinary establishment
- wayside pit and quarry

(b) Zone Requirements:

(i) Single Detached Dwelling.

Lot Area (minimum)		
Waterfront	1.0 ha	(2.5 acres)
Non-Waterfront	6000 m ²	(1.5 acres)
Lot Frontage (minimum)		
Waterfront	60.0 m	(196.85 ft.)
Non-Waterfront	45.0 m	(147.64)

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	

(ii) Duplex dwelling, semi-detached dwelling:

Lot Area (minimum)		
Waterfront	Not permitted	
Non-Waterfront	6000 m ²	(1.5 acres)
Lot Frontage (minimum)		
Waterfront	Not permitted	
Non-Waterfront	45.0 m	(147.64)
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)	2	

(iii) Conservation Use, Forestry Use, Riding Stable, Agricultural Use:

Lot Area (minimum)		
Conservation Use, Forestry Use	4.0 ha	(9.88 acres)
Riding Stable, Agricultural Use	2.0 ha	(4.94 acres)
Lot Frontage (minimum)	100.0 m	(328.08 sq. ft.)
Yard Requirements (minimum)		
Front	15.0 m	(49.21 ft.)
Rear	15.0 m	(49.21 ft.)
Exterior Side	15.0 m	(49.21 ft.)
Interior Side	6.0 m	(19.68 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	5%	
Accessory Dwelling Units per Lot (maximum)		1

(iv) Wayside pit, wayside quarry:

Yard Requirements (minimum)		
Front	12.0 m	(39.37 ft.)
Rear	12.0 m	(39.37 ft.)

Exterior Side	12.0 m	(39.37 ft.)
Interior Side	6.0 m	(19.68 ft.)

(v) Other Uses:

Lot Area (minimum)	6000 m ²	(1.5 acres)
Lot Frontage (minimum)	45.0 m	(147.64 ft.)
Yard requirements (minimum)		
Front	7.5 m	(24.61 ft.)
Rear	10.5 m	(34.45 ft.)
Exterior Side	7.5 m	(24.61 ft.)
Interior Side	6.0 m	(19.68 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	10%	
Dwelling Units per Lot (maximum)		
Accessory dwelling	1	
Duplex or semi-detached	2	

(c) Special Exceptions:(i) RU-1

On the lands zoned RU-1, only the following buildings shall be permitted.

- single detached dwelling with a maximum ground floor area of 125 m² (1346 sq. ft.);
- frame garage with a maximum ground floor area of 40 m² (431 sq. ft.);
- frame garage with a maximum ground floor area of 30 m² (323 sq. ft.).

(ii) RU-2

On the lands zoned RU-2, only the following buildings shall be permitted:

- single detached dwelling with a maximum ground floor area of 157.0 m² (1690 sq. ft.);
- frame shed with a maximum ground floor area of 63.0 m² (678 sq. ft.) which may be located a minimum of 0.6 m (2ft.) from the westerly side lot line;
- frame shed with a maximum ground floor area of 18.0 m² (194 sq. ft.).

SECTION 16 FLOOD PLAIN ZONE

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

16.1 Flood Plain (FP) Zone

(a) Permitted Uses:

- conservation use, excluding buildings;
- agricultural use, excluding buildings;
- forestry use, excluding buildings;
- marine facility;
- parks, excluding buildings;
- passive outdoor recreation, excluding buildings;
- uses accessory to a residential use located on the same lot, excluding buildings.

(b) Zone Requirements:

No site alteration shall occur and no building or structure shall be erected, altered or used except with the written approval of the relevant Conservation Authority pursuant to its Section 28 Regulation.

(c) Special Exceptions

(i) **FP-1, County Rd No. 32, Assessment Roll No. 812-010-23500 and 812-010-23701**

On the lands identified as FP-1, a residential dwelling shall be permitted.

(ii) **FP-2, 844 Cottage Lane, Grippen Lake, Roll No. 816 030 09500 (By-law 09-065, Application ZB09/09)**

Notwithstanding any provision of subsection 16.1 of this By-law to the contrary, on the lands identified as FP-2, a 23.8 m² cabin shall be permitted.

(iii) **FP-3, 51, 53 and 55 Front St, Assessment Roll Nos. 809-010-28600, 809-010-28900, 809-010-28500 (By-Law 22-058, Application Z-2019-005)**

On the lands zoned FP-3, the following provisions shall apply:

a) Permitted Uses

In addition to the uses permitted in the Flood Plain (FP) zone the following additional uses are permitted:

- Existing boardwalks and landscaping
- Interior and exterior boat display and event areas, excluding new buildings and structures
- Existing buildings, covered slips and storage sheds
- Existing fuel systems and pumps including waste pump-out systems and sale of same
- Marina including dockage, launching and hauling of boats, boat sales, retail sales, café and storage; excluding new buildings and structures
- Existing customer laundry, fitness center, showrooms, washrooms, showers and lounges
- Existing parking Lots, walkways and outdoor amenities including swimming pool, hot tubs and patios
- Existing stairs, retaining walls, boat launches and shore walls
- Existing underground servicing (storm, sanitary, hydro, bell, sewage storage and plant)
- Domestic wells

b) Notwithstanding the provisions of Section 16.2 of this By-Law, the following additional provisions shall apply to the FP-3 zone:

Maintenance, repair and upkeep in the FP-3 zone shall be permitted.

16.2 Additional Provisions for Flood Plain Zones

(a) Other General Provisions

Accessory uses and other general provisions shall be in accordance with Section 3 of this By-law.

SECTION 18
PROVINCIALY SIGNIFICANT WETLAND ZONE

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

18.1 Provincially Significant Wetland (PSW) Zone

(a) Permitted Uses:

- conservation use, excluding buildings;
- passive outdoor recreation.

(b) Zone Requirements:

None.

18.2 Additional Provisions for Provincially Significant Wetland Zones

(a) Other General Provisions

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