

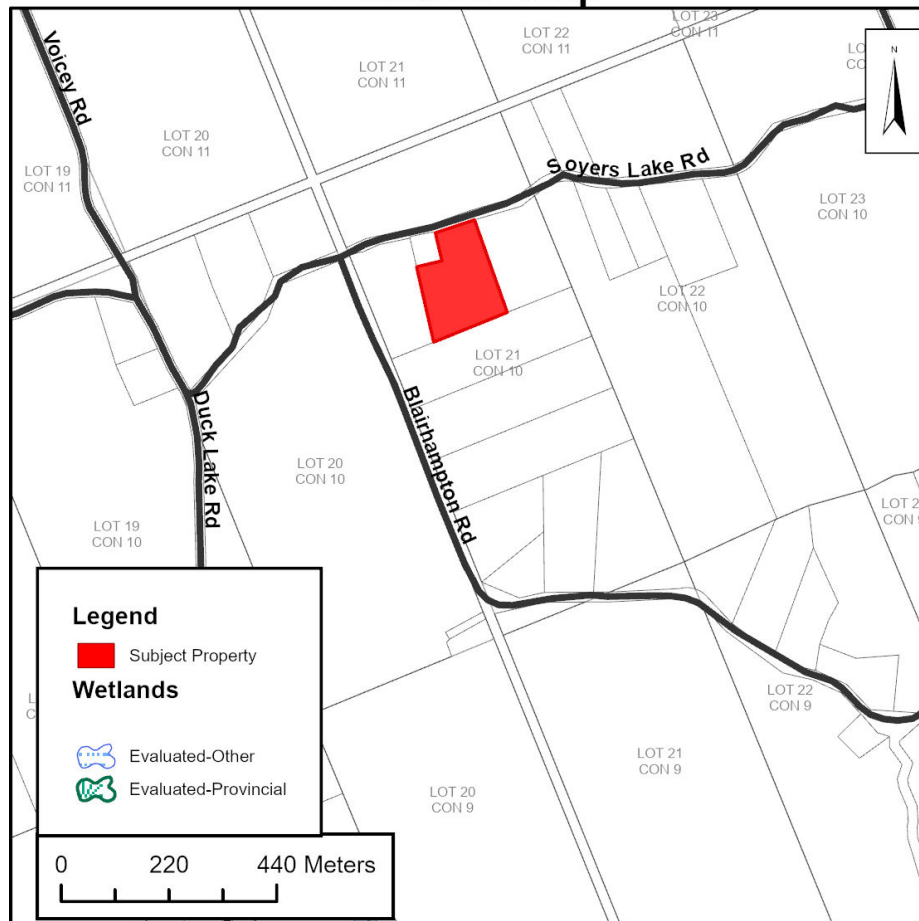
Property Information

Property Details:

- **Civic Address:** 1040 Soyers Lake Road
- **Roll #:** 4616-032-000-61500

Township Planning Overview	
Township Official Plan	Rural
Township Zoning By-law	Rural Residential (RR)

Location Map



1040 Soyers Lake Road

Section 5.2 Table 1- Permitted Uses and Table 2- Lot Regulations are attached for review. The Zoning By-law can also be viewed through the Township Website Zoning and Official Plan web page.

The information provided above is informal and should not be relied upon by a potential purchaser. Persons interested in submitting a tender should satisfy themselves through independent sources.

Township of Minden Hills Zoning By-law No. 06-10

Section 5.2

Table 1 - Residential Zones - Permitted Uses

Zone	Residential Type One (R1)	Residential Type 2 (R2)	Hamlet Residential (HR)	Rural Residential (RR)	Shoreline Residential (SR)
Principal Uses					
Dwelling, Single Detached	X	X	X	X	X
Dwelling, Converted	X	X			
Dwelling, Duplex		X			
Dwelling, Multiple		X			
Dwelling, Semi Detached		X			
Public Use	X	X	X	X	X
Accessory Uses					
Bed & Breakfast Establishment	X	X	X	X	X
Group Home, Open Custody	X	X	X	X	
Home Industry				X	
Home Occupation	X	X	X	X	X
Private Home Daycare	X	X	X	X	X
Notes: X Denotes a permitted use.					

Table 1 to By-law 06-10
 passed this 23rd day of
 February, 2006

ORIGINAL SIGNED BY:

Jim McMahon, Cheryl McCarroll,
 Reeve Clerk

TOWNSHIP OF MINDEN HILLS ZONING BY-LAW NO. 06-10

Section 5.2

Table 2 - Lot Regulations - Residential Zones

ZONES	Residential Type One (R1)	Residential Type Two (R2)	Hamlet Residential (HR)	Rural Residential (RR)	Shoreline Residential (SR)
Lot Area (min m ²) (per unit)	700 on full sewer and water services 3000 if not served with a sanitary sewer system	500 per unit for single detached, duplex and semi detached, or 230 per unit for multiple dwelling	3000	4000	4000
Lot Frontage (min m)	18	18 for single detached 10.5 for semi detached & duplex 7/unit for multiple dwelling	30	60	60
Front Yard (min m)	7.5	7.5	10	15	23(1)
Interior Side Yard (min m)	1.2	1.2 or 3 for multiple dwellings	3	10	4.5
Exterior Side Yard (min m)	4.5	4.5	10	15	6
Rear Yard (min m)	7.5	7.5	10	15	12
Setback from High Water Mark (min m)					
(a) = Lot created prior to February 22, 2005	23	23	23	23	23
(b) = Lot created after February 22, 2005	30	30	30	30	30
Dwelling Unit Area - (min m ²)	55	55	55	55	55
Building height (principal building) (max m)	11	11	11	11	11
Lot coverage (max%)	30	35	25	15	15
Landscaped Open Space (min %)	20	20	30	30	30
Legend: m = metres ha = hectares m ² = square metres min = minimum max = maximum			Table 2 to By-law 6-10 (1) amended by By-law 07-043 Consolidated March 31, 2008		
NOTE: (1) except where a lot zoned Shoreline Residential does not front on a watercourse or a shore road allowance, in which case the minimum front yard shall be 15 metres.					