

Note: S.L. - Shadow Lake

# 83 Base Line Road, geographic Township Somerville



**Legend**

-  Property ROLL#
-  Lots and Concessions
-  Road Centreline
-  Upper Municipalities
-  Light Gray Canvas Base

**Notes**

1651 310 050 37400

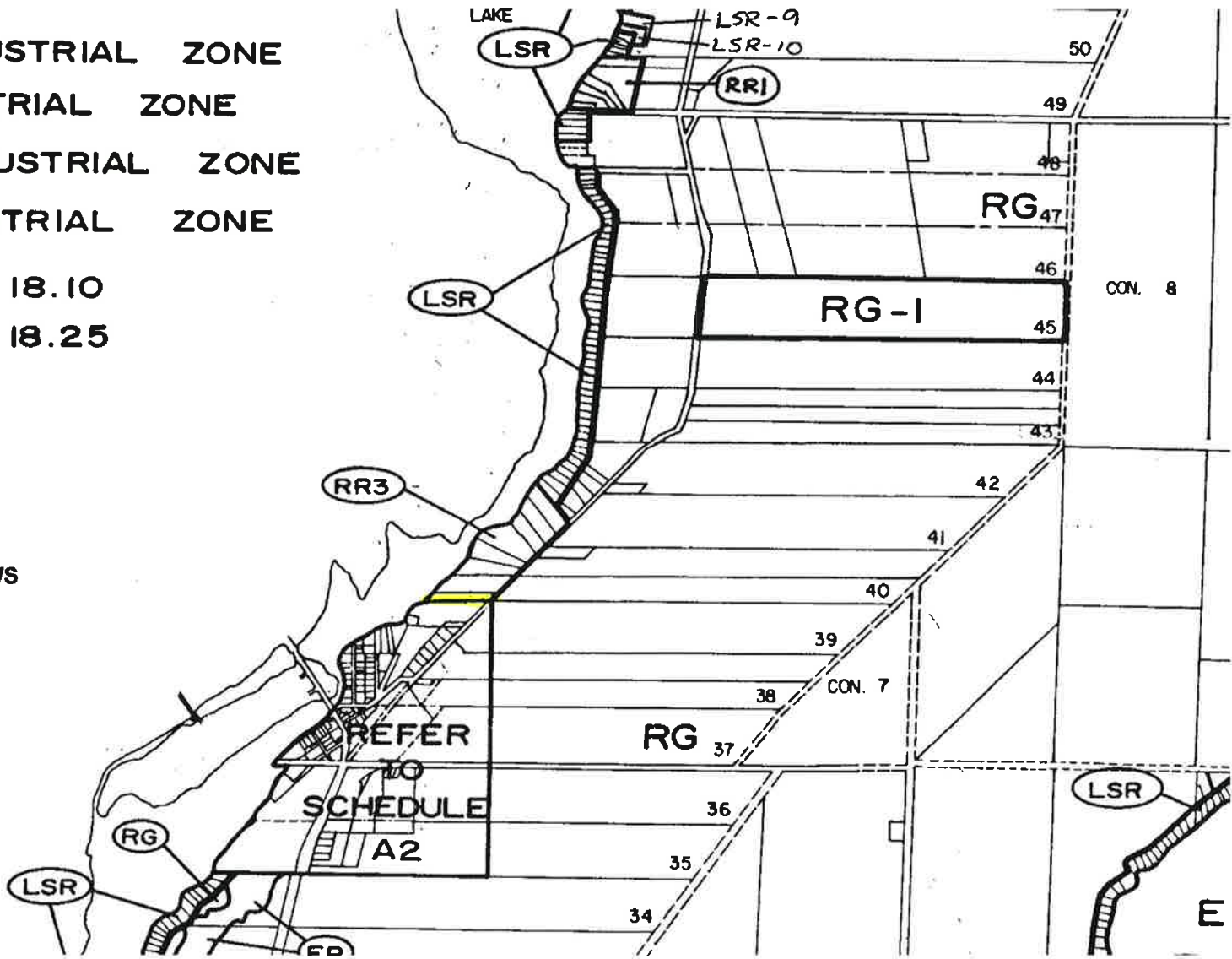
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INDUSTRIAL ZONE  
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INDUSTRIAL ZONE

Section 18.10  
Section 18.25

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CODE  
BYLAWS



**SECTION 4**

**RURAL RESIDENTIAL TYPE THREE (RR3) ZONE**

**4.1 RR3 USES PERMITTED**

No persons shall hereafter change the use of any building, structure or land or erect or use any building, or structure in a Rural Residential Type Three (RR3) zone, except for one or more of the following uses:

- a. Vacation dwelling
- b. Single Detached Dwelling
- c. Park
- d. Home occupation

**4.2 RR3 ZONE REQUIREMENTS**

In a Rural Residential Type Three (RR3) zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

	Communal or Municipal Water Supply Provided	Individual Water Supply & Sewage Disposal
a. Minimum lot area	1700 sq.m (18,298 sq.ft)	2000 sq.m (21,527 sq.ft)
b. Minimum lot frontage		
i. No shore lot line	25 sq.m (82 ft)	30 m (98 ft)
ii. With shore lot lines	30 m (98 ft)	30 m (98 ft)
c. Minimum front yard	7.5 m (25 ft)	7.5 m (25 ft)
d. Minimum rear yard	7.5 m (25 ft)	7.5 m (25 ft)
e. Minimum flankage yard	7.5 m (25 ft)	7.5 m (25 ft)
f. Minimum water setback	15 m (50 ft)	15 m (50 ft)
g. Maximum lot coverage	30 %	30 %
h. Maximum height	11 m (36 ft)	11 m (36 ft)
i. Minimum dwelling unit floor area	60 sq.m (645 sq.ft)	60 sq.m (645 sq.ft)
j. Minimum side yard: shall be 3 metres (9.8 ft) on one side, 1.2 metres (4 ft) on the other side plus 1 metre (3.3 ft) for each additional or partial storey above the first.		
k. Maximum number of dwelling units per lot		1

\* By-law Includes Major Update Amendment (By-Law 96-14)