

# FOR SALE

Vacant Lot on Logie Street, Lindsay



## \$297,000.00

### EXTRAS:

Survey included

### LEGAL DESCRIPTION:

Park Lot 8 and Part of Park Lot 9, West Side of Logie Street on Registered Plan 15P, being Part 1 on Plan 57R-11356; Kawartha Lakes

Part of PIN: 63233-0264 (LT)

### ROLL NUMBER:

1651 040 001 13100

### MUNICIPAL SERVICES:

Municipal water and sewer are not currently available.

Vacant lot. Property is subject to an H3 Holding Provision requiring municipal servicing prior to removal of the holding symbol.

### ZONING:

R1 (H3) - Residential Type One with Holding provision requiring municipal water and sewer servicing prior to removal of the holding symbol

Vacant residential lot comprising approximately 0.72 (zoned R1 (H3) - Residential Type One with Holding Provision).

**Please note:** Property is subject to H3 provisions requiring municipal water and sewer servicing prior to removal of the holding symbol. Any zoning, holding removal, or Official Plan amendments shall be at the sole expense of the Purchaser.

**All properties are sold in "as is where is" condition,**

For more information contact Realty Services at: 705-324-9411 extension 2116 or e-mail: [realtyservices@kawarthalakes.ca](mailto:realtyservices@kawarthalakes.ca)



Visit our website: <https://www.kawarthalakes.ca/business-development/realty-services/surplus-property/>

# AGREEMENT OF PURCHASE AND SALE

**PURCHASER:** \_\_\_\_\_

agrees to purchase from

**VENDOR:** **THE CORPORATION OF THE CITY OF KAWARTHA LAKES**

and the Vendor agrees to sell

in "as is" condition

**REAL PROPERTY:** Legally described as Park Lot 8 and Part of Park Lot 9, West Side of Logie Street on Registered Plan 15P, being Part 1 on Plan 57R-11356; Kawartha Lakes, being Part of PIN: 63233-0264 (LT) (the "Property").

**PURCHASE PRICE:** \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

**DEPOSIT:** The Purchaser agrees to submit \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) on acceptance by certified cheque payable to The Corporation of the City of Kawartha Lakes as a non-refundable deposit (the "Deposit"). The Purchaser hereby agrees and acknowledges that the Deposit is paid to cover the initial costs of the Vendor in processing the transaction and will not be refunded if either party terminates this Agreement. The parties to this Agreement hereby acknowledge that the Deposit shall be credited towards the purchase price on completion.

**BALANCE:** The Purchaser agrees to pay the balance of the Purchase Price to the Vendor's solicitor in trust on closing, subject to the usual adjustments.

## **FURTHER CLAUSES AND CONDITIONS:**

1. **APPLICATION OF MUNICIPAL ACT, 2001:** The parties hereby acknowledge and agree that the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, shall apply to this transaction. On or before closing, the Council of the Vendor shall pass a by-law confirming the sale of the Property.
2. **CONSENT TO TRANSACTION:** The Purchaser acknowledges that the Council of the Vendor may be obligated to obtain the consent of the Crown in Right of Canada and/or the Crown in Right of Ontario, prior to the completion of this transaction. If the Vendor cannot obtain such approval(s), this Agreement shall be terminated.
3. **COUNCIL CONSIDERATION:** The Purchaser acknowledges that the Council of the Vendor may be obligated to give consideration to the proposals to convey the Property and to any objection thereto, to hear any person or corporation who claims his/her/its land will be prejudicially affected by the sale, and to determine the issue on its merits, without regard to this Agreement. If, after consideration of the proposals, objections and all other relevant factors, the Council of the Vendor decides that it is not appropriate to convey the Property, it will notify the Purchaser and this Agreement will terminate.

4. **COUNCIL MEMBER(S):** The Purchaser agrees to complete an affidavit commensurate with the closing of the transaction that no member of the Council of the Vendor, either by himself or herself, or by, or with, or through another has any interest in the purchase of the Property.
5. **IRREVOCABILITY:** This Offer shall be irrevocable by the Purchaser until notification of rejection from and by the Vendor.
6. **COMPLETION DATE:** This Agreement shall be completed by no later than 5:00 p.m. on a date to be mutually agreed upon by the Vendor and the Purchaser, and no earlier than 30 days following the enactment the By-Law by which the Vendor conveys the Property. Upon completion, vacant possession of the Property shall be given to the Purchaser unless otherwise provided for in this Agreement.
7. **NOTICES:** Any notice relating hereto or provided for herein shall be in writing. This offer, any counter offer, notice of acceptance thereof, or any notice shall be deemed given and received, when hand delivered to the address for service provided herein or, where a facsimile number is provided herein, when transmitted electronically to that facsimile number.

Fax No. **705-324-4168** Heather E. Richardson (For delivery of notices to Vendor)

Fax No. (For delivery of notices to Purchaser)

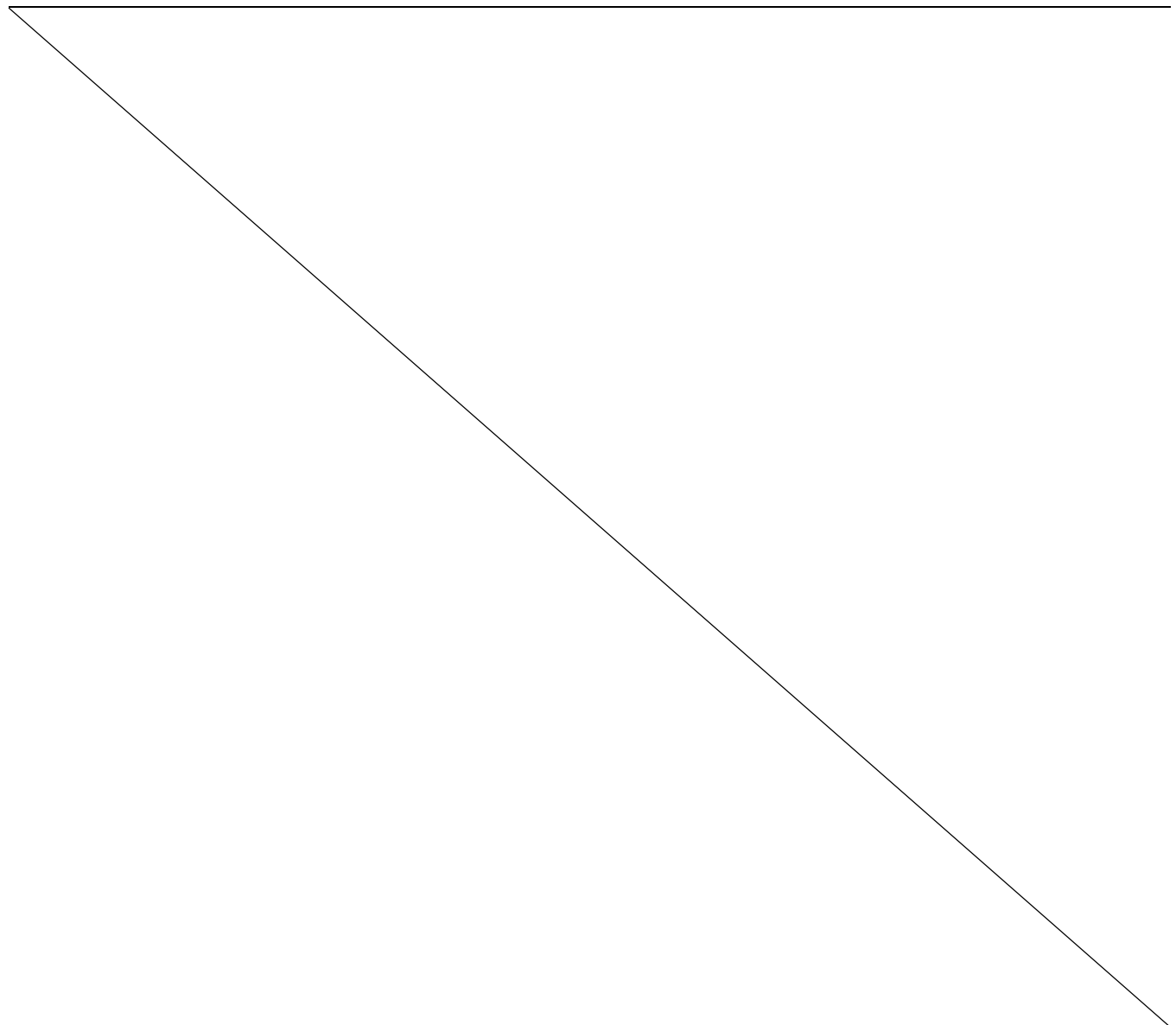
8. **HST:** If this transaction is subject to Harmonized Sales Tax (H.S.T.), then such tax shall be in addition to the Purchase Price. If this transaction is not subject to H.S.T., the Vendor agrees to certify on or before closing, that the transaction is not subject to H.S.T and the Purchaser agrees to provide an indemnity to hold the Vendor harmless should H.S.T. be applicable.
9. **TITLE SEARCH:** The Purchaser shall be allowed thirty (30) days from the date of acceptance of this Agreement (Requisition Date) to examine title to the Property at its own expense and if within that time the Purchaser shall furnish the Vendor in writing with any valid objection to the title to the Property, which the Vendor shall be unable or unwilling to remove, and which the Purchaser will not waive, this Agreement shall be null and void.
10. **FUTURE USE:** The Vendor and the Purchaser agrees that there is no representation or warranty of any kind that the future intended use of the Property by Purchaser is or will be lawful except as may be specifically provided for in this Agreement.
11. **TITLE:** Provided that the title to the property is good and free from all registered restrictions, charges, liens, and encumbrances except as otherwise specifically provided in this Agreement and save and except for (a) any registered restrictions or covenants that run with the land providing that such are complied with; (b) any registered municipal agreements and registered agreements with publicly regulated utilities providing such have been complied with, or security has been posted to ensure compliance and completion, as evidenced by a letter from the relevant municipality or regulated utility; (c) any minor easements for the supply of domestic utility or telephone services to the

property or adjacent properties; and (d) any easements for drainage, storm or sanitary sewers, public utility lines, telephone lines, cable television lines or other services which do not materially affect the present use of the property. If within the specified times referred to in paragraph 8 any valid objection to title or to any outstanding work order or deficiency notice, or to the fact the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire is made in writing to vendor and which Vendor is unable or unwilling to remove, remedy or satisfy and which Purchaser will not waive, this Agreement notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end and all monies paid shall be returned without interest or deduction and Vendor, shall not be liable for any costs or damages. Save as to any valid objection so made by such day and except for any objection going to the root of the title, Purchaser shall be conclusively deemed to have accepted Vendor's title to the property.

12. **CLOSING ARRANGEMENTS:** Where each of the Vendor and the Purchaser retain a lawyer to complete the Agreement of Purchase and Sale of the Property and where in the transaction will be completed by electronic registration pursuant to Part III of the *Land Registration Reform Act*, R.S.O. 1990, Chapter L4 and the *Electronic Registration Act* S.O. 1991, Chapter 44, and any amendments thereto, the Vendor and the Purchaser acknowledge and agree that the exchange of closing funds, non-registrable documents and other items (the "Requisite Deliveries") and the release thereof to the Vendor and the Purchaser will (a) not occur at the same time as the registration of the transfer/deed (and any other documents intended to be registered in connection with the completion of this transaction) and (b) be subject to conditions whereby the lawyer(s) receiving any of the Requisite Deliveries will be required to hold same in trust and not release same except in accordance with the terms of a document registration agreement between the said lawyers. The Vendor and Purchase irrevocably instruct the said lawyers to be bound by the document registration agreement, which is recommended from time to time by the Law Society of Ontario. Unless otherwise agreed to by the lawyers, such exchange of the Requisite Deliveries will occur in the applicable Land Titles Office or such other location by both lawyers.
13. **DOCUMENTS AND DISCHARGE:** The Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of the Vendor. If requested by the Purchaser, the Vendor will deliver any sketch or survey of the property within Vendor's control to Purchaser as soon as possible and prior to the Requisition Date.
14. **INSPECTION:** The Purchaser acknowledges having had the opportunity to inspect the property prior to submitting this Offer and understands that upon acceptance of this Offer there shall be a binding agreement of purchase and sale between the Purchaser and the Vendor.
15. **INSURANCE:** The Property purchased shall be and remain until completion at the risk of the Vendor. Pending completion, the Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interests may appear and in the event of substantial damage, the Purchaser may either terminate this Agreement and have all monies paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion.

16. **DOCUMENT PREPARATION:** The Transfer/Deed shall, save for the Land Transfer Tax affidavit, be prepared in registrable form at the expense of Vendor.
17. **RESIDENCY:** The Purchaser shall be credited towards the Purchase Price with the amount, if any, necessary for the Purchaser to pay to the Minister of National Revenue to satisfy the Purchaser's liability in respect of tax payable by the Vendor under the non-residency provisions of *the Income Tax Act* by reason of this sale. The Purchaser shall not claim such credit if the Vendor delivers on completion the prescribed certificate or a statutory declaration that the Vendor is not then a non-resident of Canada.
18. **ADJUSTMENTS:** Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Purchaser.
19. **TIME LIMITS:** Time shall in all respects be of the essence hereof provided that the time for doing or completing any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and Purchaser or by their respective lawyers who may be specifically authorized in that regard.
20. **TENDER:** Any tender documents or money hereunder may be made upon Vendor or Purchaser or their respective lawyers on the day set for completion. Money may be tendered by bank draft or cheque certified by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.
21. **CONSUMER REPORTS:** The Purchaser is hereby notified that a consumer report containing credit and/or personal information may be referred to in connection with this transaction.
22. **AGREEMENT IN WRITING:** If there is conflict between any provision written or typed in this Agreement (including any Schedule attached hereto) and any provision in the printed portion hereof, the written or typed provision shall supersede the printed provision to the extent of such conflict. This Agreement including any Schedule attached hereto, shall constitute the entire Agreement between the Purchaser and the Vendor. There is no representation, warranty, collateral agreement or condition, which affects this Agreement other than as expressed herein. This Agreement shall be read with all changes of gender or number required by context.
23. **SUCCESSORS AND ASSIGNS:** The heirs, executors, administrators, successors and assigns of the undersigned are bound by the terms herein.
24. **LEGAL ADVICE:** The Purchaser acknowledges that it has either received or waived the benefit of its own independent legal advice with respect to the execution of this Agreement.
25. **PUBLIC DOCUMENT:** The Purchaser acknowledges that this Agreement is a public document, and consents to its disclosure pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56.

26. **CONDITION OF PROPERTY:** The Purchaser hereby acknowledges and agrees that the Property is being purchased on an as is where is basis, without representation or warranty of any kind offered by the Vendor. The Vendor shall have no responsibility whatsoever to remedy any defect, infraction, or encroachment regarding the Property, or to complete any work deemed as unfinished by the Purchaser.
27. **EASEMENTS:** The Purchaser hereby acknowledges and agrees that the Vendor has the right to retain any easements deemed necessary by it, in its sole and absolute discretion, to protect existing services.
28. **HERITAGE DESIGNATION:** The Purchaser hereby acknowledges that the Property is designated as being of cultural heritage value and interest per City of Kawartha Lakes By-Law 2019-010. The Purchaser further acknowledges that any and all changes to the building shall be in keeping with the original and present character of the building and will require consultation with the Municipal Heritage Committee.



29. **ELECTRONIC SIGNATURES:** This Agreement may be executed and delivered by facsimile or other electronic means, which electronic copies shall be deemed to be original.

DATED at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**SIGNED SEALED AND DELIVERED**

IN WITNESS whereof I have hereunto set my hand and seal:

in the presence of:

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Name:

DATED at Kawartha Lakes, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

IN WITNESS whereof we have hereunto set our hand and seal:

**THE CORPORATION OF THE CITY OF  
KAWARTHA LAKES**

Per: \_\_\_\_\_  
Name: Doug Elmsie  
Title: Mayor

Per: \_\_\_\_\_  
Name: Cathie Ritchie  
Title: Clerk

**We have authority to bind the Corporation.**

## **VENDOR'S ACKNOWLEDGEMENT**

By signing above, we acknowledge that a fully executed copy of the Agreement of Purchase and Sale will be provided to us, and we authorize a copy to be forwarded to our lawyer.

### **Vendor's Lawyer:**

Heather E. Richardson  
Staples & Swain Professional Corporation  
Barristers, Solicitors & Notaries  
10 William Street South  
Lindsay, Ontario K9V 3A4

705-324-6222 (Phone)  
705-324-4168 (Fax)  
heather.richardson@staplesswain.com

## **PURCHASER'S ACKNOWLEDGEMENT**

By signing above, I/we acknowledge that a fully executed copy of the Agreement of Purchase and Sale will be provided to me/us, and I/we authorize a copy to be forwarded to my/our lawyer.

### **Purchaser's Lawyer:**

## Parklots 8 and 9 on Plan 15P (Logie Street Property)



0.06

Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City Of Kawartha Lakes

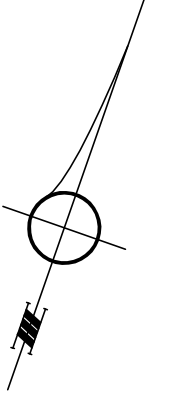
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

SCHEDULE				
PART	LOT	PLAN	PIN	AREA
1	PART OF 8	REGISTERED PLAN 15P	ALL OF 63233-0264	2524 m <sup>2</sup>
2	PART OF 8 & 9	REGISTERED PLAN 15P		405 m <sup>2</sup>

**PLAN 57R-11356**  
 Received and deposited  
 December 12<sup>th</sup>, 2025  
 Tanya Sharma  
 Representative for the  
 Land Registrar for the  
 Land Titles Division of  
 Victoria (No.57)



PLAN OF SURVEY OF  
**PARK LOT 8 AND  
 PART OF PARK LOT 9,  
 WEST SIDE OF LOGIE STREET**  
 REGISTERED PLAN 15P  
 (FORMER TOWN OF LINDSAY)  
 CITY OF KAWARTHA LAKES  
 COUNTY OF VICTORIA

SCALE 1:250 METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH  
 BY 914mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - SIB DENOTES STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - PB DENOTES PLASTIC BAR
  - CP DENOTES CONCRETE PIN
  - DENOTES ROUND
  - WT DENOTES WITNESS
  - M DENOTES MEASURED
  - P1 DENOTES REGISTERED PLAN 15P
  - P2 DENOTES PLAN 57R-6750
  - P3 DENOTES SURVEY BY HOLSTEAD & REDMOND LIMITED, O.L.S. DATED AUGUST 25, 1997 (A-04676)
  - P4 DENOTES SURVEY BY IBW SURVEYORS LTD., O.L.S. DATED MAY 20, 2021 (A-023962)
  - P5 DENOTES PLAN 57R-6792 DATED DECEMBER 8, 2024
  - P6 DENOTES PLAN 57R-9108
  - P7 DENOTES SURVEY BY H.F. GRANDER O.L.S.
  - IBW DENOTES IBW SURVEYORS LTD., O.L.S.
  - 694 DENOTES GEORGE E. SMITH, O.L.S.
  - 902 DENOTES WILLIAM R. COE, O.L.S.
  - 1118 DENOTES E.G. GURNETT LIMITED, O.L.S.



**BEARING NOTE**  
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)-7(2010).  
 FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
 P2 - 1°38'10" COUNTER-CLOCKWISE  
 P3 - 2°45'10" COUNTER-CLOCKWISE  
 P5 - 2°42'00" COUNTER-CLOCKWISE

**DISTANCE NOTES - METRIC**  
 DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999971.

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 25, 2025.

DECEMBER 4, 2025  
 DATE  
 DAVID COMERY, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-124660

INTEGRATION DATA		
OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)-7(2010). URBAN ACCURACY PER SEC. 14(2), O REG. 216/10		
POINT ID	NORTHING	EASTING
A	4913592.63	681465.53
B	4913792.28	681520.65
CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

**IBW SURVEYORS**

IBWSURVEYORS.COM | 1.800.667.0696

IBW SURVEYORS LTD., O.L.S.

DATE: DECEMBER 4, 2025

FILE: A-056308-PLAN-V3

## **SECTION 6: RESIDENTIAL ONE (R1) ZONE**

### **6.1 R1 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 Residential One (R1) Zone, except for the following use:

- a. Single detached dwelling
- b. Home occupation in a dwelling
- c. Accessory uses

### **6.2 R1 ZONE REQUIREMENTS**

In a Residential One (R1) Zone, no persons shall hereafter erect or use a building except in conformity with the following requirements:

- |    |  |            |
|----|--|------------|
| a. | Minimum lot area                       | 450.0 sq.m |
| b. | Minimum lot frontage                   | 15.0 m     |
| c. | Minimum front yard setback             | 7.5 m      |
| d. | Minimum exterior side yard setback     | 3.0 m      |
| e. | Minimum interior side yard setback     | 1.25 m     |
| f. | Minimum rear yard setback              | 7.5 m      |
| g. | Maximum building height                | 10.5 m     |
| h. | Maximum lot coverage for all buildings | 35%        |

### **6.3 SPECIAL R1 ZONE REQUIREMENTS**

#### **6.3.1 R1-S1 Zone**

Notwithstanding the permitted uses and zone requirements on land zoned R1, on land zoned R1-S1 the following requirements shall also apply:

- i. on lands abutting the C.N.R. (Uxbridge Subdivision Branch) Rail Line, a 2 m high safety berm above grade from the property line is required; and
- ii. on lands abutting the C.N.R. (Uxbridge Subdivision Branch) Rail Line, a 1.83 m high chain link security fence is required.

#### **6.3.2 R1-S2 Zone**

Notwithstanding the permitted uses and zone requirements on land zoned R1, on land zoned R1-S2 the following requirements shall also apply:

- i. the minimum lot frontage shall be 14 m and the minimum interior side yard setback shall be 1.3 m;
- ii. an accessory apartment is also permitted; and
- iii. the minimum gross floor area of the accessory apartment is to be 41.0 square m.

### 6.3.3 R1-S3 Zone

Notwithstanding the zone requirements on land zoned R1, on land zoned R1-S3 the following requirements shall also apply:

- i. the side yard adjacent to the southern lot line shall be 2 m; and
- ii. a screen in the form of landscaping, to a height of not less than 1.5 m shall be established and maintained along the northerly lot line - the screen is to have reached the required height within three years of the issuance of the building permit for a single detached dwelling.

### 6.3.4 R1-S4 Zone

Notwithstanding the zone requirements on land zoned R1, on land zoned R1-S4, the following requirements shall also apply:

- i. the front yard setback shall be 7.5 m; and
- ii. a screen in the form of landscaping to a height of 1.5 m shall be established and maintained along the easterly lot line, except in the front yard - the screen is to have reached the required height within three years of the issuance of the building permit for a single detached dwelling.

### 6.3.5 R1-S5(H1) Zone

Notwithstanding the permitted uses and zone requirements for the R1 zone, on land zoned R1-S5 the following requirements shall also apply:

- i. building entrances must be set above elevation 251.8 m;
- ii. the westerly side wall of the proposed dwelling must not extend more than 26.0 m from the property boundary adjacent to Logie Street;
- iii. any infilling of the marshy area must not extend more than 38 m from the property boundary adjacent to Logie Street.

On land zoned R1-S5(H1), the removal of the (H1) Holding Symbol shall be in accordance with the following:

- the owner shall enter into an agreement with the Town or it's designate to provide for sewer connections to the severed and retained lots, as created in 1992.

### 6.3.6 R1(H1) Zone

On land zoned R1(H1), the removal of the (H1) Holding Symbol shall be in accordance with the following:

- an adequate supply of municipal water and sewer servicing must be available to service the subject land.

### 6.3.7 R1(H2) Zone

On land zoned R1(H2), the removal of the (H2) Holding Symbol shall be in accordance with the following:

- Satisfactory completion of an Environmental Impact Study for any development or major redevelopment.

### 6.3.8 R1(H3) Zone

On land zoned R1(H3), the removal of the (H3) Holding Symbol shall be in accordance with the following:

- an adequate supply of municipal water and sewer servicing must be available to service the subject land; and
- Satisfactory completion of an Environmental Impact Study for any development or major redevelopment.

### 6.3.9 R1(H4) Zone

On land zoned R1(H4), the removal of the (H4) Holding Symbol shall be in accordance with the following:

- The lot(s) conform(s) with the minimum performance standards of the Residential One (R1) Zone. **(B/L 94-58 as amended by OMB Order No. 1051 July 03, 2001)**

### 6.3.10 R1-S6 Zone

Notwithstanding the zone requirements for the R1 zone and Section 5.12, on land zoned R1-S6, the following shall apply:

- i. All buildings and structures shall be setback a minimum of 8 metres from the top of the slope of the Jennings's Creek valleylands; and
- ii. Section 5.12 (j)(v) shall not apply.  
(B/L 94-58, B/L 2002-126, B/L 2018-108, B/L2020-088)

### 6.3.11 R1-S6(H4) Zone

On land zoned R1-S6(H4), the removal of the (H4) Holding Symbol shall be in accordance with the following:

- The lot(s) conform(s) with the minimum performance standards of the R1-S6 (R1-S6) Zone. (B/L 94-58 as amended by OMB Order 1051 July 03, 2001)

### 6.3.12 R1-S7 Zone

Notwithstanding the permitted uses and zone requirements for the R1 zone, on land zoned R1-S7 the following requirements shall also apply:

- i. The minimum front yard setback shall be 6.0 m to the portion of the dwelling containing the garage entrance, and 4.5 m to the balance of the dwelling;
- ii. The maximum lot coverage for all buildings shall be 45%. (B/L 2005-123)

### 6.3.13 R1-S8 Zone

Notwithstanding the zone requirements for the R1 zone and Section 5.2 b) i., on land zoned R1-S8 the following requirements shall also apply:

- i. The minimum front yard setback shall be 6.0 m to the portion of the dwelling containing the garage entrance and 4.5m to the balance of the dwelling;
- ii. The maximum lot coverage for all buildings shall be 45%;