120 Lakeside Drive

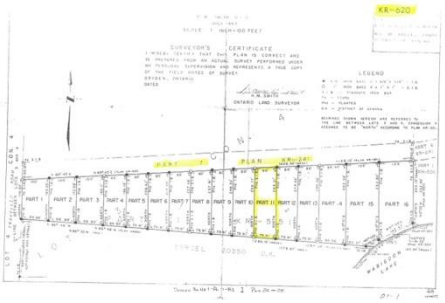
Dryden, ON

$49,500



MLS#: X13772642
Lot Dimensions: 80 x 263 (.48 acre}
Assessment: $30,000.00
Property Tax: $577.10
Tax Year: 2024





One of the last fully serviced oversized treed lots in the south end of the city on a local traffic street. 80 feet of frontage by 263 feet deep. Backs onto the Ministry green space. Close to Government dock and boat launch, Dryden Regional Hospital and Laura Howe Marsh walking trails. Get ready for spring development. Inquire.



LISTING AGENT

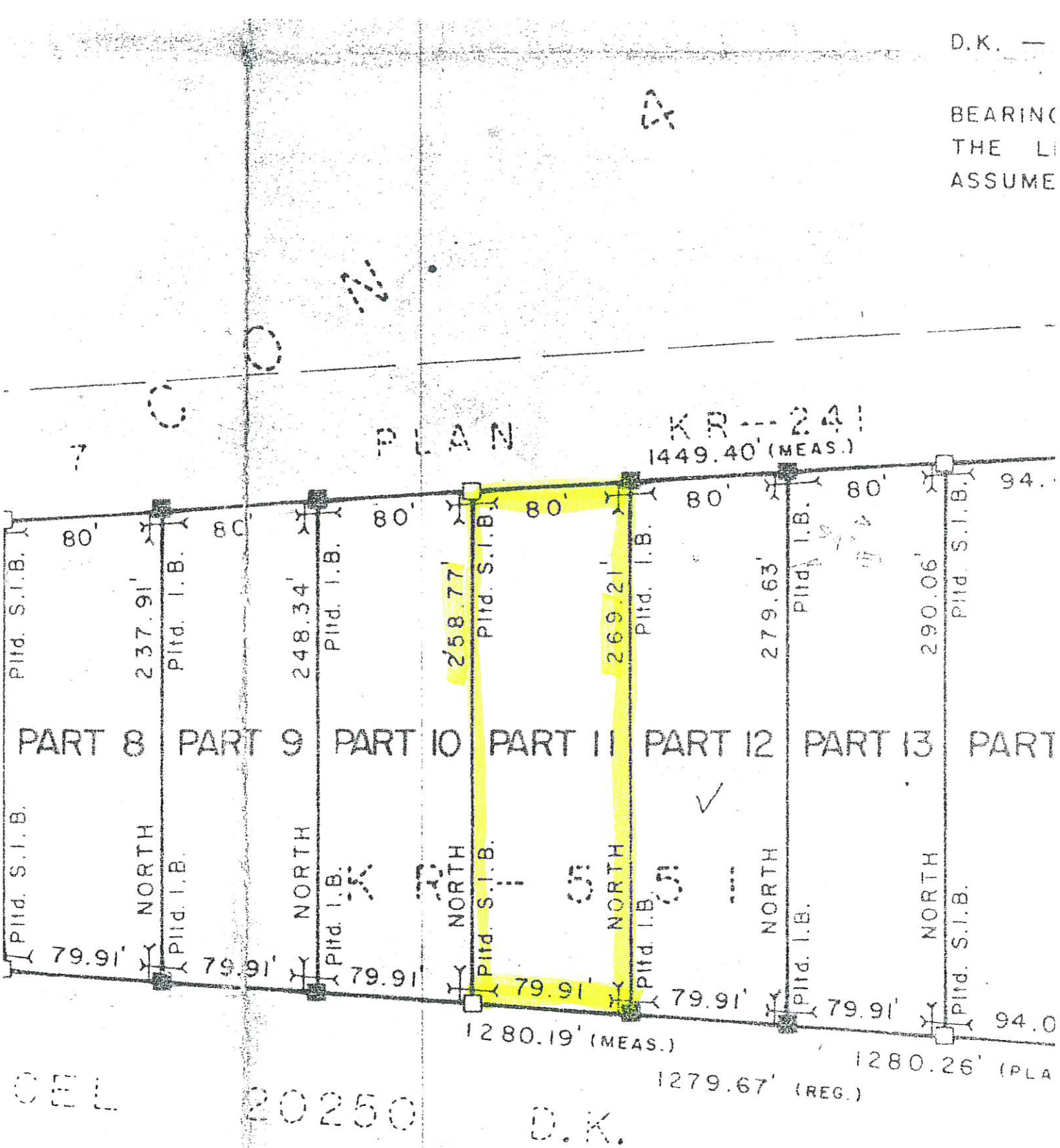
Barry Lynch

1-807-221-8500 Cell
barry.lynch@screalty.on.ca

Sunset Country Realty
72 A Van Horne Avenue
Dryden, ON P8N 2B1
1-807-223-3245

www.screalty.on.ca

Sunset Country Realty Inc., Brokerage
www.screalty.on.ca


D.K. —
BEARING
THE LI
ASSUME
PLAN KR--241
1449.40' (MEAS.)
80'
80'
80'
80'
80'
80'
94.
Pltd. S.I.B.
Pltd. I.B.
237.91'
248.34'
258.77'
269.21'
279.63'
290.06'
PART 8
PART 9
PART 10
PART 11
PART 12
PART 13
PART
NORTH
79.91'
1280.19' (MEAS.)
1280.26' (PLA
1279.67' (REG.)
OEL
20250
D.K.
BK No 1-P2 1-83
Pgs 24 — 28

KR-620

H. M. SMITH O.L.S.

JULY 1963.

SCALE: 1 INCH = 100 FEET

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT AND IS PREPARED FROM AN ACTUAL SURVEY PERFORMED UNDER MY PERSONAL SUPERVISION AND REPRESENTS A TRUE COPY OF THE FIELD NOTES OF SURVEY.

DRYDEN, ONTARIO

DATED

H.M. SMITH

ONTARIO LAND SURVEYOR

LEGEND

- 5/8" IRON BARS 2' x 5/8" x 5/8" — I.B.
- 1" IRON BARS 4' x 1" x 1" — S.I.B.
- S.I.B. — STANDARD IRON BAR
- Fd — FOUND
- Pltd — PLANTED
- D.K. — DISTRICT OF KENORA

BEARINGS SHOWN HEREON ARE REFERRED TO THE LINE BETWEEN LOTS 3 AND 4, CONCESSION 4 ASSUMED TO BE "NORTH" ACCORDING TO PLAN KR-551.

LOT 4 CON. 4 TRAVELLER ROAD BETWEEN LOTS 3 and 4

PART 7 PLAN KR-241

PARCEL 20250 D.K.

PART 1 | PART 2 | PART 3 | PART 4 | PART 5 | PART 6 | PART 7 | PART 8 | PART 9 | PART 10 | PART 11 | PART 12 | PART 13 | PART 14 | PART 15 | PART 16

WABIGOON LAKE

Fd. S.I.B.

N 85° 45' E

N 85° 43' E (PLAN KR-551)

N 86° 46' W

N 86° 30' W (REG.)

N 86° 48' W (PLAN KR-551)

1449.40' (MEAS.)

1449.12' (PLAN KR-551)

1280.19' (MEAS.)

1279.67' (REG.)

1280.26' (PLAN KR-551)

N 0° 01' E

N 0° 05' W (Plan KR-551)

N 61° 03' E

N 61° 01' E

191.23' (Plan KR-551)

190.96' (Meas.)

Dryden Book 1 - Pg. 1-83 | Pcs 24 - 28

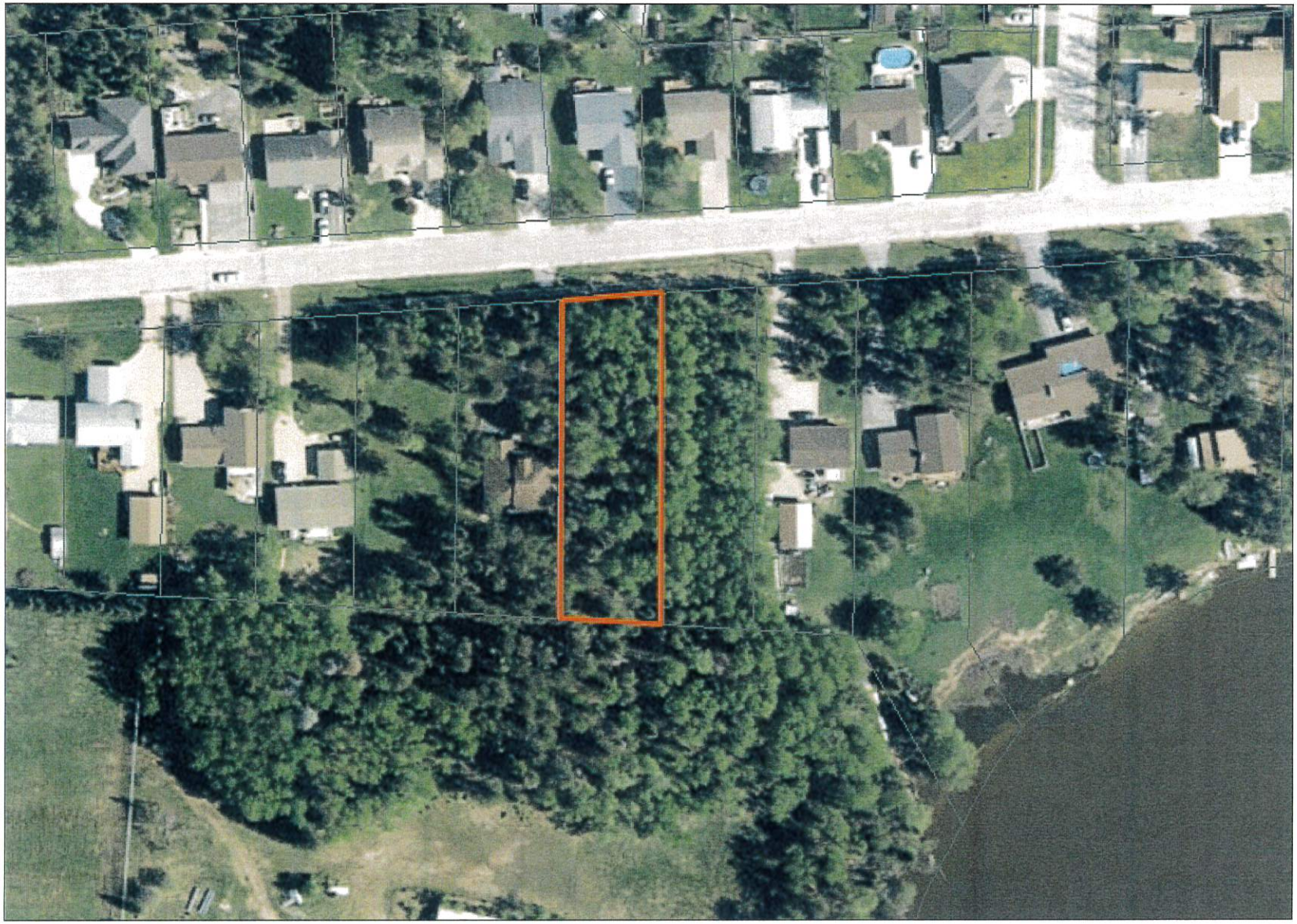
D4-1

Ontario **Ministry of Natural Resources**

Make a Topographic Map

Notes:

120 Lakeside Drive



Legend

- Building as Symbol
- Building to Scale
- Airport
- Heliport \ Hospital Heliport
- Seaplane Base
- Ferry Route
- Trail
- Bruce Trail
- Greenbelt Route
- Rideau Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major — Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.1 km

Projection: Web Mercator



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Ontario **Ministry of Natural Resources**

Make a Topographic Map

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120 Lakeside Drive



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- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 2.4 km

Projection: Web Mercator



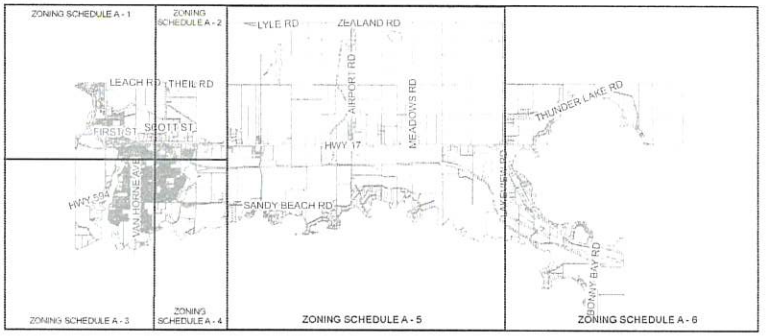
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CITY OF DRYDEN
ZONING SCHEDULE A - 3



Legend

CD	DOWNTOWN COMMERCIAL
MX	EXTRACTIVE INDUSTRIAL
CG	GENERAL COMMERCIAL
HZ	HAZARD
M2	HEAVY INDUSTRIAL
CH	HIGHWAY COMMERCIAL
CH-H	HIGHWAY COMMERCIAL - HOLDING
I	INSTITUTIONAL
I RM	INSTITUTIONAL RESIDENTIAL MULTIPLE
M1-H1	LIGHT INDUSTRIAL - HOLDING
M1	LIGHT INDUSTRIAL
CL	LOCAL COMMERCIAL
MM	MILL INDUSTRIAL
OS	OPEN SPACE
OS-1	OPEN SPACE - SITE SPECIFIC
RMH	RESIDENTIAL MOBILE HOME
RMD	RESIDENTIAL MODULAR DWELLING
RM	RESIDENTIAL MULTIPLE
R1	RESIDENTIAL TYPE 1
R1-H	RESIDENTIAL TYPE 1 - HOLDING
R2	RESIDENTIAL TYPE 2
RU	RURAL
RU-H	RURAL - HOLDING
RR	RURAL RESIDENTIAL
RS	SHORELINE RESIDENTIAL
CT	TOURIST COMMERCIAL
CT-H	TOURIST COMMERCIAL - HOLDING
MD	WASTE DISPOSAL INDUSTRIAL
WMU-H	WATERFRONT MIXED USE - HOLDING

- MUNICIPAL BOUNDARY
- ZONING
- PROPERTIES
- WATER AREA
- WETLAND AREA

N

Dryden

0 62.5 125 250 375 500 Meters

Map Created by: City of Dryden
Date Created: June 8, 2012

UTM NAD83 Zone 15

This Map is illustrative only. Do not Rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation. A margin of error is inherent in all data and maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use. The City shall not be held liable for special, incidental, consequential or indirect damages arising from the use of this data. Users assume all risks in using this data.

4.1 RESIDENTIAL TYPE ONE (R1) ZONE

4.1.1 Permitted Uses

No person shall within a Residential Type One (R1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

i) crisis centre
ii) group home
iii) home occupation
iv) single detached dwelling

4.1.2 Regulations for Permitted Uses

i)	Minimum Lot Area	465 sq. m.
ii)	Minimum Lot Frontage	15.0 m.
iii)	Minimum Yard Requirements	
	a) Front Yard	7.5 m.
	b) Interior Side Yard	1.5 m.
	c) Exterior Side Yard	5.0 m.
	d) Rear Yard	7.5 m.
iv)	Maximum Lot Coverage	40%
v)	Minimum Landscaped Open Space	20%
vi)	Maximum Building Height	9.0 m or not more than 1.0 metres higher then the average height of the dwellings on the adjacent lots, whichever is less.

4.1.3 Exceptions