228 Sandy Beach Road

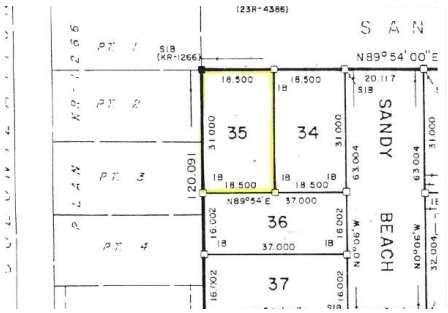
Dryden, ON

$32,000



MLS#: X13258292
Total Sq/Ft: 6,173.80 sq/ft
Lot Dimensions: 60.70’ x 101.71’
Assessment: $34,000.00
Property Tax: $433.00
Tax Year: 2025





60.70’ x 101.71’ residential lot in a newer subdivision. Walking trails and Pronger Park nearby. Only a few minutes from the ball diamonds, golf, soccer and Sandy Beach Park. All city services are available.



LISTING AGENT

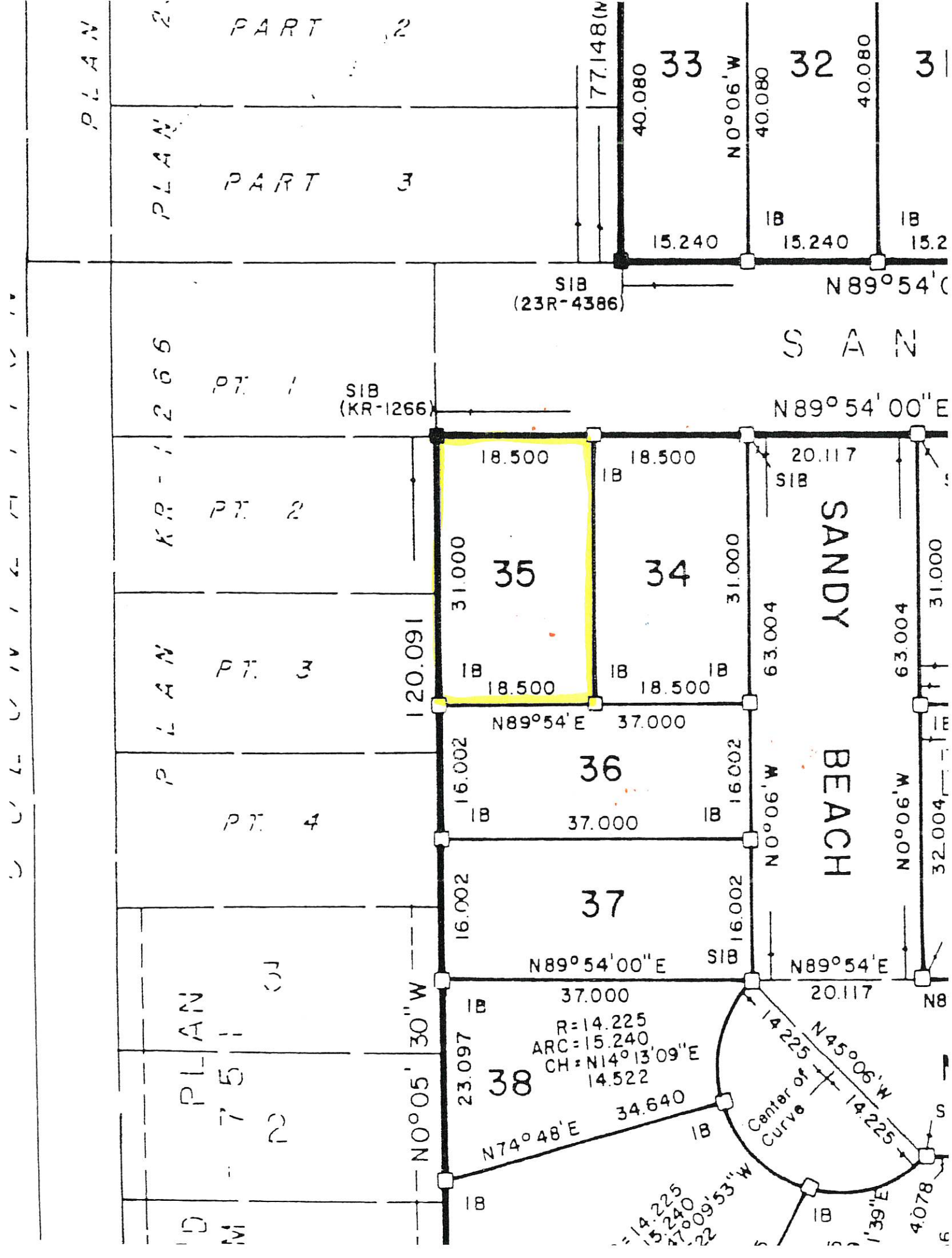
Barry Lynch

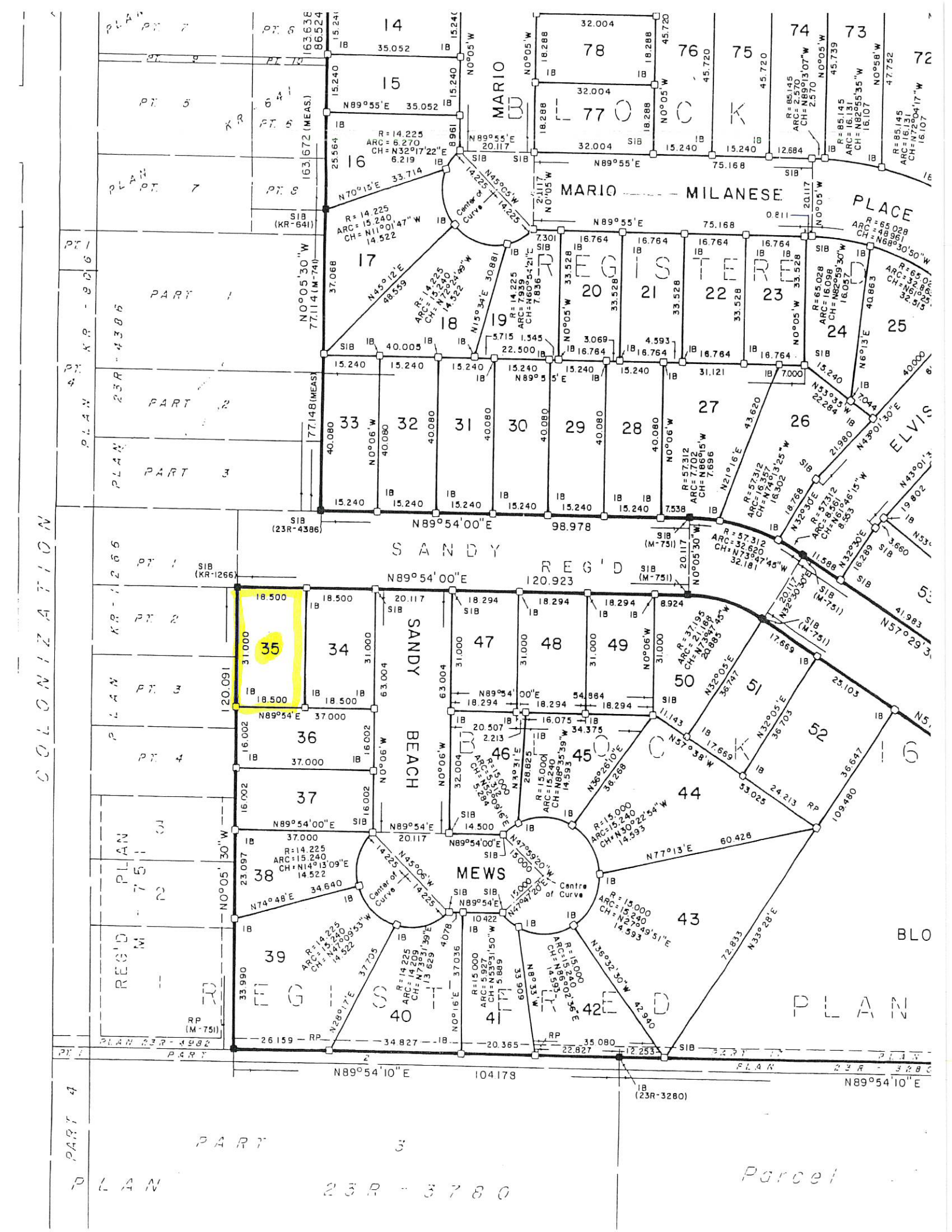
1-807-221-8500 Cell
barry.lynch@screalty.on.ca

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

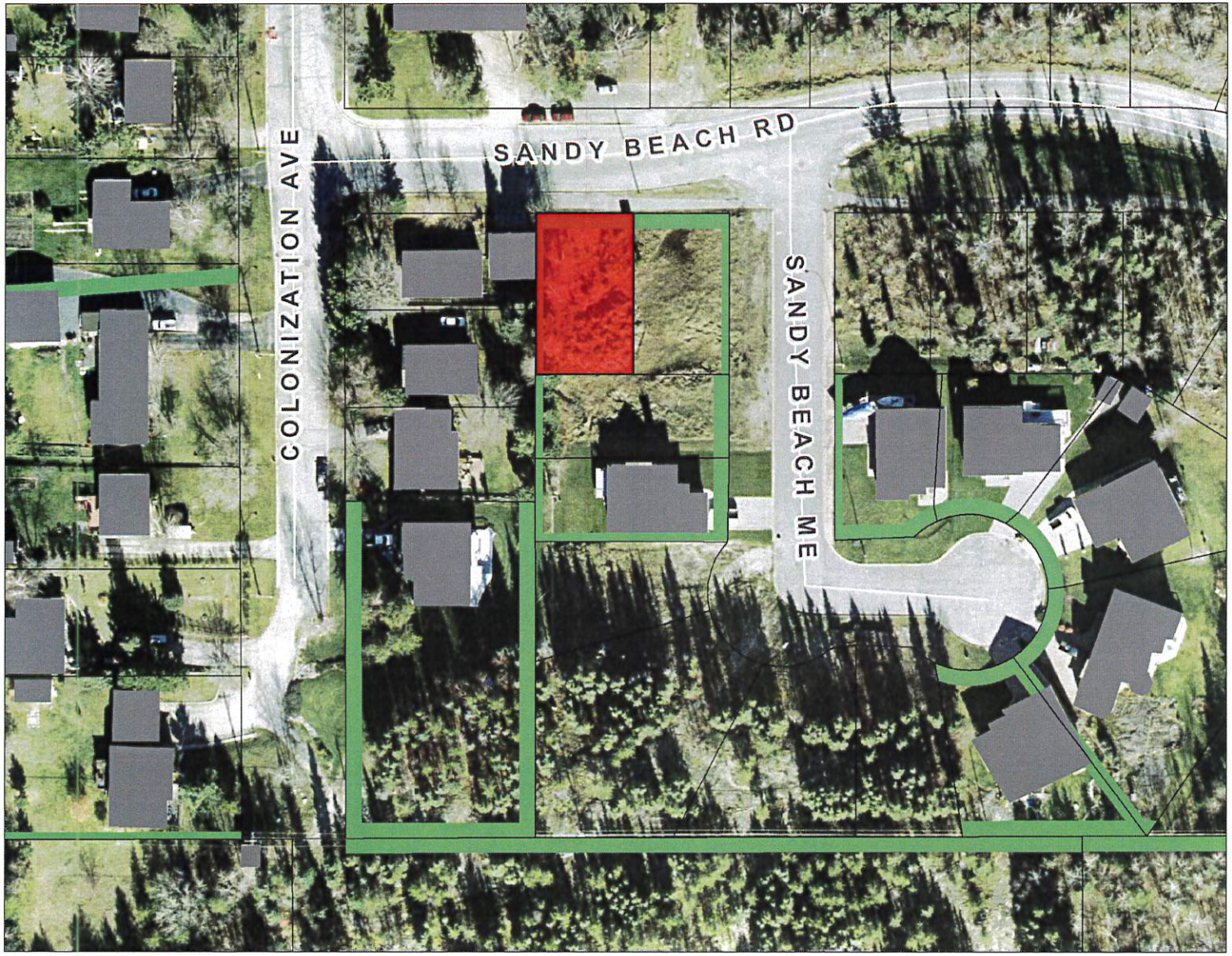
www.screalty.on.ca

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


PART 2
PART 3
PLAN
77.148
33
32
40.080
N0°06'W
15.240
SIB
(23R-4386)
N89°54'
SAN
SIB
(KR-1266)
N89°54'00"E
PT 1
PT 2
PT 3
PT 4
KR-1266
18.500
20.117
31.000
35
34
63.004
SANDY
BEACH
120.091
N89°54'E
37.000
36
16.002
37
N89°54'00"E
37.000
R=14.225
ARC=15.240
CH=N14°13'09"E
14.522
38
23.097
N0°05'30"W
34.640
N74°48'E
Center of Curve
N45°06'W
14.225
32.004
4.078


MARIO
MILANESE
PLACE
SANDY BEACH
MEWS
SANDY REG'D PLAN
COLONIZATION
PLAN 23R-3280
PART 4
PART 3
Parcel
14
15
16
17
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24
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42
43
44
45
46
47
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51
52
74
73
72
78
77
76
75
N89°54'00"E 98.978
N89°54'00"E 120.923
N89°54'10"E 104.179
N0°05'30"W 77.114 (M-741)
77.148 (MEAS)
163.672 (MEAS.)
163.638
86.524
R=14.225 ARC=6.270 CH=N32°17'22"E 6.219
R=14.225 ARC=15.240 CH=N11°01'47"W 14.522
R=14.225 ARC=15.240 CH=N72°24'49"W 14.522
R=14.225 ARC=7.939 CH=N60°05'21"E 7.836
R=14.225 ARC=15.240 CH=N14°13'09"E 14.522
R=14.225 ARC=14.209 CH=N73°31'39"E 13.629
R=15.000 ARC=15.240 CH=N88°35'39"W 14.593
R=15.000 ARC=15.240 CH=N30°22'54"W 14.593
R=15.000 ARC=15.240 CH=N27°49'51"E 14.593
R=15.000 ARC=5.927 CH=N53°31'50"W 5.889
R=15.000 ARC=15.240 CH=N82°26'02"E 14.593
R=57.312 ARC=32.620 CH=N73°47'45"W 32.181
R=57.312 ARC=16.357 CH=N40°13'25"W 16.302
R=57.312 ARC=8.561 CH=N61°46'15"W 8.553
R=57.312 ARC=7.702 CH=N86°46'15"W 7.696
R=65.028 ARC=48.961 CH=N68°30'50"W 47.831
R=65.028 ARC=16.098 CH=N82°59'30"W 16.057
R=85.145 ARC=2.570 CH=N89°13'07"W 2.570
R=85.145 ARC=16.131 CH=N82°55'35"W 16.107
R=85.145 ARC=16.131 CH=N72°04'17"W 16.107
SIB (KR-641)
SIB (23R-4386)
SIB (KR-1266)
SIB (M-751)
RP (M-751)
IB (23R-3280)
Centre of Curve
Center of Curve

228 Sandy Beach Road





Legend

- Streets
- Properties
- Buildings
- Easements
- Dryden Water Bodies
  - Lakes
  - Wetlands
- Lakes and Rivers
- Dryden Image
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

1: 1,094

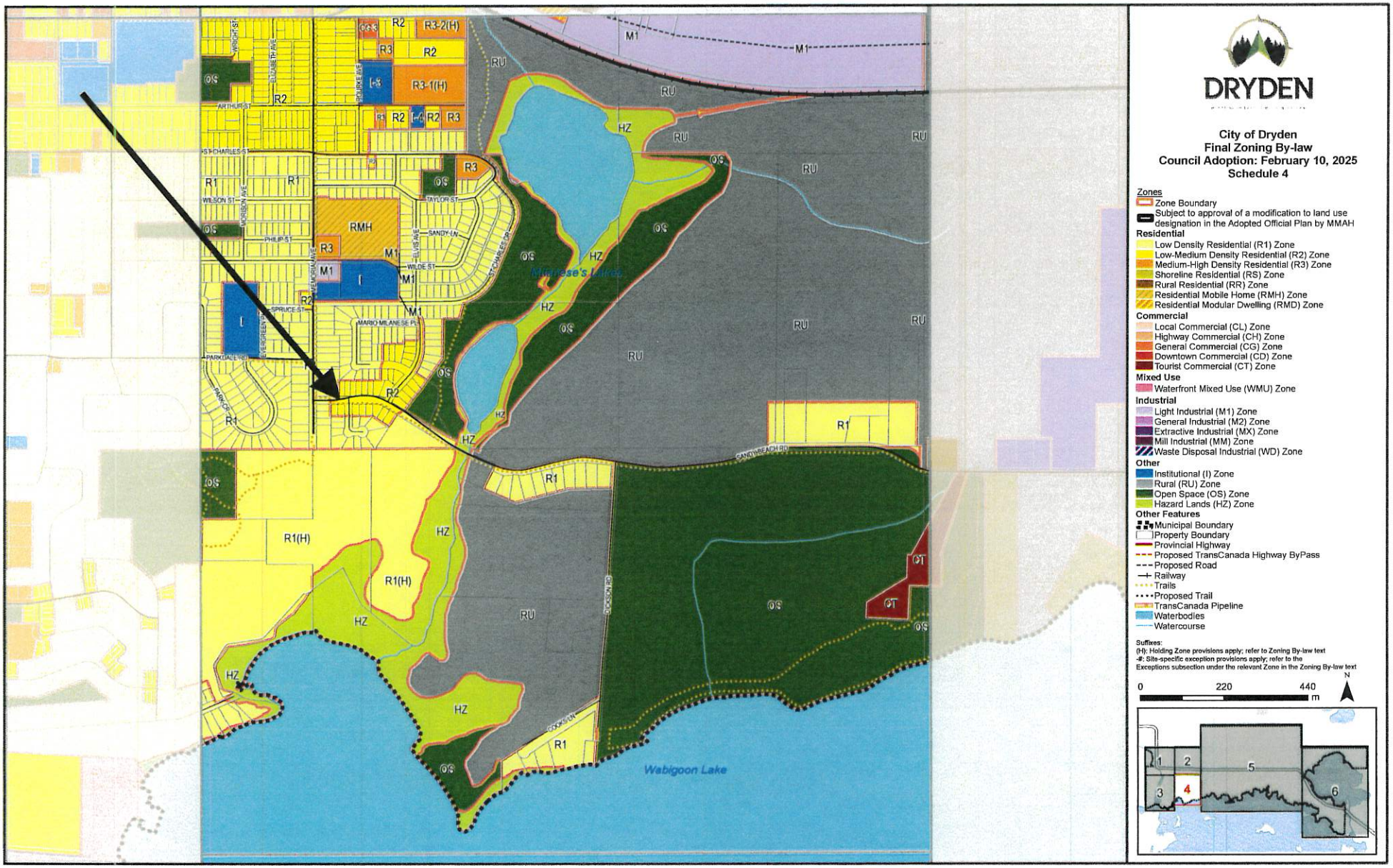
55.6 0 27.79 55.6 Meters

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Notes

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4.5 Low-Medium Density Residential (R2) Zone

The Low-Medium Density Residential (R2) Zone is intended to implement the Medium-density Residential designation in the Official Plan.

All structures and buildings erected, altered, or used in the R2 Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.5.1 Permitted Uses

1. No person shall within a Low-Medium Density Residential (R2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:
    - additional residential unit
    - bed and breakfast
    - boarding house
    - crisis centre
    - duplex dwelling
    - garden suite
    - home occupation
    - public use
    - quadruplex dwelling
    - semi-detached dwelling
    - single detached dwelling
    - townhouse dwelling
    - triplex dwelling

2. The following uses are also permitted, subject to additional provisions:
    a. A tiny home dwelling on existing undersized vacant lots of record, subject to servicing requirements and frontage on a public road;
    b. A group home, provided it is located in a permitted dwelling type in the R2 Zone; and
    c. A modular dwelling, provided it is installed on a permanent engineered foundation.

4.5.2 Zone Requirements

Provision	R2 Zone Requirement
1. Minimum Lot Area	
a. Semi-detached and townhouse dwellings	200 m^2 per dwelling unit
b. All other uses	465 m^2

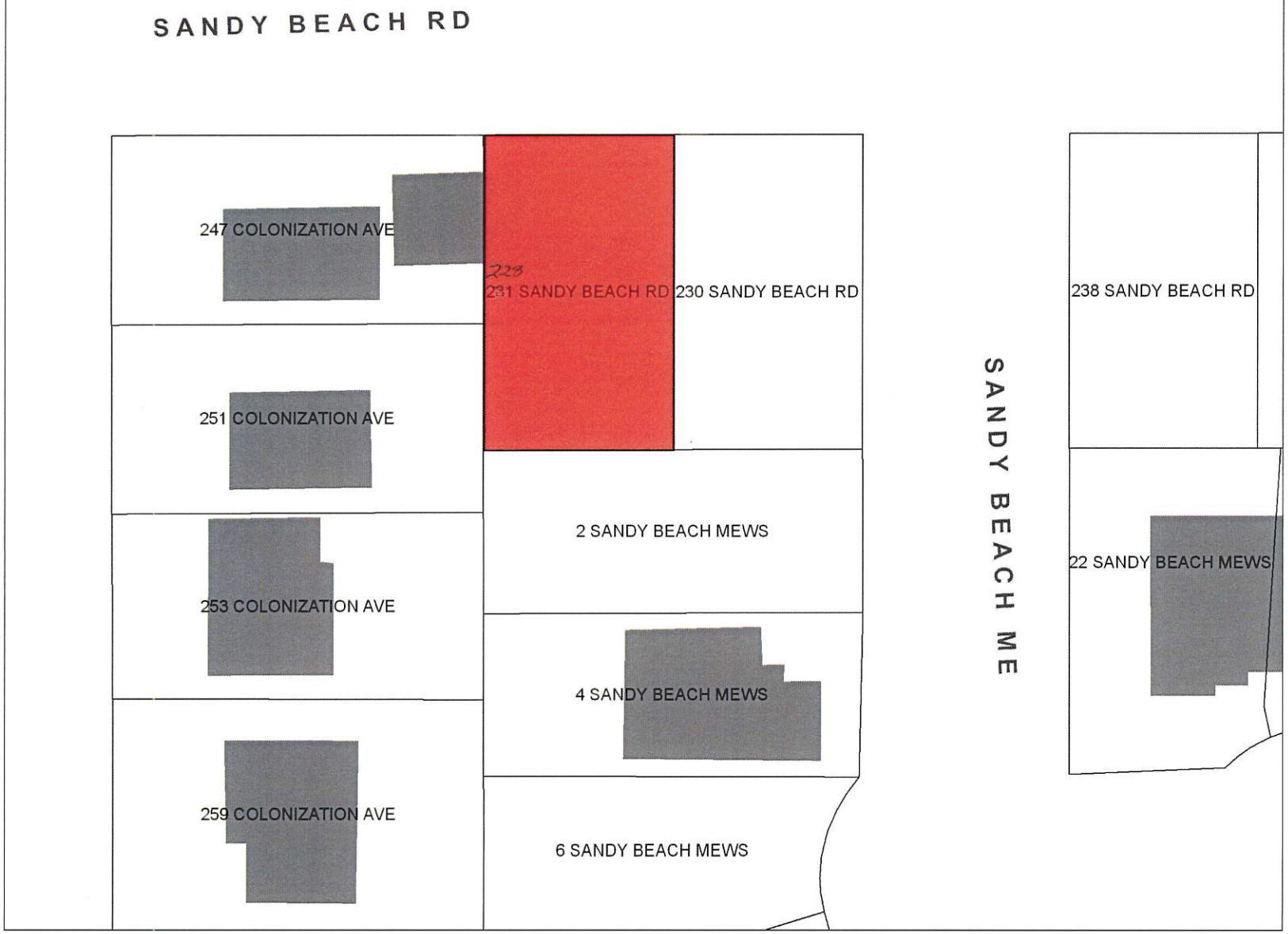
Provision	R2 Zone Requirement
2. Minimum Lot Frontage	
a. Semi-detached and townhouse dwellings	9 m per dwelling unit
b. All other uses	15 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	
i. One or two storey building	Nil with common wall, 1.5 m on exterior wall
ii. Three or four storey building	Nil with common wall, 3 m on exterior wall
c. Exterior Side Yard	5 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	
a. All buildings	50%
b. Accessory buildings	75% of principal building or maximum 10% lot coverage, whichever is greater
5. Maximum Building Height	4 storeys
6. Minimum Landscaped Open Space	20%

4.5.3 Exceptions

1. Low-Medium Density Residential Exception One (R2-1) – 107 and 109 Edgewater Drive (By-law No. 2023-40)
    a. Standards:
        i. A reduced rear yard of 5.2 m shall be required.

228 Sandy Beach Rd.





Legend

- Streets
- Properties
- Buildings
- Dryden Water Bodies
  - Lakes
  - Wetlands
- Lakes and Rivers

1: 585

29.7 0 14.87 29.7 Meters

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Notes

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