2 Sandy Beach Mews

Dryden, ON

$36,000



MLS#: X13258290
Total Sq/Ft: 6,372.98 sq/ft
Lot Dimensions: 52.50’ x 121.39’
Assessment: $34,000.00
Property Tax: $443.00
Tax Year: 2025





52.50’ x 121.39’ 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. Private cul-de-sac location. All city services are available.



LISTING AGENT

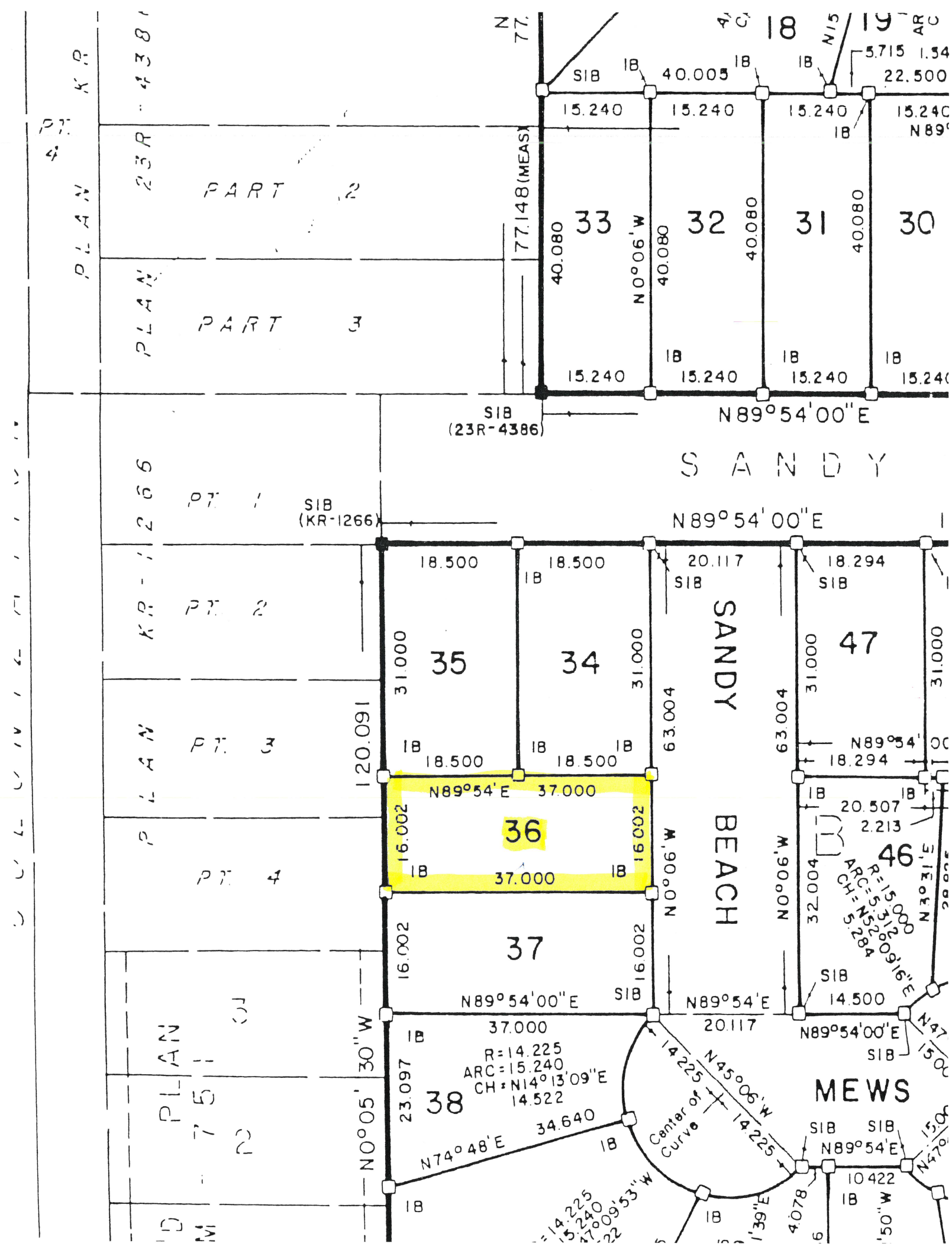
Barry Lynch

1-807-221-8500 Cell
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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
PT 1
PT 2
PT 3
PT 4
PLAN 23R-4386
PLAN KR-1266
SIB (23R-4386)
SIB (KR-1266)
N89°54'00"E
SANDY
SANDY BEACH
MEWS
77.148 (MEAS)
N0°06'W
N0°05'30"W
120.091
40.005
40.080
15.240
18.500
20.117
18.294
31.000
63.004
37.000
16.002
20.507
2.213
32.004
14.500
23.097
34.640
N74°48'E
R=14.225
ARC=15.240
CH=N14°13'09"E
14.522
Center of Curve
N45°06'W
14.225
10.422
4.078
33
32
31
30
35
34
47
36
37
38
46
IB
SIB

2 Sandy Beach Mews





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

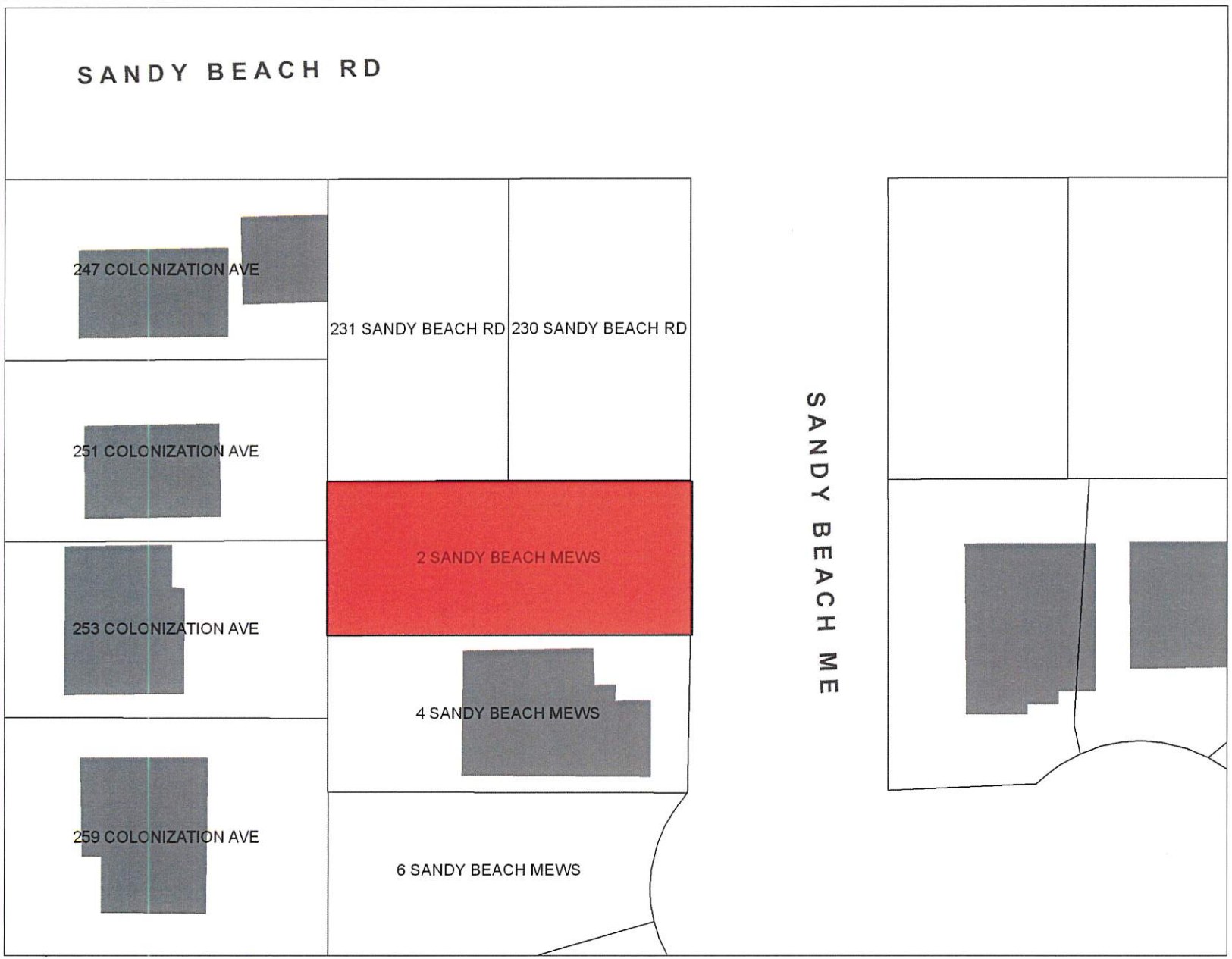
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description / Notes

2 Sandy Beach Mews





Legend

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

1: 585

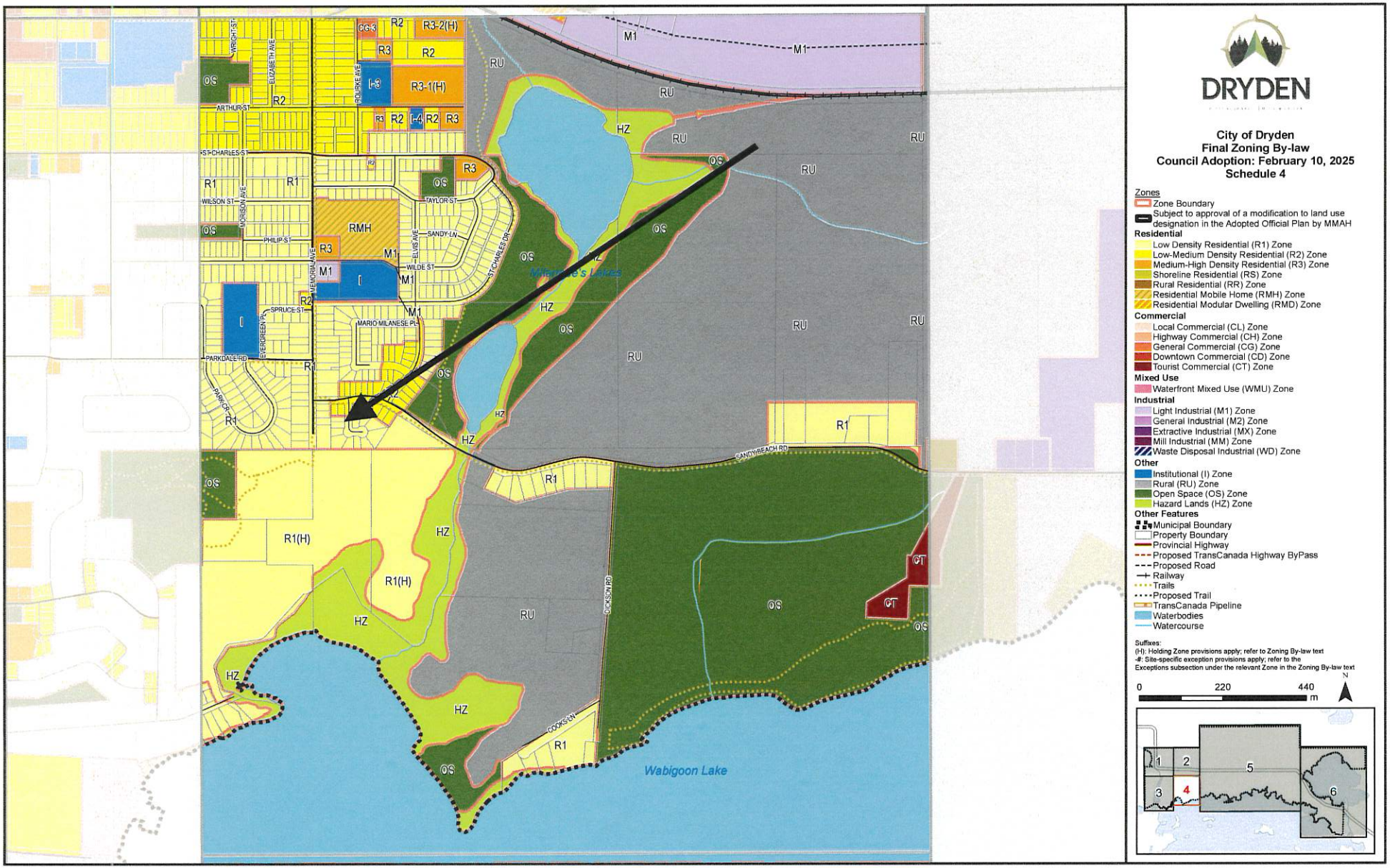
29.7 0 14.87 29.7 Meters

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Notes

Enter Map Description / Notes



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4.4 Low Density Residential (R1) Zone

The Low Density Residential (R1) Zone is intended to implement the Low-density Residential designation in the Official Plan.

All structures and buildings erected, altered, or used in the R1 Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.4.1 Permitted Uses

1. No person shall within a Low Density Residential (R1) 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
    - crisis centre
    - garden suite
    - home occupation
    - public use
    - semi-detached dwelling
    - single detached 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 R1 Zone; and
    c. A modular dwelling, provided it is installed on a permanent engineered foundation.

4.4.2 Zone Requirements

Provision	R1 Zone Requirement
1. Minimum Lot Area	
a. Semi-detached dwellings	200 m^2 per dwelling unit
b. All other uses	465 m^2
2. Minimum Lot Frontage	
a. Semi-detached dwellings	9 m per dwelling unit

Provision	R1 Zone Requirement
b. All other uses	15 m
3. Minimum Yard Requirements	
a. Front Yard	7.5 m
b. Interior Side Yard	
i. With common wall	Nil
ii. Without common wall	1.5 m
c. Exterior Side Yard	5 m
d. Rear Yard	7.5 m
4. Maximum Lot Coverage	
a. All buildings	40% (By-law No. 2976-2003), or 45% where the lot contains one or more additional residential units
b. Accessory buildings	75% of principal building or maximum 10% lot coverage, whichever is greater
5. Maximum Building Height	2 storeys
6. Minimum Landscaped Open Space	20%

4.4.3 Exceptions

1. Low Density Residential Exception One (R1-1) Zone – 163 Mary Avenue (By-law No. 4776-2020)
   a. In addition to the uses permitted in the Low Density Residential (R1) Zone, a duplex dwelling shall be permitted.
2. Low Density Residential Exception Two (R1-2) Zone – 185, 191, 193, 195, 199, 215, 219, 227, and 237 West River Road

a. Permitted residential uses shall be limited to a single detached dwelling and any accessory buildings and structures.