

# Zoning Map

163 Main Street, Seeley's Bay



RH – Hamlet Residential



The Corporation of the Township of  
Leeds and the Thousand Islands  
**Zoning By-Law No. 07-079**



**Consolidated By-Law  
Amended February 5, 2026**

"This is an office consolidation. Please refer to the original by-laws enacted by Council if doubt exists as to the content or accuracy of the contents."

November 2007



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## Section 4 Zones

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### 4.1 Zone Classifications

For the purpose of this By-law, all land within the Township of Leeds and the Thousand Islands is divided into the following zones which are identified on the attached Schedules by the accompanying symbols:

#### Residential Zones

- First Density (Lansdowne) R1
- Second Density (Lansdowne) R2
- Hamlet RH
- Rural RR
- Shoreline RS
- Island RI
- Mobile Home Park RMHP
- Floating RF

#### Commercial Zones

- General CG
- Highway CH
- Tourist CT
- Recreation CR

#### Industrial Zones

- Light ML
- Rural MR

#### Institutional Zone

I

#### Open Space

OS

#### Agricultural Zone

- General Agricultural AG

#### Rural Zone

- Rural RU

#### Mineral Resource Zones

- Pit MRP
- Quarry MRQ
- Wollastonite MRW
- Resource, Bedrock MRB
- Resource Aggregate MRA

## (c) Municipal Piped Services:

No dwelling shall be erected in this zone unless it is connected to piped municipal sanitary sewer and water services.

**5.3 Hamlet Residential (RH) Zone**

## (a) Permitted Uses:

- boarding house;
- duplex dwelling;
- group home;
- marine facility;
- semi-detached dwelling;
- single detached dwelling.

## (b) Zone Requirements:

Lot Area (minimum)	6000.0 m <sup>2</sup>	(1.5 acres)
Lot Frontage (minimum)	45.0 m	(147.64 ft.)
Yard Requirements (minimum)0		
Front	7.5 m	(24.61 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	7.5 m	(24.61 ft.)
Interior Side	3.0 m	(9.84 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	10%	
Dwellings per lot (maximum)		
Boarding House, group home, single detached dwelling	1	
Duplex, semi-detached dwelling	2	

## (c) Special Exceptions:

- (i) **RH-1, 141 Main St, Roll No. 816-010-15000; 145 Main St, Roll No. 816-010-14800; 112 Hellen St, Roll No. 816-010-19610; 128 Haskins Point Rd, Roll No. 816-010-29110; 396 Lyndhurst Rd, Roll No. 816-020-20200; and 412 Lyndhurst Rd, Roll No. 816-020-19500**

On lands zoned RH-1, the following zone requirements apply:

## Permitted Uses:

- duplex dwelling;
- group home;
- home occupation;
- multiple dwelling;
- semi-detached dwelling;