

SECTION 3: ZONE PROVISIONS

3.3. SHORELINE ZONES

No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Shoreline Zones except in accordance with the following:

3.3.1. The following *uses* are permitted within the Residential Zones:

PERMITTED USE	SR1	SR2	SR3	SR4	SR5	WL
<i>Detached Dwelling</i>	•	•	•	•	•	
<i>Seasonal Dwelling</i>	•	•	•	•	•	
<i>Sleeping Cabin (*1)</i>	•	•	•	•	•	
<i>Bed & Breakfast (*2)</i>	•	•				
<i>Home Occupation (*3)</i>	•	•	•	•	•	
<i>Waterfront Landing</i>						•

3.3.2. The following notations apply to Section 3.3.1 where indicated:

- (*1) A *sleeping cabin* is permitted subject to the following:
- i) The use is accessory to a *detached dwelling* or *seasonal dwelling* on the same lot;
 - ii) A maximum of one *sleeping cabin* is permitted, which may be located on the *lot* or in a *boathouse* extending from or adjacent to the *lot*;
 - iii) A *sleeping cabin* cannot exceeding a *gross floor area* of 37 m², which includes porches;
 - iv) A *sleeping cabin* is permitted in a *boathouse* located over water, a detached garage or as a separate detached *accessory building*;
 - v) A *sleeping cabin* is not permitted in the *front yard* but may be located in a *boathouse* projecting from the *front yard* over water; and
 - vi) Any *deck* attached to a *sleeping cabin* cannot exceed a floor area of 50% of the gross floor area of the *sleeping cabin*.
- (*2) A *Bed and Breakfast* is permitted subject to the following:
- i) The *use* must be located in a *detached dwelling* or *seasonal dwelling*;
 - ii) The *use* is only permitted on a lot meeting the minimum lot frontage and minimum lot area for the zone in which it is located; and
 - iii) The *use* is only permitted if the *detached dwelling* or *seasonal dwelling* in which it is located complies with all the zone standards for the zone in which it is located
- (*3) A *Home Occupation* is only permitted subject to the provisions in Section 4.14.

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3.3.3. The following zone standards apply to the Shoreline Zones:

3.3.3.1. Shoreline Zone Standards

ZONES	SR1	SR2	SR3	SR4	SR5	WL
	Shoreline Residential	Over Threshold/ Lake Trout Lakes at Capacity	Narrow Waterbody 90 to 150m in width	Narrow Waterbody Less than 90m in width	Water Access Residential	Waterfront Landing
Minimum <i>Lot Area</i> :	0.4 ha	(*1)	0.6 ha	0.8 ha	(*1)	0.1 ha
Minimum <i>Lot Frontage</i> :	60 m	(*1)	90 m	120 m	(*1)	23 m
Minimum <i>Yard Requirements</i> :						
<i>Front Yard</i>	20 m (*2)	30 m	30 m	30 m	30 m	20 m
<i>Exterior Side Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
<i>Interior Side Yard</i>	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
<i>Rear Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Maximum <i>Lot coverage</i>	(*3)	(*3)	(*3)	(*3)	(*3)	5%
Minimum Dwelling Size (GFA)	60 m ²	60 m ²	60 m ²	60 m ²	60 m ²	Not permitted
Maximum <i>Height</i>	9 m	9 m	9 m	9 m	9 m	4.5 m
Min. Setback from Centerline of <i>Road</i>						
<i>Provincial Road</i>	26 m	26 m	26 m	26 m	26 m	26 m
<i>District Road</i>	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m
<i>Other</i>	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m
Additional Zone Standards	(*4)	(*4)	(*4)	(*4)	(*4) (*5)	(*6)

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3.3.3.2. The following notations apply to Section 3.3.3.1 where indicated:

- (*1) The minimum *lot area* and *lot frontage* requirements of a *lot* in the Shoreline Residential Type 2 (SR2) Zone or Shoreline Residential Type 5 (SR5) Zone are the dimensions of that *lot* existing on the date of passage of this By-law.
- (*2) The minimum *front yard* in the Shoreline Residential Type One (SR1) Zone is 7.5 metres if the *front lot line* abuts a *street*.
- (*3) The maximum lot coverage for all *buildings or structures* located within 60 metres of the *high water mark* is 15% of the *lot area* within 60 metres of the *high water mark*. The maximum lot coverage of all *buildings or structures* located greater than 60 metres from any *high water mark* is 15% of the entire lot area.
- (*4) Where new development or redevelopment occurs within 60 metres of a navigable waterway, the lot on which the development or redevelopment occurs must contain a *shoreline buffer* with the following provisions:
 - i) The *shoreline buffer* has a minimum depth of 15 metres inland from the high water mark;
 - ii) The *shoreline buffer* must have a minimum width of 75% of the lot frontage; and
 - iii) Where a legal *non-complying building or structure* is being reconstructed or expanded in accordance with Section 4.8 of this By-law then the *shoreline buffer* may be reduced to allow the reconstruction or expansion of a legal *non-complying building or structure* provided that within the *shoreline buffer* area no vegetation is cleared beyond 5 metres of the proposed building envelope.
- (*5) A *building or structure* is only permitted if the lot fronts onto or has deeded access to a lot that fronts onto one of the following:
 - i) a year round municipally maintained road;
 - ii) a seasonally maintained public road; or
 - iii) a private road
- (*6) The following additional provisions apply to the Waterfront Landing (WL) Zone:
 - i) *Docks* are the only permitted shoreline structures;
 - ii) A *dock* is permitted to project a maximum of the lesser of the distance of the *lot frontage* or 30 metres;
 - iii) The minimum setback from the *interior side lot line* and projection of an *interior side lot line* is 6 metres;
 - iv) The total portion of a shoreline or projection of the shoreline occupied by *docks* on, connected to or adjacent to a *lot* must not exceed the lesser of 75% of the *lot frontage*;
 - v) One *boat slip* is permitted per 4 metres of *lot frontage*;
 - vi) A maximum of one *accessory building* is permitted, which is permitted to have a maximum *gross floor area* of 23 square metres and is only permitted to be used for storage;
 - vii) A minimum of 50% of the *lot* must remain in a natural state; and
 - viii) *Parking areas* must meet the minimum setback requirements of the WL Zone.