ZONING BY-LAW 06-10 QUICK REFERENCE GUIDE

Full text of the By-law including Schedules is available at www.mindenhills.ca/planning-documents

HIGH WATER MARK: The normal ordinary or regulated high water mark of any body of water, as indicated by the character of the vegetation or soil, or, where the high water mark is indeterminate, the normal or regular water level as shown on a plan of survey prepared by an Ontario Land Surveyor.

LOT REGULATIONS:

Zone	Front Yard	Side Yard: Interior / *Exterior*)	Rear Yard	Lot Coverage
Shoreline Residential (SR)	30m. (98'5")‡	4.5m. (14'9") / *6m. (19'8")*	12m. (39'4")	15%
Rural (RU)	15m. (49'3")	15m. (49'3") / 15m. (49'3")	15m. (49'3")	10%
Rural Residential (RR)	15m. (49'3")	10m. (32'10")/ *15m. (49'3")*	15m. (49'3")	15%
Hamlet Residential (HR)	10m. (32'10")	3m. (9'10") / *10m. (32'10")*	10m. (32'10")	25%
Residential One & Two (R1 & R2)	7.5m. (24'7")	1.2m. (3'11") / *4.5m. (14'9")*	7.5m. (24'7")	30% R1 / 35% R2

‡ Lots created before Feb. 22, 2005 - 23 m. (75'6"). Lots NOT fronting on a waterbody - 15 m. (49'3").

SPECIFIC SETBACKS FROM:

High Water Mark - The required setback from the **High Water Mark (HWM)** is 30m. (98'5") for residential lots created after Feb. 22, 2005, and all lots within the RU Zone, and 23m. (75'6") for residential lots created before this date.

Private Road or Right-of-way - Where a private road runs through a property, the minimum setback is 3m. (9'10") from such road.

ACCESSORY BUILDINGS:

• Maximum coverage for all accessory buildings and structures is 5% of lot area which is included in the maximum lot coverage referenced above.

• Within 40m. (131'3") of the **HWM** may not be higher than 3.5m. (11'6") or greater than 1 storey. Greater than 40m. (131'3") from the **HWM**, the building may be up to 6m. (19'8") in height, and may include a 2nd storey for the purposes of a Sleeping Cabin only (see Sleeping Cabin below).

• Must be at least 1.5m. (4'11") from the principal building.

• A structure less than 10.3m² (108 sq.ft.) and **NOT ATTACHED** to an existing structure does not require a building permit **BUT** must comply with the Zoning By-law (e.g., setbacks, permitted uses, etc.).

SPECIFIC PROVISIONS FOR CERTAIN BUILDINGS & STRUCTURES:

Balconies/Open Deck - may project 3.5 m. (11'6") into a required front or rear yard.

Dock - must comply with the required side yard (including its projection into the water) and may not extend more than 15 m. (49'3") into the water, or the lesser of 6m. (19'8") or 30% where the waterbody is less than 30m. (98'5") wide.

Dwelling - must have a minimum size of 55m² (592sq.ft.), and may not exceed 11m. (36'11") in height.

Garage - may be located in any required side yard or rear yard provided it is no closer than the required yard or 2.0m. (6'7") to the interior side or rear lot line, whichever is less. A garage may not be located in the front yard except in the RU Zone. Where Sleeping Cabin above, must comply with all setbacks.

Gazebo or Outdoor Sauna - may be erected and used in the required front yard of a lot abutting a watercourse provided it is setback a minimum of 6m. (19'8") from a side lot line, does not have a total floor area greater than 9m² (97sq.ft.), and, is located a minimum 10 m. (32'10") from the high water mark.

Hunt Camp - permitted in RU Zoned properties greater than 20.25 ha. (50.04ac.) in size provided the Hunt Camp is not larger than 60 m² (645.8sq.ft.) and is 30m. (98'5") from any lot line.

Pump House - may not exceed 2.5m² (22sq.ft.) nor be higher than 2m. (6'7") and may be located in the required front yard of a lot abutting a watercourse or shore road allowance provided it complies with the minimum required side yard.

Shoreline Structures - The maximum cumulative width of all accessory structures (decks docks etc,) located in the required yard between the shoreline and the dwelling may not exceed 30% of the lot frontage up to a maximum of 15m. (49'3") of the shoreline.

Sleeping Cabin - maximum of one per lot may be erected within the SR or RU Zones provided it is not larger than 35m² (377sq.ft.) or located to the front of the principal dwelling, , or contain cooking or kitchen facilities, but may contain sanitary facilities.

Utility Shed - may be located the lesser of the required yard, or 2.0m. (6'7") from an interior side or rear lot line provided it does not exceed 9m² (97sq.ft.).

PLEASE NOTE THAT THE ABOVE INFORMATION ARE EXCERPTS FROM ZONING BY-LAW 06-10 AND SHOULD BE USED FOR REFERENCE PURPOSES ONLY.

Revised – April 9, 2018