

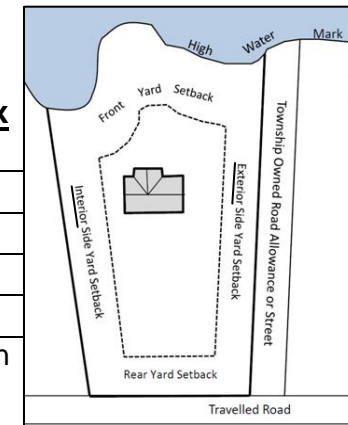


# ZONING BY-LAW 06-10 QUICK REFERENCE GUIDE

## LOT REGULATIONS:

<u>Zone</u>	<u>Front Yard</u>	<u>Side Yard: Interior / Exterior</u>	<u>Rear Yard</u>	<u>Lot Coverage - max</u>
SR	30 m. (98' 5")†	4.5 m. (14' 9") / 6 m. (19' 8")	12 m. (39' 4")	15%
RU	15 m. (49' 3")	15 m. (49' 3") / 15 m. (49' 3")	15 m. (49' 3")	10%
RR	15 m. (49' 3")	10 m. (32' 10") / 15 m. (49' 3")	15 m. (49' 3")	15%
HR	10 m. (32' 10")	3 m. (9' 10") / 10 m. (32' 10")	10 m. (32' 10")	25%
R1 & R2	7.5 m. (24' 7")	1.2 m. (3' 11") / 4.5 m. (14' 9")	7.5 m. (24' 7")	30% R1 / 35% R2

† For lots created before Feb. 22, 2005 the required front yard is 23 m. (75' 6"); for lots NOT fronting on either a watercourse or a Shore Road Allowance the required front yard is 15 m. (49' 3").



**HIGH WATER MARK:** The normal 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.

**SETBACK FROM HIGH WATER MARK:** For all lots created after Feb. 22, 2005, and all lots within the RU Zone the setback from the High Water Mark is 30 m. (98' 5"). For lots created before Feb. 22, 2005 the required setback is 23 m. (75' 6"). Note that for waterfront properties, or properties fronting onto the Shore Road Allowance, the Zoning By-law considers the front yard to be the side facing the water or Shore Road Allowance.

## ACCESSORY BUILDINGS:

- The maximum lot coverage for all accessory buildings and structures on a lot is 5% and is included in the maximum lot coverage referenced above.
- An accessory building may not be more than 1 storey, or higher than 4.5 m. (14' 8"), and must be at least 1.5 m. (4' 11") from the principal building.
- Any structure that is less than 10.3 m<sup>2</sup> (108 sq.ft.) and NOT ATTACHED to an existing structure does not require a building permit BUT the above noted setbacks still apply.

## SPECIFIC PROVISIONS FOR CERTAIN BUILDINGS & STRUCTURES:

**Decks/Porches/Balconies:** Unenclosed decks/porches/balconies may project 3.5 m. (11' 6") into any required yard provided such structure complies with the required side yard.

**Docking Facilities:** A dock may be located in the required front yard provided it complies with the required side yard (and its projection into the water), and does not extend more than 15 m. (49' 3") into the water, or 6 m. (19' 8") where the waterbody is less than 30 m. 98' 5" wide.

**Dwelling:** A dwelling must have a minimum size of 55 m<sup>2</sup> (592 sq.ft.), and be limited to 11 m. (36' 11") in height.

**Garage:** a private detached garage may be located in any required side yard or rear yard provided it is no closer than the required yard or 2.0 m. (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.

**Gazebo or Outdoor Sauna:** A 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 6 m. (19' 8") from a side lot line, does not have a total floor area greater than 9 m<sup>2</sup> (97 sq.ft.), and, is located a minimum 10 m. (32' 10") from the high water mark.

**Pump House:** A pumphouse may not exceed 2.5 m<sup>2</sup> (22 sq.ft.) nor be higher than 2 m. (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 cumulative width of all shoreline structures (i.e., accessory buildings/structures at or near the shoreline in the required yard located between the shoreline and the dwelling) may not exceed 30% of the lot frontage up to a maximum of 15 m. (49' 3") of the shoreline.

**Sleeping Cabin:** A maximum of one sleeping cabin, may be erected within the SR or RU Zones. The sleeping cabin may not be larger than 35 m<sup>2</sup> (377 sq.ft.), located to the front of the principal dwelling, or contain cooking or kitchen facilities, but may contain sanitary facilities.

**Utility Shed:** A utility shed shall not be larger than 9 m<sup>2</sup> (97 sq.ft.) and may be erected and used in any required interior side or rear yard provided that it is not located closer than the required yard or 2.0 m. (6' 7") to the interior side or rear lot line, whichever is less.

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