

SECTION 12 – SHORELINE RESIDENTIAL “SR” ZONE

12.1 GENERAL PROHIBITION

Within a Shoreline Residential "SR" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsection 3 and 4 of this Section.

12.2 USES PERMITTED

Dwelling unit, Accessory
 Bed and breakfast establishment
 Home occupation
 Dwelling, Single detached

12.3 ZONE REGULATIONS

12.3.1	Minimum Lot Area	2000 square metres
12.3.2	Minimum Lot Frontage	30 metres
12.3.3	Minimum Required Yards	
	(i) Front	7.5 metres
	(ii) Rear	7.5 metres
	(iii) Interior Side	3 metres
	(iv) Exterior Side	4.5 metres
12.3.4	Maximum Lot Coverage	30%
12.3.5	Maximum Building Height	11 metres
12.3.6	Minimum Gross Floor Area	93 square metres

12.4 ZONE EXCEPTIONS

12.4.1 SR-1 Zone

Notwithstanding the provisions of subsection 12.3, for those lands zoned “SR-1” the following provisions shall apply:

(a) Minimum Lot Area	890 square metres
(b) Minimum Lot Frontage	16.5 metres
(c) Minimum Yards	
(i) Front Yard	7.5 metres
(ii) Rear Yard	7.5 metres
(iii) Interior Side Yard	1.2 metres
(iv) Exterior Side Yard	4.5 metres
(d) Maximum Lot Coverage	35%
(e) Maximum Height	9 metres

12.4.2 SR-2 Zone

Notwithstanding the provisions of subsection 12.3 for those lands zoned SR-2 the following provisions shall apply:

Minimum Lot Area	557 square metres
Minimum Lot Frontage	18 metres
Minimum Yards	
Front Yard	7.5 metres
Rear Yard	7.5 metres
Interior Side Yard	1.2 metres
Exterior Side Yard	4.5 metres
Maximum Lot Coverage	35%
Maximum Height	9 metres

12.4.3 SR-3 Zone

Notwithstanding the provisions of subsection 4.32 of this By-law, for those lands described as Lot 2, Registered Plan 1532 and known municipally as 58 Forest Harbour Parkway and zoned "SR-3", the following provisions shall apply:

- That fill shall be placed on the property for the building site to a minimum elevation of 178 metres GSC. The fill shall be at or above the 178 metre elevation and placed at least 2 metres out from the exterior walls of the dwelling.
- No openings in any habitable structure shall be below 178.5 metres GSC.
- All development not requiring direct access to the water shall be setback a minimum of 5.0 metres from the 177.5 metre GSC elevation.

12.4.4 SR-4 Zone

In addition to the Zone Regulations of subsection 12.3 for those lands zoned SR-4 a residential unit shall be serviced by a tertiary treatment sewage system meeting the requirements of the Ontario Building Code. Further, in the absence of a permanent municipal water supply, a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system is required.

12.4.5 SR-5 Zone

Notwithstanding Subsections 12.3.1 and 12.3.2 the minimum lot area shall be 1400 square metres and the minimum lot frontage shall be 13 metres.

12.4.6 SR-6 Zone

Notwithstanding Subsection 12.3.1 the minimum lot area shall be 1690 square metres.

12.4.7 SR-7 Zone

Notwithstanding Subsection 12.2, in addition to the zone regulations of 12.3 and notwithstanding any provisions to the contrary, the following provisions apply:

12.4.7.1 Permitted Uses

A maximum of one single detached dwelling
A maximum of one detached accessory building containing a single accessory dwelling unit
Bed and Breakfast establishment
Home occupation

12.4.7.2 Zone Regulations

- (a) At least one dwelling unit shall be owner occupied.
- (b) Notwithstanding the setbacks of Subsection 4.1.8(c), the minimum required yards for a single detached dwelling shall apply for a detached accessory building containing an accessory dwelling unit;
- (c) The maximum height of a detached accessory building containing an accessory dwelling unit shall not exceed 6.8 metres;
- (d) The maximum gross floor area of the accessory dwelling unit in a detached accessory building shall be 84 square metres.