

## **SECTION 9 - WR - WATERFRONT RESIDENTIAL**

**9.1** Within a WR - Waterfront Residential 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 this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section. In a Waterfront Residential Zone, all lots must have frontage on a public road, in addition to having frontage on water.

### **9.2 PERMITTED USES**

- i) a single detached dwelling,
- ii) an accessory building or use,
- iii) a Type 'A' and Type 'B' home occupation, in accordance with the provisions of Section 5.29 of this By-law,
- iv) a Type 'A' home industry, in accordance with the provisions of Section 5.30 of this By-law.

### **9.3 ZONE REGULATIONS**

#### **a) For Residential Uses**

- |       |   |                                     |
|-------|---|-------------------------------------|
| i)    | Lot Area (Minimum)  | 4,000 sq. metres (43,057.1 sq. ft.) |
| ii)   | Road Frontage (Minimum)   | 46 metres (150.1 ft.)               |
| iii)  | Water Frontage (Minimum)  | 46 metres (150.1 ft.)               |
| iv)   | Front Yard (Minimum)  | 20 metres (65.6 ft.)                |
| v)    | Rear Yard (Minimum)   | 30 metres (98.4 ft.)                |
| vi)   | Interior Side Yard (Minimum)  | 3 metres (9.8 ft.)                  |
| vii)  | Exterior Side Yard (Minimum)  | 20 metres (65.6 ft.)                |
| viii) | Gross Floor Area (Minimum)  | 74.3 sq. metres (800 sq. ft.)       |
| ix)   | Lot Coverage (Maximum)  | 20 percent                          |
| x)    | Building Height (Maximum)   | 11 metres (36.1 ft.)                |
| xi)   | Off-street parking shall be provided in accordance with Section 5.31. |                                     |

#### **b) For Accessory Buildings Not Attached To The Principal Building**

- |      |                              |                       |
|------|------------------------------|-----------------------|
| i)   | Rear Yard (Minimum)          | 3 metres (9.8 ft.)    |
| ii)  | Interior Side Yard (Minimum) | 3 metres (9.8 ft.)    |
| iii) | Exterior Side Yard (Minimum) | 3 metres (9.8 ft.)    |
| iv)  | Building Height (Maximum)    | 4.5 metres (14.8 ft.) |

#### **c) Vegetative Buffer Adjacent To The Shoreline**

- i) a natural vegetative buffer strip 15 metres (49.2 ft.) in width shall be maintained.

d) **For Lots on a Narrow Water Body**

Where a lot (with or without road frontage) fronts on a narrow water body as defined in this by-law, the required water frontage shall be 100 metres (328.1 ft.).

9.4 **GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the WR - Waterfront Residential Zone.

9.5 **SPECIAL WR - WATERFRONT RESIDENTIAL ZONES**