

SECTION 9 – SHORELINE RESIDENTIAL (SR) ZONE

No person shall within any Shoreline Residential (SR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

9.1 **PERMITTED USES**

- 9.1.1 a single detached dwelling
- 9.1.2 a seasonal dwelling
- 9.1.3 a bed and breakfast establishment
- 9.1.4 a group home
- 9.1.5 a home occupation
- 9.1.6 a public park

9.2 **REGULATIONS FOR USES PERMITTED IN SECTION 9.1**

9.2.1	Minimum Lot Area	0.4 ha (0.99 ac.)
9.2.2	Minimum Lot Frontage	45.0 m (147.63 ft.)
9.2.3	Minimum Shoreline Frontage	45.0 m (147.63 ft.)
9.2.4	Minimum Front Yard Depth	12.0 m (39.37 ft.)
9.2.5	Minimum Exterior Side Yard	12.0 m (39.37 ft.)
9.2.6	Minimum Interior Side Yard Width	3.0 m (9.84 ft.)
9.2.7	Minimum Rear Yard Width	9.0 m (29.52 ft.)
9.2.8	Minimum Water Yard	30.0 m (98.42 ft.)
9.2.9	Minimum Dwelling Unit Area	93.0 m ² (1,001.08 ft. ²)
9.2.10	Maximum Building Height	11.0 m (36.09 ft.)
9.2.11	Maximum Lot Coverage of All Building	30%
9.2.12	Minimum Landscaped Open Space	40%
9.2.13	Maximum Number of Single Detached or Seasonal Dwellings Per Lot	1
9.2.14	Maximum Number of Dwelling Units Per Lot	1

Commented [JRR1]: Was 6.0 metres; changed based on Island View Drive + conversation on July 4, 2024

9.3 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted in the Shoreline Residential (SR) Zone shall apply.

9.4 SPECIAL SHORELINE RESIDENTIAL (SR) ZONES

9.4.1 Shoreline Residential-1 (SR-1) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Shoreline Residential-1 (SR-1) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 730.0 square metres
- (ii) Minimum Lot Frontage 18.5 metres
- (iii) Minimum Front Yard Depth
 - Main Building 8.53 metres
 - Accessory Building 9.0 metres
- (iv) Minimum Rear Yard Depth
 - Main Building 18.79 metres
 - Accessory Building 1.0 metre
- (v) Minimum Interior Side Yard Width (North Side)
 - Main Building 1.95 metres
 - Accessory Building 1.0 metre
- (vi) Minimum Interior Side Yard Width (South Side)
 - Main Building 3.0 metres
 - Accessory Building 1.0 metre

9.4.2 Shoreline Residential-2 (SR-2) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Shoreline Residential-2 (SR-2) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Frontage 30.0 metres
- (ii) Minimum Front Yard Depth
 - Main Building 9.0 metres
 - Existing Frame Shed and Decks on 745-747 Bolin Rd. As Existing

- All Other Accessory Buildings 9.0 metres
- (iii) Minimum Interior Side Yard Width (South Side)
 - Main Building 2.2 metres
- (iv) Ground Floor Area (minimum)
 - Existing Dwelling on 745-747 Bolin Rd. 59.0 square metres
 - All Other Buildings 92.0 square metres

9.4.3 Shoreline Residential-3 (SR-3) Zone

Notwithstanding any other provisions of this by-law to the contrary, within the Shoreline Residential-3 (SR-3) Zone the following provisions shall apply:

- (a) Prohibited Uses:
- a Group Home

9.4.4 Shoreline Residential-4 (SR-4) Zone