

## 4.0 WATERFRONT ZONES

### 4.1 WATERFRONT RESIDENTIAL ZONES

Amended by  
By-law 2017-17

#### 4.1.1 Permitted Uses

No *person* shall within any *Waterfront Residential Zone* use any land or *erect*, locate, *alter* or use any *building* or *structure* for any use except in accordance with the following applicable zones noted below in Table 4.1.1:

**X** indicates the uses permitted in the particular zone

TABLE 4.1.1 – WATERFRONT RESIDENTIAL ZONES, PERMITTED MAIN USES	
PERMITTED USES	WATERFRONT RESIDENTIAL
RESIDENTIAL	<b>X</b>

Amended by  
By-law 2017-17

#### 4.1.2 Permitted Accessory Uses

No *person* shall, in any *Waterfront Residential Zone*, construct an *Accessory Use* on any property unless a main use / permitted use has been established on the property and in accordance with the following applicable zones in Table 4.1.2:

**X** indicates the uses permitted in the particular zone

TABLE 4.1.2 – WATERFRONT RESIDENTIAL ZONES, PERMITTED ACCESSORY USES	
PERMITTED ACCESSORY USES	WATERFRONT RESIDENTIAL
BED AND BREAKFAST	<b>X</b>
HOME BASED BUSINESS	<b>X</b>
SLEEPING CABIN	<b>X</b>
ACCESSORY USES	<b>X</b>

Amended by  
By-law 2017-17

#### 4.1.3 Zone Requirements

No *person* shall within any *Waterfront Residential Zone* use any *lot*, or *erect*, locate, *alter* or use any *building* or *structure* except in accordance with the following requirements of the applicable zone as noted on the following page in Table 4.1.3:

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TABLE 4.1.3 – WATERFRONT RESIDENTIAL ZONE PROVISIONS

LOT REQUIREMENTS	ZONES (2) (10) (13)							
	WATERFRONT NO CONSTRAINTS	BACKLOT	WATER ACCESS	HIGHLY SENSITIVE OR OVER THRESHOLD LAKES	STEEP SLOPES AND/OR NARROW WATERBODY		LAKE TROUT LAKES	REMOTE LAKES
	WR1	WR2	WR3	WR4	WR5 (11)	WR6 (12)	WR7	WR8
Minimum Lot Frontage (4)	61m (200 ft.)	201.2 m (660 ft.)	91.4 m (300 ft.)	--- (1)	91.4 m (300 ft.)	122.0 m (400 ft.)	--- (1)	91.4 m (300 ft.)
Minimum Lot Area (4)	0.4 ha. (1 ac)	2.0 ha. (5 ac.)	0.8 ha. (2 ac.)	--- (1)	0.6 ha. (1.5 ac.) (14)	0.8 ha. (2 ac.)	--- (1)	0.8 ha. (2 ac.)
Maximum Lot Coverage	(6)(7)	5.0%	(6) (7)	(6) (7)	(6) (7)	(6) (7)	(6) (7)	(6) (7)
Minimum Front Yard Setback (5)	20.1 m (66 ft.)	20.1m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	30.5 m (100 ft.)	20.1 m (66 ft.)
Minimum Interior Side Yard Setback (16)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)
Minimum Exterior Side Yard Setback (16)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)
Minimum Rear Yard Setback (16)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)	4.6 m (15 ft.)
Maximum Height (5)(9)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	9.1 m (30 ft.) (8)
Maximum Height – Accessory Bldg (5)(15)	7.7 m (25 ft.)	7.7 m (25 ft.)	7.7 m (25 ft.)	7.7 m (25 ft.)	7.7 m (25 ft.)	7.7 m (25 ft.)	7.7 m (25 ft.)	7.7 m (25 ft.)

- (1) See 4.1.3.1  
 (2) See 4.1.3.2  
 (3) See 4.1.3.3  
 (4) See 4.1.3.4

- (5) See 4.1.3.5  
 (6) See 4.1.3.6  
 (7) See 4.1.3.7  
 (8) See 4.1.3.8

- (9) See 4.1.3.9  
 (10) See 4.1.3.10  
 (11) See 4.1.3.11  
 (12) See 4.1.3.12

- (13) See 4.1.3.13  
 (14) See 4.1.3.14  
 (15) See 4.1.4  
 (16) See 3.23

Amended by By-law 2021-116

## 4.0 WATERFRONT ZONES

### 4.1.3 WATERFRONT RESIDENTIAL ZONE PROVISIONS

Amended by  
By-law 2017-17

4.1.3.1 The minimum *lot frontage* and *lot area* requirements of a *lot* in the Waterfront Residential (WR4) or Waterfront Residential (WR7) zones are the dimensions of that *lot* existing on the date this By-law was passed unless in accordance with Section 3.9. No new *structure* or *building* may be constructed on a *lot* unless the *lot* complies with the appropriate section of the existing *Lot of Record* provision.

4.1.3.2 The inclusion of a “-7” suffix to a zone symbol indicates that the Ministry of Natural Resources has identified a concern for habitat significant to wildlife populations. All such lands will be subject to site plan control.

4.1.3.3 In relation to all Waterfront Residential zones minimum *lot frontage* refers only to the least *lot frontage* that may be approved for new *lots* and is not a predetermination of what *lot frontages* will be approved. Minimum *lot frontages* applicable to Waterfront Residential zones do not take into account site-specific concerns of the Ministry of Natural Resources, other interested agencies, or as a result of site-specific technical studies. Such concerns will be addressed in the *lot* creation process and *lots* with greater standards may be required for approval.

4.1.3.4 Where a *lot* has a lesser *lot frontage* or *lot area* than is required, it may be deemed to conform. (Reference the *lot of Record* Provision, Section 3.4).

#### 4.1.3.5 Buildings and Structures

Amended by  
By-law 2017-17

The *front yard setback* for each *building* and *structure*, on a *lot*, which are considered legal *non-complying* due to an encroachment into the required 20.1 or 30.5 m (65.9 or 98.7 ft.) *front yard setback*, shall be the *setback* which existed on that date, or a minimum of 15.2 m (50 ft.) from the *high water mark*, or from the *front lot line*, whichever is greater.

Notwithstanding the above, for those *buildings* and *structures* with an existing legal *non-complying front yard setback* less than 15.2 m (50 ft.), they may be enlarged, extended, *reconstructed* or otherwise structurally *altered* at their existing *front yard setback* or a minimum of 10.6 m (35 ft.), whichever is greater, provided the following is complied with;

The resultant *ground floor area* located within 15.2 m (50 ft.) of the *high water mark* shall not exceed 120% of the *ground floor area* of the existing *building* or *structure*, and the resultant *height* shall not exceed 120% of the *height* of the existing *building* or *structure*, both as of the date of passage of this by-law.

Notwithstanding the above, no *height* shall exceed that permitted in the zone requirements for that type of *building* or *structure*.

For the purpose of determining the existing *front yard setback*, it shall be calculated based on the *setback* for each type of *building* or *structure*, with the exception of a *dwelling unit*, which a portion of can be replaced by a *sundeck*.

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### Sundecks

In the case of a *sundeck*, which existed prior to the passing of this By-law, which is considered legal *non-complying* due to an encroachment into the required 15.2 m (50 ft.) *front yard setback*, the *front yard setback* for that *sundeck* shall be the *setback* which existed on that date or a minimum of 12.2 m (40 ft.) from the *high water mark* or from the front *lot line*, whichever is greater.

Notwithstanding the above, for a *sundeck* with an existing legal *non-complying front yard setback* less than 12.2 m (40 ft.), it may be enlarged, extended, *reconstructed* or otherwise structurally *altered* at its existing *front yard setback* or a minimum of 7.6 m (25 ft.), from the *high water mark*, whichever is greater, provided the following is complied with;

The resultant increase in size of the *sundeck* located within 12.2 m (40 ft.) of the *high water mark* or *front lot line*, does not exceed 120% of the area of the existing *sundeck*, as of the date of passage of this by-law.

4.1.3.6 For *lots* with *lot frontage* on lakes and rivers classified on Table '1' to this by-law, the following maximum *lot coverage* shall apply:

Category 1:	10%	Category 3:	5%
Category 2:	8%	Category 4:	8%

4.1.3.7 For all *buildings* and *structures* constructed or *erected* within 61 m (200 ft.) of the *high water mark* abutting the *lot*, *lot coverage* shall be based on that portion of the *lot area* within 61 m (200 ft.) of the *high water mark*, abutting the *lot*.

In the case of a *lot* abutting an *original shore road allowance*, which in turn abuts a *high water mark*, *lot coverage* shall be based on that portion of the *lot area* and the area of the *original shore road allowance* within 61 m (200 ft.) of the *high water mark* abutting the *original shore road allowance* within the projection of the *side lot lines*.

For all *buildings* and *structures* constructed or *erected* on the *lot* beyond 61 m (200 ft.) of the *high water mark* abutting the *lot*, *lot coverage* shall be based on the total *lot area*.

4.1.3.8 For *lots* with *lot frontage* on a Category 3 Lake, the maximum *height* shall be 9.1 m (30 ft.).

4.1.3.9 A screened *porch* or *veranda* or a *habitable room* in or on an *attached garage* is deemed to be part of the *main building (dwelling)* for the purpose of determining *height*.

Amended by  
By-law  
2019-154

4.1.3.10 *Small lots* in Waterfront Zones are defined as an individual property or island that has less than 61 m (200 ft.) of *lot frontage* and 0.4 hectares (1 acre) in *lot area*. *Sport courts and recreational surfaces* shall not be permitted on *small lots*.

4.1.3.11 Applicable to lands with slopes >40% and <60% and/or a narrow waterbody 76.2 m (250 ft.) to 152.4 m (500 ft.) across measured from shoreline to shoreline.

4.1.3.12 Applicable to lands with slopes >60% and/or where a narrow waterbody is <76.2 m (250 ft.) across measured from shoreline to shoreline.

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- Amended by  
By-law 2017-17
- 4.1.3.13 The inclusion of a “-R” suffix to a zone symbol indicates that different standards apply in each Zone for shoreline structures in accordance with Section 4.1.7.19.
- Amended by  
By-law 2017-17
- 4.1.3.14 Where a *lot* is zoned Waterfront Residential (WR5) and is accessible by water only, the minimum *lot area* requirement shall be 0.8 ha. (2 ac.).
- Amended by  
By-law 2015-77
- 4.1.4 FRONT YARD SETBACK EXEMPTIONS
- The following *buildings* and *structures* are exempt from the *front yard setback* requirements:
- i. Stairs, *ramps* and *landings* which do not exceed 1.8 m (6 ft.) in width and where *landings* do not exceed a maximum area of 4.6 m<sup>2</sup> (50 ft.<sup>2</sup>).
  - ii. No more than two (2) of a *pumphouse*, sauna or *gazebo*, of which the maximum *pumphouse floor area* shall be 4.6 m<sup>2</sup> (50 ft.<sup>2</sup>), maximum *sauna floor area* 9.3 m<sup>2</sup> (100 ft.<sup>2</sup>), and maximum *gazebo floor area* 18.6 m<sup>2</sup> (200 ft.<sup>2</sup>). Each *structure* shall not exceed a *height* of 4.6 m (15 ft.) and each shall have a minimum separation distance from the other of 4.6 m (15 ft.). A *pumphouse* and *sauna* shall have a minimum *setback* of 4.6 m (15 ft.) from the *high water mark*. A *gazebo* shall have a minimum *setback* of 1.0 m (3 ft.) from the *high water mark*.
  - iii. *Inclinators*.
  - iv. *Sundecks*, but must have a minimum *setback* of 15.2 m (50 ft.) from the *high water mark*.
- Amended by  
By-law 2017-17
- 4.1.5 MAIN USE
- The *main building* permitted as a *residential use* in this section shall be limited to one (1) *dwelling unit* per *lot*.
- 4.1.6 SLEEPING CABINS
- i. only one (1) *sleeping cabin* is permitted per each *residential lot*;
  - ii. the maximum *floor area* is 60.4 m<sup>2</sup> (650 ft.<sup>2</sup>);
  - iii. where two (2) or more *dwelling units* exist on a *lot*, a *sleeping cabin* is not permitted;
  - iv. a *basement* used solely for the purposes of storage shall not have access from the interior of the building;
  - v. A *gazebo* exceeding 18.6 m<sup>2</sup> (200 ft.<sup>2</sup>) in *floor area*, which is screened or glassed, shall be considered to be a *sleeping cabin*.
  - vi. where a *habitable room* is located in an *attached garage* which is attached by means of a walkway, breezeway or other such passage, the maximum *height* shall be 10.7 m (35 ft.) and the maximum *floor area* of all such *habitable rooms* shall be 60.4 m<sup>2</sup> (650 ft.<sup>2</sup>).

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### 4.1.7 ACCESSORY STRUCTURES OVER WATER

A dock, sun shelter, boathouse, or boatport may be located in a Waterbody Open Space Zone (WOS) where it abuts a Waterfront Residential Zone or in a Waterfront Residential Zone provided it is an accessory structure to the main permitted use in the Waterfront Residential zone and is subject to the provisions in table 4.1.7 and footnotes on the following pages:

TABLE 4.1.7								
ACCESSORY STRUCTURES OVER WATER (Up to < 61 m (200 ft.) and 61 m (200 ft.) to < 91.4 m (300 ft.) (REFER TO TABLE 1)								
Lot Frontage	Up to < 61 m (200 ft.)				61 m (200 ft.) to < 91.4 m (300 ft.)			
Lake Classes	Category 1	Category 2	Category 3	Category 4	Category 1	Category 2	Category 3	Category 4
<b>DOCKS</b> (2)(3)(17)(18)(19)								
Maximum Length	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)
Maximum Cumulative Width (12)	25%	15%	5%	15%	25%	15%	5%	15%
Minimum Sideyard Setbacks (1)(11)(14)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)
<b>BOATHOUSES</b> (2)(5)(6)(8)(9)(10)(13)(15)(16)(17)(18)(19)								
Maximum Length	15.2 m (50 ft.)	15.2 m (50 ft.)	–	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	–	15.2 m (50 ft.)
Maximum Cumulative Width (12)	16%	12%	–	12%	16%	12%	–	12%
Habitable Floor Area	No	No	–	No	No	No	–	No
Maximum Size Second Storey (7)	–	–	–	–	–	–	–	–
Location of Second Storey	–	–	–	–	–	–	–	–
Maximum Height	4.9 m (16 feet) (with no floor)	4.9 m (16 feet) (with no floor)	–	4.9 m (16 feet) (with no floor)	4.9 m (16 feet) (with no floor)	4.9 m (16 feet) (with no floor)	–	4.9 m (16 feet) (with no floor)
Minimum Side Yard Setbacks (Boathouse) (1)(4)(8)(11)(14)								
1 Storey (8)(11)	9.1 m (30 feet)	9.1 m (30 feet)	-	9.1 m (30 feet)	9.1 m (30 feet)	9.1 m (30 feet)	-	9.1 m (30 feet)
2 Storey and/or where roof is sundeck (8)(11)	13.7m (45 ft.)	13.7m (45 ft.)	-	13.7m (45 ft.)	13.7m (45 ft.)	13.7m (45 ft.)	-	13.7m (45 ft.)

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TABLE 4.1.7								
ACCESSORY STRUCTURES OVER WATER 91.4 m (300 ft.) to < 122 m (400 ft.) and 122 m (400 ft. or over)								
Lot Frontage	91.4 (300 ft.) to <122 m (400 ft.)				122 m (400 ft.) or over			
Lake Classes	Category 1	Category 2	Category 3	Category 4	Category 1	Category 2	Category 3	Category 4
<b>DOCKS</b> (2)(3)(17)(18)(19)								
Maximum Length	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)
Maximum Cumulative Width (12)	22.9 m (75 ft.)	15% up to 15.2 m (50 ft.)	5%	15% up to 15.2 m (50 ft.)	22.9 m (75 ft.)	15.2 m (50 ft.)	6.1 m (20 ft.)	15.2 m (50 ft.)
Minimum Sideyard Setbacks (1)(11)(14)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)
<b>BOATHOUSES</b> (2)(5)(6)(8)(9)(10)(13)(15)(16)(17)(18)(19)								
Maximum Length	15.2 m (50 ft.)	15.2 m (50 ft.)	–	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	–	15.2 m (50 ft.)
Maximum Cumulative Width (12)	16% for first storeys/ 13% for second storeys	12%	–	12%	16% up to 22.9 m (75 ft.) for first storeys/ 13% up to 22.9 m (75 ft.) for second storeys	12% up to 15.2 m (50 ft.)	–	12% up to 15.2 m (50 ft.)
Habitable Floor Area	Yes	No	–	No	Yes	No	–	No
Maximum Size Second Storey (7)	60.4 m <sup>2</sup> (650 ft. <sup>2</sup> ) (7)	–	–	–	60.4 m <sup>2</sup> (650 ft. <sup>2</sup> ) habitable floor area and covered area up to max 23.2 m <sup>2</sup> (250 ft. <sup>2</sup> ) (7)	–	–	–
Location of Second Storey	Max 10.7 m (35 ft.) from high water mark	–	–	–	–	–	–	–
Maximum Height	7.6 m (25 ft.)	4.9 m (16 ft.) (with no floor)	–	4.9 m (16 ft.) (with no floor)	7.6 m (25 ft.)	4.9 m (16 ft.) (with no floor)	–	4.9 m (16 ft.) (with no floor)
Minimum Side Yard Setbacks (Boathouse) (1)(4)(8)(11)(14)								
1 Storey (8)(11)	9.1 m (30 ft.)	9.1 m (30 ft.)	-	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.)	-	9.1 m (30 ft.)
2 Storey and/or where roof is sundeck (8)(11)	13.7 m (45 ft.)	13.7 m (45 ft.)	-	13.7 m (45 ft.)	13.7 m (45 ft.)	13.7 m (45 ft.)	-	13.7 m (45 ft.)

\*See referenced provisions on the following page.

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- |                 |                   |                   |
|-----------------|-------------------|-------------------|
| (1) See 4.1.7.1 | (7) See 4.1.7.7   | (13) See 4.1.7.13 |
| (2) See 4.1.7.2 | (8) See 4.1.7.8   | (14) See 4.1.7.14 |
| (3) See 4.1.7.3 | (9) See 4.1.7.9   | (15) See 4.1.7.15 |
| (4) See 4.1.7.4 | (10) See 4.1.7.10 | (16) See 4.1.7.16 |
| (5) See 4.1.7.5 | (11) See 4.1.7.11 | (17) See 4.1.7.17 |
| (6) See 4.1.7.6 | (12) See 4.1.7.12 | (18) See 4.1.7.18 |

### ACCESSORY STRUCTURES OVER WATER PROVISIONS

Amended by  
By-law 2017-17

- 4.1.7.1 No part of any *dock* or *boathouse* shall be erected within the *side yard* distance indicated in the table from the *side lot line* and *rear lot line* and any 30.5 m (100 ft.) *straight line projection* thereof from the *high water mark*.
- 4.1.7.2 A *dock* is permitted to extend from or to be located in the *front yard* of a *lot*. Any portion of the *dock* structure extending onto the land above the *high water mark* is deemed to be a *sundeck* and is permitted to extend into the *front yard* of a *lot* a maximum of 3.1 m (10 ft.) and only directly behind the envelope described in Section 4.1.7.3.
- 4.1.7.3 A *dock* shall only be constructed within one or more building envelope(s) to be bounded as follows:
- firstly, a line drawn in the *navigable waterway* 20.1 m (66 ft.) from the *high water mark* abutting the *lot*;
  - secondly, by two parallel lines, one being perpendicular to the *high water mark*, which are no farther apart than the permitted maximum *cumulative width* whichever is lesser,
  - thirdly, by the *high water mark* abutting the *lot*.
- 4.1.7.4 For the purpose of this By-law a *boathouse* which has a second *storey*, or any part thereof, shall be deemed to be a two *storey boathouse* and no part of the two *storey* portion of the *boathouse* shall be erected within 13.7 m (45 ft.) of the *side lot line* and *rear lot line* and any 30.5 m (100 ft.) *straight line projection* thereof.
- 4.1.7.5 A *boathouse* in a Waterbody Open Space zone (WOS) is permitted to extend into the *front yard* of a *lot* a maximum of 3.1 m (10 ft.) provided it is not connected to a *dwelling*.
- 4.1.7.6 A *boathouse* shall not contain a *dwelling unit*.
- 4.1.7.7 For *lots* with 91.4 m (300 ft.) of *lot frontage* to less than 122 m (400 ft.) of *lot frontage* the maximum size of all second *storeys* of a *boathouse* is 60.4 m<sup>2</sup> (650 ft.<sup>2</sup>) which can be *habitable floor area*, *covered area*, or any combination thereof.
- For *lots* with 122 m (400 ft.) or more of *lot frontage*, the maximum size of all second *storeys* of a *boathouse* is 60.4 m<sup>2</sup> (650 ft.<sup>2</sup>) which can be *habitable floor area*, *covered area*, or any combination thereof plus a maximum of 23.2 m<sup>2</sup> (250 ft.<sup>2</sup>) of *covered area*.

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4.1.7.8 Any part of a *boathouse* which exceeds 4.9 m (16 ft.) in *height*, or where the roof is capable of being used as a *sundeck*, shall be a minimum of 13.7 m (45 ft.) from the *side lot line* and *rear lot line* and any 30.5 m (100 ft.) *straight line projection* thereof.

A *sundeck* or balcony in conjunction with the second *storey* of a *boathouse* is permitted as part of the *boathouse*.

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4.1.7.9 A *boathouse* shall only be constructed within one or more building envelopes to be bounded as follows:

- firstly a line drawn in the *navigable waterway* 15.2 m (50 ft.) from the *high water mark* abutting the *lot*;
- secondly by two parallel lines, one being perpendicular to the *high water mark* which are no farther apart than the permitted maximum *cumulative width*, whichever is lesser; and,
- thirdly, by the *high water mark* abutting the *lot*.

4.1.7.10 The minimum *lot frontage* required for a two *storey boathouse* is 91.4 m (300 ft.). Two *storey boathouses* are only permitted on Category 1 (Large) Lakes.

4.1.7.11 The *side yard setback* for *docks* and *boathouses* which existed prior to January 3, 2005, which are considered legal *non-complying* due to an encroachment into the minimum *side yard setbacks* shall be the greater of:

- a. the *setback* existing on that date or,
- b. a minimum of 4.6 m (15 ft.) for a *dock* or *boathouse* less than 4.9 m (16 ft.) in *height* or,
- c. a minimum of 9.1 m (30 ft.) for a two *storey boathouse* or a *boathouse* with a roof capable of being used as a *sundeck*.

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4.1.7.12 *Cumulative width* of *docks* and *boathouses*

- a. the total *cumulative width* on a *lot* shall not exceed the limits in Table 4.1.7 or 22.9 m (75 ft.), whichever is lesser; and,
- b. when a lot abuts a navigable waterbody and/or Original Shore Road Allowance in more than one location the maximum permitted *cumulative width* shall be the maximum permitted in Table 4.1.7 or 22.9 m (75 ft.), whichever is lesser. The *cumulative width* for each separate *frontage* on the *lot* shall not exceed the requirements of Table 4.1.7 for each *frontage*.
- c. the maximum *cumulative width* of a two *storey boathouse* refers to the second *storey* or portion exceeding 4.9 m (16 ft.) in *height* only. The maximum *cumulative width* is 16% for the lower *storey* and 13% for the upper *storey* and where so limited each to a maximum of 22.9 m (75 ft.).

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- 4.1.7.13 All provisions in this by-law related to *boathouses* also apply to *boatports*.
- 4.1.7.14 For the purpose of measuring the *sideyard setback* from the 30.5 m (100 ft.) *straight line projection*, it shall be the required minimum distance measured perpendicular to the projected line.
- 4.1.7.15 *Structures* and *alterations* on the second *storey* of a two *storey boathouse*, where permitted, are limited to a *sleeping cabin*, *covered area* and *sundeck* (with no structure above).
- 4.1.7.16 The *use* of the first *storey* of any *boathouse* is limited to:
- a. The berthing and sheltering of boats or other marine related equipment;
  - b. A washroom, utility room for electrical panels, water supply equipment, plumbing related to sewage disposal, or other similar purpose, and sauna, which do not cumulatively exceed 9.3 m<sup>2</sup> (100 ft<sup>2</sup>) in *floor area*; and,
  - c. The washroom, sauna and utility room noted above are the only permitted separate rooms in the first *storey* of a *boathouse*.
- 4.1.7.17 A hot tub shall not be permitted on a *dock* or *boathouse*.
- 4.1.7.18 In the case of a *sun shelter*;
- a. A *sun shelter* shall not contain *habitable floor area* or be screened or glassed or otherwise enclosed on any side;
  - b. The maximum permitted *gross floor area* shall be 18.6 m<sup>2</sup> (200 ft.<sup>2</sup>);
  - c. The *sun shelter* shall not exceed a *height* of 4.6 m (15 ft.);
  - d. No part of any *sun shelter* shall extend beyond 10.7 m (35 ft.) from the *high water mark*;
  - e. A *sun shelter* shall not be permitted on a Category 3 lake; and
  - f. A *sun shelter* shall comply with all other provisions regulating a *boathouse*.
- 4.1.7.19 For those portions of land fronting onto a *restricted waterbody* and zoned with a "-R" suffix to the zone symbol, a *dock*, *boathouse*, *boatport*, or *sun shelter* may be located in the abutting Waterbody Open Space (WOS) zone and subject to the following additional provisions:
- a. The maximum length of a *dock*, measured from the *high water mark*, is the lesser of 12.2 m (40 ft.) or 25% of the distance from shoreline to opposite shoreline as established by the Schedules to By-law 2014-14, measured from the subject *dock* to the closest shoreline of another *lot* opposite the subject *dock*;
  - b. The maximum length of a *boathouse*, *boatport* or *sun shelter*, measured from the *high water mark*, is the lesser of 10.7 m

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## 4.0 WATERFRONT ZONES

(35 ft.) or 25% of the distance from shoreline to opposite shoreline as established by the Schedules to By-law 2014-14, measured from the subject *boathouse* to the closest shoreline of another *lot* opposite the subject *boathouse*;

- c. A two storey *boathouse* is not permitted; and
- d. A single storey *boathouse*, *boatport* or *sun shelter* where the roof is capable of being used as a *sundeck* shall not be permitted.

### 4.1.8 SHORELINE BUFFER

Within the *front yard setback*, an area of land 15.2 m (50 ft.) wide abutting and running parallel to the *high water mark* shall contain a *shoreline buffer*. This provision applies to all *lots* on which development takes place within 60.1 m (200 ft.) of the *high water mark* after December 21, 1998.

### 4.1.9 CLASSIFICATION OF LAKES

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The classification of lakes and rivers referred to in this by-law is as listed in Table 1 on the following page to this by-law. Any reference to a category in this by-law is a reference to the category as determined by Table 1 on the following page.

## 4.0 WATERFRONT ZONES

The following table refers to Lake Classification. For the purposes of this By-law, Lakes are categorized based on a number of factors, including size and health, which is carried through in the specific zones of the properties surrounding each lake.

TABLE 1 - CLASSIFICATION OF LAKES			
Category 1	Category 2	Category 3	Category 4
Large Lakes	Medium-sized, Developed Lakes / Rivers	Small-sized, Low Density/ Remote Lakes	Special Lakes
Lake Joseph (incl. Joseph River, Little Lake Joseph) Lake Muskoka (incl. Indian River, Dark Lake, Mirror Lake) Lake Rosseau	Ada Lake Bass Lake Black Lake Brandy Lake Bruce Lake Butterfly Lake Camel Lake Gullwing Lake Henshaw Lake Hessner's Lake Hillman Lake Moon River Nine Mile Lake Ricketts Lake Rutter Lake (Little Long Lake) Severn R./Cain L. Skeleton Lake Thorne Lake	Barnes Lake Barrett Lake Bastedo Lake Bear Lake Beaton Lake Berry Lake Bogart Lake Brotherson Lake Bunn Lake Cardwell/Long L. Cassidy Lake Clarkes Pond Concession Lake (Cardwell) Concession Lake (Medora) Cowan Lake Crowder Lake Duffy Lakes (E&W) East Brophy Lake Eaton Lake Echo/Resound L. Gagnon Lake Haggart Lake Haighton Lake Hardy Lake Hart Lake Harts Lake Island Lake Leech Lake Lily Lake (Cardwell) Little Musquito Lake Little Otter Lake Lower Boleau Lake Marion Lake Mary Jane Lake McCaffery Lake Mosquito Lake Narrow Lake Neilson Lake Neipage Lake O'Kane Lake Ottaway Lake Pennsylvania Lake Roderick Lake Round Lake Sawyer Lake Shaw Lake Speiran Lake Stevenson Lake St.Germaine Lake (Medora) Swan Lake Tank Lake Thompson Lake Tar Lake Turtle Lake Upper Boleau Lake Unnamed L. (Monck) Unnamed L. (Wood) Water Lily Lake Wier Lake Woodland Lake Woods Lake Young Lake	Clear Lake High Lake Leonard Lake Long Lake (Bala) Medora Lake Nutt Lake Silver Lake Stewart Lake Three Mile Lake