

SECTION 9 - GENERAL PROVISIONS FOR ALL RESIDENTIAL ZONES - R

9.1 EXISTING LOTS

Existing lots may be developed in accordance with section 4.10.

9.2 NUMBER OF DETACHED DWELLINGS PER LOT

In any Residential Zone where detached dwellings are permitted, not more than one detached dwelling shall be permitted on a lot.

9.3 PARKING REQUIREMENTS

Off-street parking shall be provided in accordance with Section 4.19.

9.4 PLANTING AREA

Planting areas shall be provided in accordance with Section 4.15.

9.5 ESTABLISHED BUILDING LINE IN BUILT-UP AREAS

The erection of detached dwellings shall comply with the provisions of Section 4.16.

9.6 PROVISIONS FOR ALL ACCESSORY BUILDINGS OR STRUCTURES

Accessory building may be permitted in accordance with the provisions of Section 4.9, unless otherwise provided for in the applicable zone.

9.7 ENVIRONMENTAL SETBACKS

In any Residential zone, the provisions of section 4.17.4 shall apply to all buildings, structures or additions thereto.

SECTION 10 B PROVISIONS FOR GENERAL RESIDENTIAL ZONE (R1)

10.1 USES PERMITTED

No person shall within the R1 Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- Detached dwelling
- Home occupation
- Buildings, structures and uses accessory to a permitted use
- Park

10.2 ZONE PROVISIONS

No person shall within any R1 Zone, use any lot or erect alter or use any building or structure except in accordance with the following provisions:

PROVISIONS	NO MUNICIPAL WATER OR SEWER (a)	EITHER MUNICIPAL WATER OR SEWER (b)	MUNICIPAL WATER AND SEWER
MINIMUM LOT AREA	4047 sq. m. (43,562 sq. ft) 0.4 ha (1 acre)	1500 sq. m. (16,150 sq. ft) 0.15 ha (0.4 acres)	500 sq. m. (5380 sq. ft) 0.05 ha (0.12 acres)
MINIMUM LOT FRONTAGE	36 metres (118 feet)	30 metres (99 feet)	15 metres (50 feet)
MINIMUM LOT FRONTAGE B CORNER LOT	40 metres (130 feet)	30 metres (105 feet)	20 metres (66 feet)
MINIMUM FRONT YARD	10 metres (33 feet)	7.5 metres (25 feet)	7.5 metres (25 feet)
MINIMUM REAR YARD	10 metres (33 feet)	7.5 metres (25 feet)	7.5 metres (25 feet)
MINIMUM INTERIOR SIDE YARD	4.5 metres (15 feet)	4.5 metres (15 feet)	1.5 metres (5 feet)
MINIMUM EXTERIOR SIDE YARD	10 metres (33 feet)*	6 metres (20 feet)*	4.5 metres (15 feet)
MINIMUM GROUND FLOOR AREA	1 storey - 90 sq. m (969 sq. ft.), except where no full basement is provided, the minimum floor area shall be 105 sq. m (1130 sq. ft.) 1 2 storey or greater B 65 sq. m (700 sq. ft.)	1 storey - 90 sq. m (969 sq. ft.), except where no full basement is provided, the minimum floor area shall be 105 sq. m (1130 sq. ft.) 1 2 storey or greater B 65 sq. m (700 sq. ft.)	1 storey - 90 sq. m (969 sq. ft.), except where no full basement is provided, the minimum floor area shall be 105 sq. m (1130 sq. ft.) 1 2 storey or greater B 65 sq. m (700 sq. ft.)
MINIMUM FLOOR AREA	1 2 storey or split level B 105 sq. m (1130 sq. ft.) total 2 B 2 2 storey B 130 sq. m (1400 sq. ft.) total	1 2 storey or split level B 105 sq. m (1130 sq. ft.) total 2 B 2 2 storey B 130 sq. m (1400 sq. ft.) total	1 2 storey or split level B 105 sq. m (1130 sq. ft.) total 2 B 2 2 storey B 130 sq. m (1400 sq. ft.) total
MAXIMUM BUILDING	10 metres	10 metres	10 metres

HEIGHT _B MAIN BUILDING			
MAXIMUM BUILDING HEIGHT _B ACCESSORY STRUCTURE	4 metres	4metres	4 metres
MAXIMUM LOT COVERAGE	15%	20%	35%

(Bylaw 44-2003 lot coverage)

* One interior side yard maybe reduced to 1.5 metres provided a garage or car port is attached.

10.2.2 TOWNPLOT OF BROOKE

Notwithstanding the zone provisions contained in Sections 3.125, 4.10, 9.1 and 10.2.1, for lands zoned >R1a, R1b, R1c' - General Residential a, b or c within the Townplot of Brooke and Part of Lot 10, Concession 2, and shown on Schedule A Map 11 and 20, the following provisions shall apply:

Where there is either no municipal services or one of either Municipal Water or Sanitary Sewer Service -

- a) minimum lot frontage 40 metres (131.23 feet)
- b) minimum lot area R1a 1 hectare (2.47 acres)
 R1b 6000 square metres (1.5 acres)
 R1c 2000 square metres (21,528.5 sq.ft.)

All other usual provisions of the R1 zone shall apply

10.3 SPECIAL PROVISIONS

- 10.3.1 a) The following provisions shall apply to lands zoned **R1-1**
 A wood fabricating industry in a separate structure existing at the date of passing of this bylaw maybe permitted.
 Said home industry may employ a maximum of two non family employees
 All other provisions for a home industry apply.
- b) Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Part of Lot 28, Plan 828, and shown on the attached schedule as **>R1-24-2004=**, the minimum side yard setback on the south side, for the main dwelling and attached deck, shall be 1.9 metres. All other normal provisions of Bylaw 6-2003 shall apply.
- 10.3.2 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Part Lot 1, Concession 9, and shown on the attached Schedules as **R1-4-2004**, the permitted use of the lands shall be two dwelling units located in an existing structure. The structure is recognized in its current location, all other provisions of Bylaw 6-2003 shall apply.

- 10.3.3 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Part Lots 16 & 17, Concession 3, on Schedule 11, as amended from **PD** to **R1**. All other provisions of Bylaw 6-2003 shall apply. (57-2004)
- 10.3.4 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Part Lot 31, Plan 857, on Schedule 18, as amended from **PD** to **R1**. All other provisions of Bylaw 6-2003 shall apply. (58-2004)
- 10.3.5 Not assigned.
- 10.3.6 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Lot 19, Plan 642, and shown on the attached schedule as **>R1-71-2004=**, the minimum lot frontage shall be 6.0 metres. All other normal provisions of Bylaw 6-2003 shall apply.
- 10.3.7 Not assigned
- 10.3.8 Notwithstanding the provisions of Section 10 and 4.8.4 to this Bylaw, on lands described as Lots 11 & 13, Plan 156 and Lots 72 & 73, Plan 857, and shown as **>R1-19-2005=** on Map 18, Parcel 1 shall have a minimum lot frontage of 15 m; and, Parcel 2 shall have a minimum lot area of 1483 sq. m., including lands zoned EP. All other provisions of Bylaw 6-2003 shall apply.
- 10.3.9 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Part of Lot 50, Plan 828, former Township of Derby, and shown as **>R1-44-2005=** on Map 12, the minimum lot frontage shall be 12 metres. All other provisions of By-law 6-2003 shall apply.
- 10.3.10 Notwithstanding the provisions of Section 10, 9 & 4.9 to this Bylaw, on lands described as Part of Lot 11, Concession 2 SCD, further described as Part 10 on R-176, and shown as **>R1-57-2005=** on Map 19, the minimum side yard setback on one side shall be 1 metre and the maximum lot coverage shall be 16%. All other provisions of By-law 6-2003 shall apply.
- 10.3.11 Notwithstanding the provisions of Section 10, 9 and 4.9 to this Bylaw, on lands described as Lots 38 & 40, Townplot of Brooke, as shown on amended Schedule 20 as **'R1-6-2006'**, the minimum exterior side yard for one 3.6m x 4.2m accessory building shall be a minimum of 1.2 metres.
- 10.3.12 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Part of Park Lot 111, Townplot of Brooke, as shown on amended Schedule '20' as **'R1-49-2006'**, the minimum lot area shall be 0.27 ha (2782.3 sq. m.), and shall be considered an 'existing lot' for the provisions of Section 4.10.
- 10.3.13 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Lot 1, Plan 130, as shown on amended Map 03 as **>R1-60-2006'**, the minimum lot frontage requirement for an existing lot shall be 15 metres.
- 10.3.14 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Lot 9, Plan 828, as shown on amended Schedule 12 as **>R1-58-2006'**, the minimum frontage for an existing lot of record shall be 17.6 metres and the minimum interior side yard for one side of a dwelling with an attached garage is a minimum 0.30 m and 0 metres for any eave or other projection.
- 10.3.15 Notwithstanding the provisions of Section 10 and 4.9 to this Bylaw, on lands described as Part of Lot 1, Plan 1082 and Part of Lots 65 & 77, Plan 828, and as shown as **>R1-78-2006'**, on Map 12 as amended, the following shall apply:

Lot 1	Minimum Lot Frontage	6.7 metres
Lot 2	Minimum Lot Frontage	13.7 metres

All other provisions of Bylaw 6-2003 shall apply.

10.3.16 Notwithstanding the provisions of Section 10 to this Bylaw, on lands described as Part of Lot 81 & Lot 83, Townplot of Brooke, and shown on Schedule 20 as 'R1c-46-2007', the minimum exterior side yard setback for the dwelling unit shall be 2.40 metres.

10.4 Cobble Beach Community – R1-39-2007 - Detached Residential Special

Notwithstanding the permitted uses listed and the provisions of Section 10, on lands described as Part of Lots 28 & 29, Lots 30 to 31 Concession 3, geographic Township of Sarawak, and shown on Map 06 as 'R1-39-2007', the following shall apply:

Permitted Uses	Provisions	Exceptions All Uses With Municipal Water and Sewer
i. single detached dwelling	i. Minimum Frontage - corner lot - single detached lots	18.2 metres 15.0 metres
	ii. Minimum Front Yard Setback - neighbourhood street - arterial street	4.5 metres 6.0 metres
	iii. Minimum Side Yard Setback - interior - exterior neighbourhood street - exterior arterial street	1.5 metres 4.5 metres 6.0 metres
	iv. Minimum setback for attached garages or carports facing any street line: - behind main building line - behind porch projection - from property line	1.5 metres 0.6 metres 6.0 metres
	v. Maximum width of attached garage or carport facing any street	50% of width of dwelling unit
	vi. Maximum lot coverage for 1 storey residence	50%
	vii. On lots having a minimum 18.2 metres of frontage, an additional access to a non-habitable portion of the residential structure may be provided, no such access shall exceed 2.1 m in width, and shall setback a minimum of 3.0 m behind the building line	
	viii. Except as amended by this By-law, all other provisions of the R1 zone shall apply.	

**SECTION 11 - PROVISIONS FOR INLAND LAKES AND SHORELINE
RESIDENTIAL ZONE (R2)**

11.1 USES PERMITTED

No person shall within the R2 Zone, use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- Detached dwelling
- Seasonal detached dwelling (Bylaw 44-2003)
- Home occupation
- Buildings, structures and uses accessory to a permitted use
- Park

11.2 ZONE PROVISIONS

No person shall use within an R2 Zone, any lot or erect, alter or use any building or structure except in accordance with the following zone provisions:

PROVISIONS	NO MUNICIPAL WATER OR SEWER (a)	EITHER MUNICIPAL WATER OR SEWER (b)
MINIMUM LOT AREA	4047 sq. m. (43,562 sq. ft) 0.4 ha (1 acre)	1500 sq. m. (16,150 sq. ft) 0.15 ha (0.4 acres)
MINIMUM LOT FRONTAGE	36 metres (118 feet)	30 metres (99 feet)
MINIMUM LOT FRONTAGE B CORNER LOT	40 metres (130 feet)	30 metres (105 feet)
MINIMUM FRONT YARD	10 metres (33 feet)	7.5 metres (25 feet)
MINIMUM REAR YARD	10 metres (33 feet)	7.5 metres (25 feet)
MINIMUM SIDE YARD	3 metres (10 feet)	3 metres (10 feet)
MINIMUM EXTERIOR SIDE YARD	5 metres (17 feet)	4.5 metres (15 feet)
MINIMUM GROUND FLOOR AREA	1 storey - 90 sq. m (969 sq. ft.), except where no full basement is provided, the minimum floor area shall be 105 sq. m (1130 sq. ft.) 1 2 storey or greater B 65 sq. m (700 sq. ft.)	1 storey - 90 sq. m (969 sq. ft.), except where no full basement is provided, the minimum floor area shall be 105 sq. m. (1130 sq. ft.) 1 2 storey or greater B 65 sq. m (700 sq. ft.)
MINIMUM FLOOR AREA	1 2 storey or split level B 105 sq. m (1130 sq. ft.) total 2 B 2 2 storey B 130 sq. m (1400 sq. ft.) total	1 2 storey or split level B 105 sq. m (1130 sq. ft.) total 2 B 2 2 storey B 130 sq. m (1400 sq. ft.) total
MAXIMUM BUILDING HEIGHT B MAIN BUILDING	10 metres	10 metres
MAXIMUM LOT COVERAGE	15%	20%

11.3 ACCESSORY STRUCTURES

In addition to the provision of Section 9.6, Boathouses, Pump houses and Docks shall be erected in compliance with Section 4.9.4..

11.4 SPECIAL PROVISIONS FOR ISLAND DEVELOPMENT

- (a) Notwithstanding the R2 Zone, no person shall use any lot or erect or alter any building or structure except in accordance with the following provisions:
- Minimum Lot Size - as existing on the date of passing of this By-law.
 - Minimum setback from high water mark for principal building B 40 metres (131 feet)
 - Only seasonal dwellings shall be permitted.
 - The provisions of Section 11.2 apply to islands.
- (b) Where an Ah@ or Aholding@ symbol follows any Zone designation on an island, no development shall be permitted until the Ah@ symbol is removed by a by-law passed under Section 34 of the Planning Act.

Prior to such by-law being passed, the municipality shall be satisfied that the following conditions of development are met:

- (i) An acceptable mainland parking facility based on the parking provisions of this By-law as well as adequate parking for boats and boat trailers.
 - (ii) An acceptable method of solid waste disposal on the mainland.
 - (iii) A registered agreement in place, satisfactory to the Municipality, regulating the fore mentioned and other matters relevant to island development.
- (c) Notwithstanding the provisions of Section 11, in addition to the provisions of subsections (a) and (b), to this Bylaw, on lands described as Lots 8, 9, 10, 11, 12, 13, 14 White Cloud Island as shown on amended Schedule '01' as 'R2-48-2006-h', the minimum ground floor area for an uninsulated seasonal detached dwelling unit may be 34.4 square metres and the minimum setback from the high water mark, which shall be defined as the greater of an elevation of 177.9 m GSC or the established tree line, shall be 30 metres.
- (d) Notwithstanding the provisions of Section 11, on lands described as Lot 82, White Cloud Island, as shown on amended Schedule '01' as '**R2-44-2007-h**', an existing accessory structure, shall not be used for human habitation, may be located on the subject lands with a 0 setback from the lot line abutting the original shore road allowance and or high water mark. New development is subject to compliance with the usual provisions of the Bylaw.

11.5 SPECIAL PROVISIONS

- 11.5.1 Notwithstanding Section 11, to this Bylaw, on lands described as Lots 5-, 51 & 52, White Cloud Island, and shown as **>R2-1-h** on Map 01, three lots shall be recognized as per the original survey, having a minimum lot area of 3.7 hectares each. All other provisions of By-law 6-2003 shall apply.

- 11.5.2 Notwithstanding Section 11 to this Bylaw, on lands described as Lots 10 & 11, Plan 527, and shown as **R2-2** on the attached Schedule, a bed & breakfast establishment shall be a permitted use. All other provisions of By-law 6-2003 shall apply. (Bylaw 25-2003)
- 11.5.3 Notwithstanding the provisions of Section 11, 4.9 and 10.2 to this Bylaw, on lands described as Part of Lot 22, Georgian Range, further described as Parts 1,2,5,6 on RP 16R-2629, and shown as **R2-4** on the attached Schedule, the minimum setback from the centreline of the County Road shall be a minimum of 13.7 metres, the maximum height shall be 7.5 metres and the minimum setback from the lot line shall be 3.0 metres for one accessory structure, and the lot coverage and all other development shall be as shown on the site plan contained in the Schedule to this Bylaw. All other provisions of By-law 6-2003 shall apply. (Bylaw 37-2003)
- 11.5.4 Notwithstanding the provisions of Section 11 and 4.9, to this Bylaw, on lands described as Lot 14, Plan 712, and shown as **R2-45-2003**, on Schedule >07, the existing lot shall be recognized and redevelopment of a fourth accessory structure permitted on the existing unimproved street. All other provisions of By-law 6-2003 shall apply.
- 11.5.5 Notwithstanding Section 11, to this Bylaw, on lands described as part of lot 29, Concession 3, and shown on the attached Schedule as **R2-52-2003** on Map 11, the maximum lot coverage shall be 21% on an existing lot. All other provisions of Bylaw 6- 2003, as amended shall apply.
- 11.5.6 Notwithstanding the provisions of Sections 4.8 & 11 to this Bylaw, on lands described as Part of Lots 9 & 10, Plan 415, and shown as **R2-53-2003** on Map 03, the minimum setback from the closest point of any portion of any structure to the rear lot line shall be 3.6 metres and redevelopment may occur on an existing lot with access from a private road. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.7 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part of Lot 2, Georgian Range, further described as Parts 10 & 11, RP 16R-5579, and shown as **R2-55-2003** on Map 02, the minimum setback from the closest point of any portion of any structure to the rear lot line shall be 3.5 metres. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.8 Notwithstanding the provisions of Sections 11 & 4.17.3 to this Bylaw, on lands described as Part of Lot 12, Colpoy=s Range, further described as Parts 1 & 2, Rp 16R-549, and shown as **R2-57-2003** on the attached Schedule, the minimum setback from the centreline of the County Road shall be a minimum of 19.8 metres and 4.5 metres from the lot line, for one accessory structure. The minimum floor elevation shall be 178.7 m G.S.C. and or as approved by the Conservation Authority. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.9 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Lot 28, Plan 552 (Part of Block A, Georgian Range), and shown as **R2-61-2003** on the attached Schedule, the minimum setback from the closest point of any portion of any structure to the rear lot line (abutting the shore road allowance) shall be 5 metres. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.10 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Lot 25, Plan 518, and shown as '**R2-66-2003**' on the attached Schedule, the minimum setback from the centreline of the County Road shall be a minimum of 17.3 metres, from the front lot line shall be 6.4 metres, and from the side lot line 1.06 metres, for one 3.6 X 2.7 metre accessory structure. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.11 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Lot 1,

Plan 1077, and shown as **'R2-67-2003'** on Schedule 5, a bed and breakfast establishment shall be a permitted use. All other provisions of Bylaw 6-2003 shall apply.

- 11.5.12 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part Lot 17, Colpoy's Range, and shown as **'R2-77-2004'** on Map 3, the minimum lot area shall be 2,972.8 sq.m., and these parcels shall be recognized as an "existing lot of record" for the purposes of Section 3.125.
- 11.5.13 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part Lot 12, Colpoy's Range, further described as Part 1, 16R-286, and shown as **'R2-18-2005'** on Map 3, the unopened road allowance shall be considered access, and the front lot line for the purposes of constructing one 12' X 16' accessory structure, and the minimum front yard setback shall be a minimum of 4.5 metres. All or a portion of these lands are subject to Fill and Construction Regulations. **ANY** development will require Conservation Authority approval.
- 11.5.14 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part Lot 30, Colpoy's Range, including Lots 1,2,3,4, & 5, Block A and Cameron Street Lane on Plan 780, and shown on Map 2 as **'R2-25-2005'**, the minimum lot frontage shall be 33 metres, and the minimum lot area shall be 3,800 sq. m. All other provisions of Bylaw 6-2003 shall apply save and except for Section 4.17.1 (b), as the setback is included in the EP zone.
- 11.5.15 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part Lot 29, Colpoy's Range, further described as Part 1, 16R-2302 and shown on Map 2 as **'R2-38-2005'** the location of the existing cottage (approximately 10 metres from the steep slope) is hereby recognized as non-complying, subject to Section 4.7.1 and Section 4.17.4 (b) is waived for the existing dwelling, as the setback is included in the EP zone.
- 11.5.16 Notwithstanding the provisions of Sections 11, 4.17.4 (b), 4.8 & 4.9 to this Bylaw, on lands described as Lot 52, Plan 742, and shown as **'R2-43-2005'** on Map 3, as amended, construction of a new garage is permitted, having an area totalling 76% of the ground floor area of the existing principal dwelling unit, on an existing lot on an "unimproved street", and may have a minimum setback of 6 metres from the "street line" and no setback from the EP zone. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.17 Notwithstanding the provisions of Sections 11, 4.17.4 (b), 4.8 & 4.9 to this By-law, on lands described as Part Lot 23, Concession 15, and shown as **'R2-47-2005'** on Map 7, as amended, construction of an accessory structure shall be permitted on an existing lot on an "unimproved street" to a maximum lot coverage of 18%. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.18 Notwithstanding the provisions of Sections 11 & 4.8.1 to this By-law, on lands described as Part Lot 23, Concession 15, and shown as **'R2-48-2005'** on Map 7, as amended, construction of an addition to an existing dwelling shall be permitted on an existing lot which does not have frontage on a "public street". All other provisions of By-law 6-2003 shall apply.
- 11.5.19 Notwithstanding the provisions of Sections 11 & 4.8.1 to this By-law, on lands described as Part Lots 23 & 24, Concession 15, Part 3, 16R-434, and shown as **'R2-49-2005'** as amended, construction of a residential dwelling and uses accessory thereto shall be permitted on an existing lot which does not have frontage on a "public street". All other provisions of By-law 6-2003 shall apply.
- 11.5.20 Notwithstanding the provisions of Sections 11 & 4.8.1 to this By-law on lands described as Part Lot 16, Colpoy's Range and shown as **'R2-58-2005'** on Map 3, the above described lands with boundaries realigned, shall be recognized as "an existing lot of record" for the purposes of Section 9.1.

- 11.5.21 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part of Lot 4, Jones Range, further described as Lot 11, Plan 396, as shown on amended Schedule 03 as **>R2-62-2005'**, the minimum interior side yard for a dwelling is 2.4 metres and the minimum exterior side yard for a dwelling unit is 3.0 metres.
- 11.5.22 Notwithstanding Section 11 & 4.8 to this Bylaw, on lands described as Part 49, RP 16R-296, Part of Lot 23, Concession 15, and shown as **'R2-63-2005'** on Map 07, as amended, construction of an attached garage shall be permitted on an existing lot on a >unimproved street=. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.23 Notwithstanding the provisions of Section 11 and 4.17 to this Bylaw, on lands described as Part of Lot 19, Concession 3, further described as Lots 26 & 27, Plan 447 and shown as **>R2-81-2005'** on Map >11', the maximum lot coverage shall be 25 %, the minimum rear yard setback shall be 6 metres and the minimum setback from the high water mark shall be 26 metres. All other provisions of By-law 6-2003 shall apply. @
- 11.5.24 Notwithstanding Section 11, 4.9 and 4.17.4 to this Bylaw, on lands described as Lot 8, Plan 1084, and shown as R2-85-2005 on Map 04, as amended, one accessory structure shall be permitted to a maximum of 87% of the primary use with a setback of 45 metres from the provincially significant wetland. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.25 Notwithstanding Section 8 to this Bylaw, lands described as Part of Lot 18, Concession 3, and further described as Part of Block B, Plan 447, and shown as **>A2-4-2006'** on Map 11, may be used for agricultural purposes, shall have a minimum lot area of 4.5 hectares and lot frontage of 95 metres. Notwithstanding Section 11 to this Bylaw, lands described as Part of Lot 18, Concession 3, and further described as Part of Block B, Plan 447, and shown as **>R2-4-2006'** on Map 11, shall have a minimum lot area of 0.25 hectares, minimum lot frontage of 29 metres, and the minimum side yard setback, specifically from the lot line between Blocks A and B, Plan 447 to the building envelope, shall be 6 metres. All other provisions of Bylaw 6-2003 shall apply, with the exception that development shall be consistent with Schedule B attached to this Bylaw.
- 11.5.26 Notwithstanding the provisions of Section 11 and 4.9 to this Bylaw, on lands described as Part of Lot 27, Concession 3, further described as Part 18, RP 16R-62 and shown as **>R2-7-2006'** on Map >06', the maximum floor area ratio for one accessory building to the main use shall be 100%. All other provisions of By-law 6-2003 shall apply.
- 11.5.27 Notwithstanding the provisions of Section 11 and 4.17 to this Bylaw, on lands described as Part of Lot 10, Concession 3, further described as Parts 1 & 2, RP 16R-2352 and shown as **>R2-9-2006'** on Map >11', the maximum lot coverage shall be 28 %, and NO part of the detached dwelling or appurtenances thereto shall be closer than the following: the minimum rear yard setback shall be 2 metres, the minimum side yard setback shall be 1.5 metres, the minimum exterior side yard setback shall be 3.0 metres and the minimum setback from the top of bank of the watercourse shall be 6 metres. All other provisions of By-law 6-2003 shall apply.
- 11.5.28 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Lots 17 & 18, Plan 413 and Parts 15 & 16 RP 16R-8697, as shown on amended Schedule 02 as **>R2-11-2006'**, the minimum lot area shall be 1513.2 square metres and the minimum lot

- frontage shall be 18.2 metres.
- 11.5.29 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part of Lot 4, Jones Range, further described as Lot 10, Plan 396, as shown on amended Schedule 03 as **>R2-13-2006'**, the minimum exterior side yard for a dwelling is 4.1 metres and minimum lot frontage is 17.9 metres.
- 11.5.30 Notwithstanding the provisions of Section 11 and 4.8 this Bylaw, on lands described as Part of Lot 23, Concession 15, further described as Part 1 on RP 16R-1261 and as shown as **>R2-22-2006'**, on Map 07 as amended, construction of a residential dwelling and uses accessory thereto shall be permitted on an existing lot which does not have frontage on a public street. All other provisions of Bylaw 6-2003 shall apply.
- 11.5.31 Notwithstanding the provisions of Sections 11 and 4.8.1 of this Bylaw, on lands described as Part of Lot 23, Concession 15, further described as Part 48 on RP 16R-297, and as shown as **R2-25-2006'**, on Map 07 as amended, construction of a residential dwelling and uses accessory thereto shall be permitted on an existing lot which does not have frontage on a "public street", with a minimum rear yard setback of 6 metres (20 ft.). All other provisions of Bylaw 6-2003 shall apply.
- 11.5.32 (a) Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part of Lot 40, Concession 3, as shown on amended Schedule '05' as **'R2-26-2006'**, the minimum front yard setback shall be 8.1m (26.8 ft), the minimum exterior side yard setback is 0.6 m. (2.0 ft) from the original shore road allowance, and the maximum lot coverage will be 25 per cent.
- 11.5.32 (b) Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Part of Lot 7, Jones Range, and further as Part 4, 16R-47 geographic Township of Keppel, and shown as **'R2-38-2006'** on Map '03', the minimum frontage for the existing lot shall be 18.2 metres. All other provisions of By-law 6-2003 shall apply.
- 11.5.33 Notwithstanding the provisions of Section 11 and 4.17.4 to this Bylaw, on lands described as Part of Lot 12, Colpoy=s Range as shown on amended Schedule '03' as **'R2-57-2006'**, the building envelope shall have a minimum 20.4 metre setback from the high water mark, and a minimum 0.3 metre setback from the rear lot line, all other development shall comply with the usual By-law requirements. All building openings shall be at or above an elevation of 178.7 metres G.S.C.
- 11.5.34 Notwithstanding Sections 11 and 4.17.4 to this Bylaw, on lands described as Part of Lot 20, Concession 3, and Part of Block D, Plan 447, and shown as **R2-11-2007** on Map >11=, the setback requirements of Section 4.17.4 shall not apply to these lands as it is included in EP zone. All other provisions of Bylaw 6-2003, as amended, shall apply.
- 11.5.35 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Lot 17, Plan 396, as shown on amended Schedule 03 as **>R2-16-2007'**, the minimum frontage for an existing lot of record shall be 18.2 metres.
- 11.5.36 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Lots 1 & 2, Plan 396, as shown on amended Schedule 03 as **>R2- 45-2007'**, the maximum size of one accessory garage may be 8.5m x 12.2m or 160 % of the size of the ground floor area of the 75 square metre dwelling.
- 11.5.37 Notwithstanding the provisions of Section 11 to this Bylaw, on lands described as Lot 4,

Plan 231 and Part of Lot 4, Plan 447, geographic Township of Sarawak, and shown on amended Schedule 11 as **>R2-49-2007'**, the total lot coverage shall be 17%.

11.5. 38 Notwithstanding the provisions of Sections 11 and 4.17 to this Bylaw, on lands described as Lot 21 , Plan 557, as shown on amended Schedule 02 as **'R2- 48-2007'**, one accessory garage structure may be located a minimum of 18 metres from the centre line of the County Road.