

THE CORPORATION
OF THE TOWNSHIP OF
MUSKOKA LAKES

**COMPREHENSIVE ZONING
BY-LAW 2014-14**



CONSOLIDATED FEBRUARY 2023

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	X

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	X
HOME BASED BUSINESS	X
SLEEPING CABIN	X
ACCESSORY USES	X

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:

4.0 WATERFRONT ZONES

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*.

4.0 WATERFRONT ZONES

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.

4.0 WATERFRONT ZONES

- 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 m² (50 ft.²).
 - ii. No more than two (2) of a *pumphouse*, sauna or *gazebo*, of which the maximum *pumphouse floor area* shall be 4.6 m² (50 ft.²), maximum *sauna floor area* 9.3 m² (100 ft.²), and maximum *gazebo floor area* 18.6 m² (200 ft.²). 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 m² (650 ft.²);
 - 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 m² (200 ft.²) 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 m² (650 ft.²).

4.0 WATERFRONT ZONES

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
DOCKS (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.)
BOATHOUSES (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
DOCKS (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.)
BOATHOUSES (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 ² (650 ft. ²) (7)	–	–	–	60.4 m ² (650 ft. ²) habitable floor area and covered area up to max 23.2 m ² (250 ft. ²) (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.

4.0 WATERFRONT ZONES

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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 m² (650 ft.²) 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 m² (650 ft.²) which can be *habitable floor area*, *covered area*, or any combination thereof plus a maximum of 23.2 m² (250 ft.²) 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*.

Amended by
By-law 2017-17

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*.

Amended by
By-law 2017-17

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 m² (100 ft²) 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 m² (200 ft.²);
 - 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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(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

4.0 WATERFRONT ZONES

4.2 WATERFRONT COMMERCIAL ZONES

4.2.1 Permitted Main Uses

No person shall, in any Waterfront Commercial Zone, use any lot or erect, locate, alter or use any building or structure for any purpose except in accordance with the following applicable zones in Table 4.2.1:

TABLE 4.2.1 – WATERFRONT COMMERCIAL ZONE, PERMITTED MAIN USES										
PERMITTED MAIN USES	RESORT COMMERCIAL WATERFRONT	RESORT COMMERCIAL BACKLOT	MARINA	TENT & TRAILER PARK	PRIVATE CAMP	PRIVATE CAMP BACKLOT		WATERFRONT COMMERCIAL		
	WC1, WC1A1, 2, 3, 4	WC1B	WC2	WC3	WC4, WC4A.5, 1, 1.5, 2	WC4B	WC4B1	WC5	WC6	WC7
CONTRACTOR'S YARD									X	X
CONVENIENCE STORE								X	X	
RESIDENTIAL DWELLING UNIT										X
GOLF COURSE		X								
HOME BASED BUSINESS										X
HOTEL	X									
MARINA			X							
MOTEL	X									
OFFICE								X	X	
PERSONAL SERVICE SHOP								X	X	
PRIVATE CAMP					X	X				
RESTAURANT								X	X	
RETAIL STORE								X	X	
TENT & TRAILER PARK				X						
TOURIST RESORT	X									

X indicates the uses permitted in the particular zone

4.0 WATERFRONT ZONES

4.2.2 Permitted Accessory Uses

No person shall, in any Waterfront Commercial 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 4.2.2:

TABLE 4.2.2 – WATERFRONT COMMERCIAL, PERMITTED ACCESSORY USES										
ACCESSORY USES	RESORT COMMERCIAL WATERFRONT	RESORT COMMERCIAL BACKLOT	MARINA	TENT & TRAILER PARKS	PRIVATE CAMPS	PRIVATE CAMP BACKLOT	PRIVATE CAMP BACKLOT	WATERFRONT COMMERCIAL		
	WC1, WC1A1, 2, 3, 4	WC1B	WC2	WC3	WC4, WC4A.5, 1, 1.5, 2	WC4B	WC4B1	WC5	WC6	WC7
ARTIST STUDIO	X	X	X	X	X	X	X			
CONVENIENCE STORE	X		X	X						
CULTURAL CENTRE	X	X	X	X	X	X	X			
RESIDENTIAL – DWELLING UNIT	X		X	X	X			X	X	
GOLF COURSE	X	X								
HOME BASED BUSINESS	X		X	X	X					
MARINA	X			X						
OPEN SPACE RECREATION	X	X	X	X	X	X	X			
PARKING AREAS	X	X	X	X	X	X	X			
PARKING SPACES	X	X	X	X	X	X	X			
PERSONAL SERVICE SHOP	X									
RETAIL STORE	X		X							
RESTAURANT	X		X	X						
ROOFED RECREATION FACILITY	X	X		X	X	X	X			
STAFF QUARTERS	X	X			X	X	X			
STORAGE FACILITIES	X	X	X	X	X	X	X			
TUCK SHOP	X				X					
WASTE TREATMENT FACILITY		X				X				
OFFICE	X	X	X	X	X	X	X			

X indicates the uses permitted in the particular zone

4.0 WATERFRONT ZONES

4.2.3 ZONE REQUIREMENTS

No person shall, in any Waterfront Commercial Zone, use any lot or erect, locate, alter or use any building or structure except in accordance with the following requirements in Table 4.2.3 and the applicable Special Provisions:

TABLE 4.2.3 – WATERFRONT COMMERCIAL ZONE PROVISIONS												
LOT REQUIREMENTS	ZONE											
	RESORT WATERFRONT COMMERCIAL			RESORT COMMERCIAL BACKLOT		MARINA	TENT AND TRAILER PARK	PRIVATE CAMP	PRIVATE CAMP BACKLOT	WATERFRONT COMMERCIAL		
	WC1 WC1A1	WC1A2 WC1A3	WC1A4	WC1B	WC1B1 (1)	WC2	WC3	WC4 WC4A.5 WC4A1 WC4A1.5 WC4A2	WC4B WC4B1	WC5 WC6	WC7	WC (1)
Minimum Lot Frontage	152.4 m (500 ft.)	76.2 m (250 ft.)	152.4 m (500 ft.)	---	---	76.2 m (250 ft.) (2)	91.4 m (300 ft.)	152.4 m (500 ft.)	---	--- (4)	91.4 m (300 ft.) (8) (11)	---
Minimum Lot Area	2.0 ha. (5 ac.)	0.8 ha. (2 ac.)	2.0 ha. (5 ac.)	4.0 ha. (10 ac.)	---	0.8 ha. (2 ac.)	2.0 ha. (5 ac.)	2.0 ha. (5 ac.)	4.0 ha. (10 ac.)	--- (4)	0.6 ha. (1.5 ac.) (9)	---
Maximum Lot Coverage	10%	10%	10%	1%	---	20%	10%	10%	1%	35%	5% (7)	---
Minimum Front Yard Setback	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.) (3)	20.1 m (66 ft.) (3)	---	---	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	10.7 m (35 ft.) (5)	30.5 m (100 ft.) (6)	---
Minimum Interior Side Yard	9.1 m (30 ft.)	9.1 m (30 ft.)	9.1 m (30 ft.) (3)	9.1 m (30 ft.) (3)	---	9.1 m (30 ft.)	30.5 m (100 ft.)	30.5 m (100 ft.)	30.5 m (100 ft.)	3.1 m (10 ft.)	15.2 m (50 ft.) (6)	---
Minimum Exterior Side Yard	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.) (3)	20.1 m (66 ft.) (3)	---	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	20.1 m (66 ft.)	3.1 m (10 ft.)	15.2 m (50 ft.) (6)	---
Minimum Rear Yard	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.)	30.5 m (100 ft.)	30.5 m (100 ft.)	30.5 m (100 ft.)	7.6 m (25 ft.)	15.2 m (50 ft.) (6)	---
Maximum Height	13.7 m (45 ft.)	13.7 m (45 ft.)	13.7 m (45 ft.)	13.7 m (45 ft.)	---	10.7 m (35 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.) (10)	---

- (1) See 4.2.4.1
 (2) See 4.2.4.2
 (3) See 4.2.4.3
 (4) See 4.2.4.4
 (5) See 4.2.4.5
 (6) See 4.2.4.6

- (7) See 4.2.4.7
 (8) See 4.2.4.8
 (9) See 4.2.4.9
 (10) See 4.2.4.10
 (11) See 4.2.4.11

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4.0 WATERFRONT ZONES

4.2.4 WATERFRONT COMMERCIAL ZONE PROVISIONS

- 4.2.4.1 No person shall, within a Resort Commercial Backlot 1 (WC1B1) or within a Waterfront Special Lakes Commercial (WC) Zone use any lot except for those uses, which existed on the date of passing of this By-law, which uses shall not be extended by the erection of further buildings or structures or additions to existing buildings or structures.
- 4.2.4.2 For lots zoned WC2 on the date of passing of this By-law the minimum lot frontage requirement shall be 76.2 m (250 ft.) or the lot frontage which existed on the date of passing of this By-law, whichever is less.
- 4.2.4.3 See Provision 4.2.10.h, 4.2.11.c, 4.2.11.f.
- 4.2.4.4 The minimum lot frontage and lot area requirements are the dimensions of that lot which existed on the date this by-law was passed.
- 4.2.4.5 For the purposes of this by-law, the front lot line shall be the high water mark and the rear lot line shall be the street in the case of a through lot. Where the front lot line is a street, the front yard setback shall be 7.6 m (25 ft.).
- 4.2.4.6 For lots zoned Waterfront Commercial (WC7) with a residential use, the residential use shall have a minimum front yard setback of 10.7 m (35 ft.), a minimum side yard setback of 4.6 m (15 ft), and a minimum rear yard setback of 4.6 m (15 ft.).
- 4.2.4.7 For lots zoned Waterfront Commercial (WC7) with a residential use, the maximum total lot coverage shall be 5% for the commercial use and 10% in total for both uses.
- 4.2.4.8 For lots zoned Waterfront Commercial (WC7), the minimum lot frontage requirement shall be 91.4 m (300 ft.) or the lot frontage which existed on the date of the passing of this by-law.
- 4.2.4.9 For lots zoned Waterfront Commercial (WC7), the minimum lot area requirement shall be 0.6 hectares (1.5 acres) or the lot area which existed on the date of the passing of this by-law.
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- 4.2.4.10 For lots zoned Waterfront Commercial (WC7), commercial buildings over 6.1 m (20 ft.) in height, the minimum front yard setback shall be 30.5 m (100 ft.).
- 4.2.4.11 The lot shall abut a street maintained year round by a Public Authority.

4.2.5 FRONT YARD EXEMPTIONS

The following buildings and structures are exempt from the front yard requirements:

- i.) Landings, ramps and stairs.
- ii.) pumphouses, saunas and gazebos not exceeding 4.6 m (15 ft.) in height.
- iii.) Sundecks, but must have a minimum setback of 15.2 m (50 ft.) from the high water mark.

4.0 WATERFRONT ZONES

4.2.6 DWELLING UNIT

Where an *accessory Residential use* is permitted, if it is located in a non-residential building it shall conform with General Provision 3.19, *dwelling unit* in a Non-Residential building.

4.2.7 LANDSCAPED BUFFER

Where a Waterfront Commercial Zone abuts a *Residential Zone*, 6.1 m (20 ft.) of the *required yard* abutting that zone, shall be used and maintained as *landscaped buffer*. (See Section 4.2.10.g for *landscaped buffer* requirement in a WC1A4 zone)

4.2.8 STRUCTURES OVER WATER

A *boathouse*, *boatport*, *sun shelter* and *dock* may be located in a Waterbody Open Space Zone (WOS) where it abuts a Waterfront Commercial Zone or in a Waterfront Commercial Zone (WC), provided it is an *Accessory Use* to the main permitted *use* and is subject to the following:

a. In the case of a *dock*

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- i. No part of any *dock* shall extend beyond 24.4 m (80 ft.) from the *high water mark* abutting the *lot*;
- ii. No part of any *dock* shall be *erected* within 9.1 m (30 ft.) of the *side* or *rear lot line* or any 30.1 m (100 ft.) *straight line projection* thereof from the *high water mark*; or when a commercial *lot* abuts another commercial *lot* such *side yard* may be a minimum of 4.6 m (15 ft.);
- iii. a *dock* is permitted to extend from or be located within the *front yard* of a *lot* a maximum of 3 m (10 ft.)
- iv. the total *cumulative width* of *docks* and *boathouses* on a *lot* shall not exceed 25% of the *lot frontage*, excluding *docks* and *boathouses* in a Waterfront Commercial – *Marina* (WC2) Zone which shall not exceed 75%; and,
- v. Subsection 4.2.8(a)(iv) shall not apply to: the Lake Joseph Club, Muskokan Resort Club and Ferndale Resort provided any new *docks* and *boathouses* conform to the requirements of the Official Plan.

b. In the case of a *boathouse*;

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- i. No part of any *boathouse* shall extend beyond 15.2 m (50 ft.) from the *high water mark* abutting the *lot*;
- ii. The total *boathouse width* shall not exceed 25% of the *lot frontage* or 15.2 m (50 ft.) whichever is greater, excluding *boathouses* in a Waterfront Commercial - *Marina* (WC2) Zone which shall not exceed 75%;
- iii. The *boathouse* shall not exceed a *height* of 7.6 m (25 ft.);

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- iv. No part of any single *storey boathouse* shall be *erected* within 9.1 m (30 ft.) or two *storey boathouse* within 13.7 m (45 ft.) of the *side or rear lot line* or any 30.5 m (100 ft.) *straight line projection* thereof, from the *high water mark*; or when a commercial *lot* abuts another commercial *lot* such *side yard* may be a minimum of 4.6 m (15 ft.); and,
 - v. a *boathouse* is permitted to extend from or be located in the *front yard* of a lot a maximum of 3 m (10 ft.).
- c. In the case of a *sun shelter*:
- i. A *sun shelter* shall not contain *habitable floor area* or be screened or glassed;
 - ii. The maximum permitted *gross floor area* shall be 18.6 m² (200 ft.²);
 - iii. The *sun shelter* shall not exceed a *height* of 4.5 m (15 ft.);
 - iv. No part of any *sun shelter* shall extend beyond 10.7 m (35 ft.) from the *high water mark*; and,
 - v. A *sun shelter* shall comply with all other provisions regulating a *boathouse*.
- d. 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:
- i. 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*;
 - ii. The maximum length of a *boathouse, boatport or sun shelter*, measured from the *high water mark*, is the lesser of 10.7 m (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*;
 - iii. A two *storey boathouse* is not permitted; and
 - iv. A single *storey boathouse, boatport or sun shelter* where the roof is capable of being used as a *sundeck* shall not be permitted.

4.2.9 PARKING AND LOADING

See General Provisions 3.28 and 3.29 for Parking and Loading Requirements.

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4.2.10 SPECIAL PROVISIONS: RESORT COMMERCIAL WATERFRONT (WC1, WC1A1, WC1A2, WC1A3, WC1A4)

The following requirements are applicable in these zones:

- a. For the purposes of this By-law limited development shall mean that properties zoned WC1 (undersized lots) will be limited to a development allowance of 46.5 m² (500 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC1.
- b. For the purposes of this By-law limited development shall mean that properties zoned WC1A1 will be limited to a development allowance of 93 m² (1000 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC1A1.
- c. For the purposes of this By-law limited development shall mean properties zoned WC1A2 will be limited to a development allowance of 185.8 m² (2000 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC1A2.
- d. For the purposes of this By-law limited development shall mean that properties zoned WC1A3 will be limited to a development allowance of 278.7 m² (3000 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC1A3.
- e. For the purposes of this By-law limited development shall mean that properties zoned WC1A4 will be limited to a development allowance of 371.6 m² (4000 ft.²) of *gross floor area* for each 0.4 hectares (1 ac.) of land zoned WC1A4.
- f. Where a Resort Commercial (WC1A3) Zone abuts a *Residential Zone*, 6.1 m (20 ft.) of the *required interior yard* abutting that zone shall be planted and maintained as a *landscaped buffer*.
- g. Where a Resort Commercial (WC1A4) Zone abuts a *Residential Zone*, 9.1 m (30 ft.) of the *required interior yard* abutting that zone shall be planted and maintained as a *landscaped buffer*.
- h. In a WC1A4 Zone, no *roofed recreation facility* is permitted within 30.5 m (100 ft.) of a *Residential Zone*, a legally existing *residential* property or a *high water mark*.

4.2.11 SPECIAL PROVISIONS: RESORT COMMERCIAL BACKLOT (WC1B, WC1B1)

The following requirements are applicable in this zone:

- a. The maximum *gross floor area* allowed for all permitted *uses* on a *lot* in a WC1B zone is limited to 1% of the *lot area* zoned WC1B to a maximum of 4046.7 m² (43,560 ft.²).
- b. On properties larger than 40.5 ha. (100 acres) the maximum *gross floor area* allowed for all permitted *uses* on a *lot* in a WC1B zone is limited to 1% of 40.5 ha. (100 acres).
- c. The *interior side yard* in a WC1B zone, which abuts any zone other than a *residential* zone shall be 9.1 m (30 ft.).

4.0 WATERFRONT ZONES

- d. No *building* shall be erected in any part of the area or areas zoned Resort Commercial Backlot (WC1B) within a *tourist resort, hotel* or *motel* such that the cumulative *gross floor area* of all buildings within that zone in that *tourist resort, hotel* or *motel* exceeds 4046.7 m² (43,560 ft.²).
- e. No *uses* are permitted on a *lot* or a part of a *lot* zoned Resort Commercial Backlot (WC1B) unless such *lot* is part of a *tourist resort, hotel* or *motel*, which also includes a *lot* or a part of a *lot* zoned Resort Commercial Waterfront.
- f. In a Resort Commercial Backlot Zone (WC1B) no *roofed recreation facility* is permitted within 30.5 m (100 ft.) of a *Residential Zone*, a legally existing *residential property* or a *high water mark*.
- g. No *person* shall, within a Resort Commercial Backlot 1 (WC1B1) Zone use any *lot* except for those *uses*, which existed on the date of passing of this By-law, which *uses* shall not be extended by the erection of further *buildings* or *structures* or additions to existing *buildings* or *structures*.

4.2.12 SPECIAL PROVISIONS: WATERFRONT COMMERCIAL - MARINA (WC2)

The following specific requirements are applicable in this zone:

- a. A detached *dwelling unit* may be *erected* if it is located a minimum of 20.1 m (66 ft.) from the *high water mark*.
- b. No boat *storage facility* exceeding a *height* of 7.6 m (25 ft.) may be *erected* within 30.5 m (100 ft.) of the *high water mark*.

4.2.13 SPECIAL PROVISIONS: TENT AND TRAILER PARK (WC3)

The following specific requirements are applicable in this zone:

- a. Minimum *lot frontage* per *campsite* – 3.1 m (10 ft.).
- b. No *campsite* may be located within 30.5 m (100 ft.) of any *lot line* or the present *high water mark*. For those lands described as Part Lots 31 to 34, Concession 14, in the former township of Watt, the minimum yard setback shall be 15.2 m (50 ft.) for all lot lines other than those that abut a residential zone or a navigable waterway.
- c. Minimum area of each *campsite* – 232.3 m² (2500 ft.²).
- d. *Housekeeping units* and *cabins* may be *erected* and used only in accordance with the following requirements:
 - i. minimum *lot area* per *cabin* located on the *lot* – 464.5 m² (5000 ft.²);
 - ii. maximum *floor area* per *cabin* – 93 m² (1000 ft.²);
 - iii. minimum *lot area* per *housekeeping unit* – located on the *lot* – 696.8 m² (7500 ft.²);
 - iv. maximum *floor area* per *housekeeping unit* – 111.5 m² (1200 ft.²); and,

4.0 WATERFRONT ZONES

- v. total number of *housekeeping units* and *cabins* on a *lot* shall not exceed 10% of the number of developed *campsites* on a *lot*.
- e. The total *lot* size requirement is the sum of the requirements for each *housekeeping unit*, *cabin* and *campsite* on a *lot*.

4.2.14 SPECIAL PROVISIONS: PRIVATE CAMPS WATERFRONT (WC4, WC4A.5, WC4A1, WC4A1.5, WC4A2)

The following specific requirements are applicable in this zone:

- a. For the purposes of this By-law limited development shall mean that properties zoned WC4 will be limited to a development allowance of 23.2 m² (250 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC4.
- b. For the purposes of this By-law limited development shall mean that properties zoned WC4A.5 will be limited to a development allowance of 46.5 m² (500 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC4A.5.
- c. For the purposes of this By-law limited development shall mean that properties zoned WC4A1 will be limited to a development allowance of 93 m² (1000 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC4A1.
- d. For the purposes of this By-law limited development shall mean that properties zoned WC4A1.5 will be limited to a development allowance of 139.4 m² (1500 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC4A1.5.
- e. For the purposes of this By-law limited development shall mean that properties zoned WC4A2 will be limited to a development allowance of 185.8 m² (2000 ft.²) of *gross floor area* for each 0.4 ha. (1 ac.) of land zoned WC4A2.
- f. Minimum *lot frontage* per *campsite* – 3.1 m (10 ft.).
- g. No *campsite* may be located within 30.5 m (100 ft.) of any *lot line* or the present *high water mark*.
- h. Minimum area of each *campsite* – 232.3 m² (2500 ft.²).

4.2.15 SPECIAL PROVISIONS: PRIVATE CAMPS BACKLOT (WC4B, WC4B1)

The following specific requirements are applicable in this zone:

- a. The maximum *gross floor area* allowed for all permitted *uses* on a *lot* in a WC4B Zone or in a WC4B1 Zone is limited to 1% of the *lot area* zoned WC4B or WC4B1 to a maximum of 4046.7 m² (43,560 ft.²).
- b. On properties larger than 40.5 ha. (100 ac.) the maximum *gross floor area* allowed for all permitted *uses* on a *lot* in a WC4B Zone or in a WC4B1 Zone is limited to 1% of 40.5 ha. (100 ac.).
- c. Minimum *lot frontage* per *campsite* – 3.1 m (10 ft.)

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- d. No *campsite* may be located within 30.5 m (100 ft.) of any *lot line* or the present *high water mark*.
- e. Minimum area of each *campsite* – 232.3 m² (2500 ft.²).

4.2.16 SPECIAL PROVISIONS: WATERFRONT CONTRACTORS (WC7)

The following specific requirements are applicable in this zone:

- a. *Open storage* areas shall be limited to a maximum of 1% of the total *lot area*. *Open storage* must comply with all *setback* requirements for commercial use.

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4.3 WATERFRONT LANDING ZONES

4.3.1 Permitted Uses

No person shall within the *Waterfront Landing Zone (WL)* use any lot or erect, locate, alter or use any building or structure for any purpose except in accordance with the following permitted use:

- a. *Waterfront landing* with associated parking area;
- b. A single storey private garage or storage shed; and,
- c. *Boathouse* or dock.

4.3.2 Permitted Structures

Buildings and *structures* permitted in a *Waterfront Landing Zone (WL)* are limited to the following:

- a. A single storey private garage or a storage shed; and
- b. *Boathouse*, and
- c. *Dock*.

4.3.3 Zone Requirements

No person shall within the *Waterfront Landing Zone (WL)* use any lot, or erect, locate, alter or use any building or structure for any purpose except in accordance with the following requirements noted in Table 4.3.3:

TABLE 4.3.3 – WATERFRONT LANDING ZONE PROVISIONS	
LOT REQUIREMENTS	ZONES WL (3)(4)
Minimum Lot Frontage	22.9 m (75 ft.)
Minimum Lot Area	0.1 ha (0.25 ac.) (1)
Maximum Lot Coverage	5% (2)
Minimum Front Yard Setback	20.1 m (66 ft.)
Minimum Interior Side Yard Setback	4.6 m (15 ft.)
Minimum Exterior Side Yard Setback	9.1 m (30 ft.)
Minimum Rear Yard Setback	4.6 m (15 ft.)
Maximum Height	6 m (20 ft.)
Maximum Dock Size	1 boat slip per 4 m (13 ft.) of lot frontage
Maximum Disturbed Site Area	50% incl. parking and driveways

(1) See 4.3.4.1

(2) See 4.3.4.2

(3) See 4.3.4.3

(4) See 4.3.4.4.

4.0 WATERFRONT ZONES

4.3.4 WATERFRONT LANDING ZONE PROVISIONS

- 4.3.4.1 A *lot area* maximum of 1.2 ha. (3 ac.) applies to the *Waterfront landing* (WL) Zone.
- 4.3.4.2 A maximum of 50% of the *lot* including parking and driveways can be a *disturbed site area*.
- 4.3.4.3 For lots zoned WL on the date of passing of this By-law, the minimum *lot frontage* and *lot area* requirements are deemed to comply.
- 4.3.4.4 A minimum of two (2) vehicle *parking areas* are required per *boat slip* which are subject to a minimum *front yard setback* of 15.2 m (50 ft.).

4.3.5 STRUCTURES OVER WATER

A *boathouse* or *dock* may be located in a Waterbody Open Space Zone (WOS) where it abuts a *Waterfront landing* (WL) Zone or in a *Waterfront landing* Zone (WL) provided that:

a. In the case of *docks*

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- i. No part of any *dock* shall extend beyond 20.1 m (66 ft.) in the water from the *high water mark* abutting the *lot*;
- ii. No part of any *dock* shall be *erected* within 9.1 m (30 ft.) from the *side* or *rear lot line* or any 30.5 m (100 ft.) *straight line projection* thereof, from the *high water mark*; and,
- iii. The *dock* is permitted to extend from or to be located in the *front yard* of a *lot*, a maximum distance of 3 m (10 ft.).

b. In the case of a *boathouse*

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By-law 2017-17

- i. No part of any *boathouse* shall extend beyond 15.2 m (50 ft.) from the *high water mark* abutting the *lot*;
- ii. The total *boathouse width* shall not exceed 25% of the *lot frontage* or 7.6 m (25 ft.), whichever is greater;
- iii. The *boathouse* shall not include a second *storey*;
- iv. No part of a *boathouse* shall be *erected* within 9.1 m (30 ft.) from the *side* or *rear lot line* or any 30.5 m (100 ft.) *straight line projection* thereof, from the *high water mark*;
- v. The *boathouse* is permitted to extend from or to be located in the *front yard* of a *lot*, a maximum distance of 3 m; and,
- vi. The *boathouse* shall not contain a *dwelling unit* or *sleeping cabin*.

4.0 WATERFRONT ZONES

4.3.6 LANDSCAPED BUFFER

- i. Where a *Waterfront landing* (WL) zone abuts any *Residential* Zone, 3.1 m (10 ft.) of the *required yard* abutting that *Residential* zone shall be used and maintained as a *landscaped buffer*.
- ii. Where a *Waterfront landing* (WL) Zone abuts any Waterbody Open Space (WOS) or Environmental Protection (EP2) Zone, 7.6 m (25 ft.) of the *required yard* abutting that Waterbody Open Space or Environmental Protection Zone shall be used and maintained as a *landscaped buffer*.

4.3.7 PARKING

No part of any *parking area* shall be located within 4.6 m (15 ft.) of a *side* or *rear lot line*.