

**SECTION 6
RESIDENTIAL ZONES**

6.1 GENERAL PROHIBITION

No person shall, within any Residential Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

6.2 PERMITTED USES

Uses permitted in a Zone are noted by the symbol '✓' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 6.1. A number(s) following the symbol '✓', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 6.1.

The Residential Zones Established by this By-law are as follows:

- R1 Village Residential One
- R2 Village Residential Two
- SR1 Shoreline Residential One
- SR2 Shoreline Residential Two
- SR3 Shoreline Residential Three
- SR4 Shoreline Residential Four
- SR5 Shoreline Residential Five
- SR6 Shoreline Residential Six
- LSR Limited Service Residential

Table 6.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10
	ZONES								
USE	R1	R2	SR1	SR2	SR3	SR4	SR5	SR6	LSR
Cottage			✓	✓	✓	✓	✓	✓	✓
Dwelling Unit, Secondary	✓								
Detached Dwelling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Duplex Dwelling		✓							
Group Home Type 1	✓								
Group Home Type 2									
Home Occupation	✓		✓	✓	✓	✓	✓	✓	✓
Semi-detached Dwelling		✓							
Townhouse		✓							

Footnotes for Table 6.1
Space Reserved

6.3 ZONE REQUIREMENTS

No person shall within any Residential Zone use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional Zone requirement. These additional standards are listed in the Footnotes at the end of each table.

TABLE 6.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
ZONES								
ZONE REQUIREMENTS	R1	R2	SR1	SR2	SR3	SR4	SR5	SR6 & LSR
Lot Area (Minimum)	1.0 ha	1.0 ha (3)	1.0 ha	1.0 ha	1.2 ha (4)	2.0 ha	2.0 ha	Existing
Lot Frontage (Minimum):	60 m	60 m (3)	90 m	60 m	120 m (4)	150 m	200 m	Existing
Lot Coverage (Maximum)	30%	30%	(1)(2)	(1)(2)	(1)(2)	(1)(2)	(1)(2)	(1)(2)
Required Yards:								
Front Yard (Minimum)	8 m	8 m	20 m	20 m	20 m	20 m	20 m	20 m
Exterior Side Yard	4.5 m	4.5 m	10 m	10 m	10 m	10 m	10 m	10 m
Rear Yard	8 m	8 m	10 m	10 m	10 m	10 m	10 m	10 m
Interior Side Setback (Minimum)	3 m	3 m (3)	5 m	5 m	5 m	5 m	5 m	5 m
Building Height (Maximum)	10 m	10 m	10 m	10 m	10 m	10 m	10 m	10 m
Shoreline Buffer Area (Minimum) front yard	90%	90%	90%	90%	90%	90%	90%	90%

Footnotes For Table 6.2

- (1) Where buildings or structures are located wholly or partially within 60.0 metres of the shoreline, the maximum lot coverage for those buildings and structures in the SR1, SR2, SR3, SR4, SR5, SR6 and LSR Zones shall be in accordance with Table 6.3 including any shore road allowance within the straight line projection of the side lot line to the shoreline.

Where buildings and structures are located more than 60.0 metres from the shoreline, the permitted coverage for those buildings and structures shall be calculated based on the total lot area including any shore road allowance within the straight line projection of the side lot line to the shoreline.

TABLE 6.3

Column 1	Column 2	Column 3
LOT FRONTAGE	MAXIMUM LOT COVERAGE %	MAXIMUM DWELLING GROSS FLOOR AREA
less than or equal to 30 m	10	1.25 times Column 2
>30 m to <60 m	8	1.25 times Column 2
61 m to 70 m	7.5	1.25 times Column 2
71 m to 80 m	7.25	1.25 times Column 2
81 m to 90 m	7	1.25 times Column 2
91 m to 100 m	6.75	1.25 times Column 2
101 m to 110 m	6.5	1.25 times Column 2
111 m to 120 m	6.25	1.25 times Column 2

121 m to 130 m	6	1.25 times Column 2
131 m to 140 m	5.75	1.25 times Column 2
141 m to 150 m	5.5	1.25 times Column 2
151 m to 160 m	5.25	1.25 times Column 2
>160 m	5	1.25 times Column 2

(2) Maximum dwelling size for the SR1, SR2, SR3, SR4, SR5, SR6 and LSR Zones shall be as follows:

Maximum Gross Floor Area 700 sq. m.

(3) Zone Requirements for multi-unit dwellings in R2 Zone:

3.1 Notwithstanding the Zone requirements for the R2 Zone in Table 6.2 to the contrary, the following requirements shall apply to semi-detached dwellings:

- i) Minimum Lot Area - 0.5 ha/unit
- ii) Minimum Lot Frontage - 30 m/unit
- iii) Minimum Interior Side Yard
- with attached wall - Nil

3.2 Notwithstanding the zone requirements for the R2 Zone in Table 6.2 to the contrary, the following requirements shall apply to townhouse dwelling units:

- i) Minimum Lot Area - 0.2 ha./unit
- ii) Minimum Lot Frontage - 12 m/unit
- iii) Minimum Interior Side Yard
- with attached wall - Nil
- iv) Maximum number of units per lot - 5

(4) The minimum lot frontage and area for a new lot fronting on a narrow waterbody shall be in accordance with the requirements of the Shoreline Residential Three (SR3) Zone.