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## SECTION 7 SHORELINE RESIDENTIAL ISLAND ZONES

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### 7.1 GENERAL PROHIBITION

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

### 7.2 PERMITTED USES

Uses permitted in a Shoreline Residential Island (SRI) 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 7.1. 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 7.1.

The Shoreline Residential Island (SRI) Zones established by this By-law are as follows:

- SRI1 Shoreline Residential Island Type One
- SRI2 Shoreline Residential Island Type Two
- SRI3 Go Home Bay Shoreline Residential Island
- SRI4 Shoreline Residential Island Type Four
- SRI5 Shoreline Residential Island Type Five
- SRI7 Cognashene Shoreline Residential Island

This By-law purposefully does not include an SRI6 Zone.

Table 7.1

Column 1	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
ZONES						
USE	SRI1	SRI2	SRI3	SRI4	SRI5	SRI7
Dwelling, Detached	✓	✓	✓	✓	✓	✓

#### Footnotes for Table 7.1

### 7.3 ZONE REQUIREMENTS

No person shall, within any Shoreline Residential Island (SRI) Zone, use any lot or erect, alter, or 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 at the end of each table.

Table 7.2

Column 1	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
ZONE REQUIREMENTS	ZONES					
	SRI1	SRI2	SRI3	SRI4	SRI5	SRI7
Lot Area (Minimum)	4,000 m <sup>2</sup> (4)	10,000 m <sup>2</sup> (4)	14,000 m <sup>2</sup> (4)	4,000 m <sup>2</sup> (4)	Existing (4)	10,000 m <sup>2</sup> (4)
Lot Frontage (Minimum):	60 m (6)	120 m (6)	210 m	60 m	Existing	180 m
Lot Coverage (Maximum)	7%	5%	5% (2)(5)	5% (1)	5% (1)	5% (1)
Required Yards (Minimum):						
Front Yard	20 m	20 m	20 m (3)	30 m	20 m	20 m
Exterior Side Yard	8 m	8 m	8 m	10 m	8 m	8 m
Rear Yard	10 m	10 m	10 m	N/A	10 m	10 m
Interior Side Yard	5 m	5 m	8 m	5 m	5 m	5 m
Building Height (Maximum)	8 m	8 m	6 m	8 m	8 m	7 m or one and one-half storey, whichever is lesser

**Footnotes for Table 7.2**

- (1) Within the SRI7, SRI5 and the SRI4 Zones within the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law, for buildings, structures and decks greater than 1.2 metres in height constructed within 90 metres of the high water mark abutting the lot, lot coverage shall be based on that portion of the lot area within 90 metres of the high water mark abutting the lot. For all buildings, structures and decks greater than 1.2 metres in height and constructed more than 90 metres from the high water mark abutting the lot, lot coverage shall be based on the total lot area and shall also include buildings, structures and decks greater than 1.2 metres in height within 90 metres of the high water mark.
- (2) Where buildings or structures are located wholly or partially within 60 metres of the high water mark, the maximum lot coverage for those buildings and structures in the, SRI3 Zone shall be in accordance with Table 7.2 and based on the lot area of the lot within 60 metres of the high water mark. For all buildings and structures constructed on the lot beyond 60 metres from the high water mark abutting the lot, lot coverage shall be based on the total lot area and shall also include buildings or structures located wholly or partially within 60 metres of the high water mark.
- (3) On lots in the SRI3 Zone, all buildings and structures shall be setback a minimum of 20 metres from the 177.4 CGD contour.
- (4) All vacant lots on islands that are contemplated for development in accordance with the provisions of this By-law shall be placed in a Holding Two (H2) Zone in accordance with Section 18, and shall require the completion of a survey to confirm the lot area that is above the specified contour, and to confirm the location of the high water mark.
- (5) On lots in the SRI3 Zone, all decks shall be included in the determination of lot coverage, regardless of height.
- (6) On lots in the Wah Wah Taysee Waterfront Community, as delineated on Schedule A of this By-law, the minimum lot frontage shall be 210 metres.

## **7.4 ADDITIONAL REGULATIONS FOR SHORELINE RESIDENTIAL ISLAND (SRI) ZONES**

### **7.4.1 Maximum Gross Floor Area for a Dwelling**

- a) SRI3 Zone
  - 200 square metres
- b) Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law
  - Lots less than 5,600 square metres of total lot area or less than 70 metres of lot frontage – 140 square metres
- c) Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law
  - Lots more than 5,600 square metres of total lot area and more than 70 metres lot frontage - 25 square metres per 1000 square metres of lot area or 2 square metres per metre of lot frontage, whichever is more restrictive. In no case shall a dwelling exceed a gross floor area of 325 square metres.
- d) Shoreline Residential Island (SRI) Zones in the Wah Wah Taysee Coastal Waterfront Community, as delineated on Schedule A of this By-law
  - Calculated based on 20 square metres of gross floor area per 1,000 square metres of lot area or 1.25 square metres of gross floor area per metre of lot frontage, whichever is more restrictive. In no case shall a dwelling exceed a gross floor area of 300 square metres.

### **7.4.2 Maximum Width of a Dwelling**

- a) Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law
  - 25 percent of lot frontage or 25 metres, whichever is more restrictive.

### **7.4.3 Minimum Undisturbed Open Space**

- a) In Shoreline Residential Island (SRI) Zones in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law, the minimum amount of undisturbed Open Space shall be 75% of the lot area above the high water mark.

**7.4.4 Maximum Area of Decks Greater than 1.2 Metres in Height**

- a) SRI3 Zone
  - 60 square metres.

**7.4.5 Maximum Cumulative Area of Decks and Free-standing Decks**

- b) SRI3 Zone
  - 200 square metres.