

## SECTION 12 – SHORELINE RESIDENTIAL “SR” ZONE

### 12.1 GENERAL PROHIBITION

Within a Shoreline Residential “SR” Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsection 3 and 4 of this Section.

### 12.2 USES PERMITTED

Dwelling unit, Accessory  
Bed and breakfast establishment  
Home occupation  
Dwelling, Single detached

### 12.3 ZONE REGULATIONS

12.3.1	Minimum Lot Area	2000 square metres
12.3.2	Minimum Lot Frontage	30 metres
12.3.3	Minimum Required Yards	
	(i) Front	7.5 metres
	(ii) Rear	7.5 metres
	(iii) Interior Side	3 metres
	(iv) Exterior Side	4.5 metres
12.3.4	Maximum Lot Coverage	30%
12.3.5	Maximum Building Height	11 metres
12.3.6	Minimum Gross Floor Area	93 square metres

### 12.4 ZONE EXCEPTIONS

#### 12.4.1 SR-1 Zone

Notwithstanding the provisions of subsection 12.3, for those lands zoned “SR-1” the following provisions shall apply:

(a) Minimum Lot Area	890 square metres
(b) Minimum Lot Frontage	16.5 metres
(c) Minimum Yards	
(i) Front Yard	7.5 metres
(ii) Rear Yard	7.5 metres
(iii) Interior Side Yard	1.2 metres
(iv) Exterior Side Yard	4.5 metres
(d) Maximum Lot Coverage	35%
(e) Maximum Height	9 metres

#### 12.4.2 SR-2 Zone

Notwithstanding the provisions of subsection 12.3 for those lands zoned SR-2 the following provisions shall apply:

Minimum Lot Area	557 square metres
Minimum Lot Frontage	18 metres
Minimum Yards	
Front Yard	7.5 metres
Rear Yard	7.5 metres
Interior Side Yard	1.2 metres
Exterior Side Yard	4.5 metres
Maximum Lot Coverage	35%
Maximum Height	9 metres

#### 12.4.3 SR-3 Zone

Notwithstanding the provisions of subsection 4.32 of this By-law, for those lands described as Lot 2, Registered Plan 1532 and known municipally as 58 Forest Harbour Parkway and zoned "SR-3", the following provisions shall apply:

- That fill shall be placed on the property for the building site to a minimum elevation of 178 metres GSC. The fill shall be at or above the 178 metre elevation and placed at least 2 metres out from the exterior walls of the dwelling.
- No openings in any habitable structure shall be below 178.5 metres GSC.
- All development not requiring direct access to the water shall be setback a minimum of 5.0 metres from the 177.5 metre GSC elevation.

#### 12.4.4 SR-4 Zone

In addition to the Zone Regulations of subsection 12.3 for those lands zoned SR-4 a residential unit shall be serviced by a tertiary treatment sewage system meeting the requirements of the Ontario Building Code. Further, in the absence of a permanent municipal water supply, a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system is required.