

Tidal Shoreland (T1) Zone



The purpose of the Tidal Shoreland (T1) Zone is to provide pockets of concentrated opportunity for residential development along the marine coast and institute controls intended to protect development from coastal hazards.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses
One Unit Dwellings
Recreational Cabins
Semi-detached Dwellings
Two Unit Dwellings

NON-RESIDENTIAL USES
Agricultural Uses
Community Facilities
Fishing Uses
Forestry Uses
Places of Worship

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-Based Business – Level 1	Section 14.4
Home-Based Business – Level 2	Section 14.4
Recreational Vehicles	See additional requirements

UTILITY USES	SPECIAL CONDITIONS
Medium-scale Solar Collector Systems	Section 15.3

Zone Requirements:

REQUIREMENT	ONE & TWO UNIT DWELLINGS	SEMI-DETACHED DWELLINGS	ALL OTHER PERMITTED USES
Minimum Lot Area:			
(i) Sewer Serviced	10,000 sq ft.	5,000 sq ft./unit	10,000 sq ft.
(ii) On-site Sewer	30,000 sq ft.	30,000 sq.ft./unit	30,000 sq ft.
Minimum Lot Frontage:			
(i) Sewer Serviced	60 feet	30 ft./unit	60 feet
(ii) On-site Sewer	100 feet	50 ft./unit	100 feet
Minimum Front/Flankage Setback:	20 feet	20 feet	20 feet
Minimum Side Setback:			
(i) Main Building	4 feet	4 feet	4 feet
(ii) Common Wall	N/A	0 ft.	N/A
(iii) Accessory structure	4 feet	4 feet	4 feet
Minimum Marine Shoreline Setback:			
(i) Main Building	75 feet	75 feet	75 feet
(ii) Accessory structure	50 feet	50 feet	50 feet
(iii) Boat Houses and Fishing Uses	0 feet	0 feet	0 feet

Minimum Rear Setback:	20 feet	20 feet	20 feet
(i) Main Building	4 feet	4 feet	4 feet
(ii) Accessory structure			
Maximum Building Height:			
(i) Main Building	35 feet	35 feet	35 feet
(ii) Accessory structure	20 feet	20 feet	20 feet

Additional Requirements:

Frontage on a Private Road

A development permit may be issued for residential, recreational cabin or recreational vehicle uses on lots without frontage on a public street:

- (a) If the lot has the equivalent minimum lot frontage on a private road; and
- (b) A required setback from a right-of-way containing a private road shall be measured as if the private road were a public street.

Recreational Vehicles

A recreational vehicle shall be permitted as a main use provided all of the following criteria are met:

- (a) A development permit could be issued for a one unit dwelling and there is not a dwelling or recreational cabin already developed on the lot;
- (b) The recreational vehicle does not meet the definition of a derelict vehicle under the Act;
- (c) The location of the recreational vehicle on the lot meets the setback requirements for a dwelling in the zone in which it is located;
- (d) One additional visiting recreational vehicle is permitted on a lot at any given time subject to the following:
 - (i) The visiting recreational vehicle is not located on the lot for more than 30 days in a calendar year; and
 - (ii) Infrastructure associated with the additional recreational vehicle including, but not limited to decks, electrical service, or septic service shall not be permitted.

Uses Considered by Development Agreement:

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Tidal Shoreland (T1) Zone:

- (a) Proposals for a one unit dwelling on lots that cannot reasonably meet the zone requirements in accordance with policy 3.5.21 of the Municipal Planning Strategy;
- (b) Proposals for large or unique developments consistent with uses permitted within the Tidal Shoreland (T1) Zone which do not meet zone standards in accordance with policy 3.5.19 of the Municipal Planning Strategy;
- (c) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.12 and
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.