

# Lakeshore Limited Development (S2) Zone



The purpose of the Lakeshore Limited Development (S2) Zone is to provide opportunities for low density development, including habitation on larger lots with larger water frontages, in order to reduce the need to clear large areas of the lakeshore for development and to reduce the numbers of septic systems (and the nutrients they release), freshwater-related recreation, and leisure activities. Protection of lake water quality in the Lakeshore Limited Development (S2) Zone is a priority and where there is a conflict between residential and/or recreational uses with lake water quality, protection of lake water quality shall take priority.

## 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
NON-RESIDENTIAL USES
Agricultural Uses
Boathouse associated with a lot located on an island
Forestry Uses

## 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
One Unit Dwellings	See additional requirements
Recreational Cabins	See additional requirements
Recreational Vehicles	See additional requirements

## Zone Requirements:

REQUIREMENT	ALL PERMITTED USES
Minimum Lot Area:	3 acres
Minimum Lot Frontage:	400 feet
Minimum Water Frontage for Waterfront Lots:	400 feet
Minimum Front/Flankage Setback:	20 feet
Minimum Side Setback:	
(i) General	20 feet
(ii) Accessory structure	10 feet
Minimum Shoreline Setback*:	
(i) General	65 feet
(ii) Boathouses	4 feet
(iii) Pit Privies and Outhouses	65 feet
Minimum Rear Setback*:	
(iv) General	20 feet
(v) Accessory structure	10 feet

Maximum Building Height:	
(i) Main Building	35 feet
(ii) Accessory structure	20 feet

*\* Except in relation to boathouses, in cases where the minimum rear setback and minimum shoreline setback conflict, the requirement that places buildings farther from the shoreline shall apply.*

**Additional Requirements:**

**Maximum Building Footprint**

The maximum combined main and accessory building footprint shall be 4,000 square feet.

**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 Cabins, Dwellings and Recreational Vehicles**

Only one recreational cabin, dwelling or recreational vehicle shall be permitted as a main use on a lot.

**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.

**Vegetation**

Residential developments on waterfront lots shall adhere to the following requirements:

- (a) Vegetation within the shoreline setback will be disturbed as little as possible, consistent with passage, safety, and provision of views and ventilation;
- (b) Clear-cutting and removal of native plant species within the shoreline setback is prohibited except for the removal of trees and underbrush necessary to permit a path to the shoreline and views of a lake; and
- (c) The soil mantle within the setback will not be altered by cutting, filling, or recontouring of the natural grades or otherwise, to every extent possible.

**Uses Considered by Development Agreement:**

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Lakeshore Low Density (S2) Zone:

- (a) Proposals for large or unique developments consistent with uses permitted within the Lakeshore Low Density (S2) Zone in accordance with policy 3.5.19 of the Municipal Planning Strategy;
- (b) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.12; and
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.