

Section 9 - SHORELAND ZONES

9.1 Summary of Shoreland Zone Names and Symbols

Zone Name	Symbol
Lakeshore Residential	S1
Lakeshore Limited Development	S2
Tidal Shoreland	T1
Tidal Commercial	T2

9.2 Summary of Uses Permitted within Shoreland Zones

The following summarizes the main uses permitted in the Shoreland Zones subject to all the requirements set out in this By-law. Please see the specific zone section for an exact list of permitted uses and special conditions.

Land Use	S1	S2	T1	T2
RESIDENTIAL				
One Unit Dwellings	S1	S2	T1	T2
Recreational Cabins	S1	S2	T1	T2
Recreational Vehicles	S1	S2	T1	T2
Residential Units in Commercial Buildings				T2
Semi-detached Dwellings			T1	T2
Two Unit Dwellings			T1	T2
NON-RESIDENTIAL				
Agricultural Uses		S2	T1	
Boathouses	S1	S2		
Business Offices				T2
Community Facilities	S1		T1	T2
Day Care Facilities				T2
Domestic Animal Grooming				T2
Educational Facilities				T2
Emergency Services				T2
Fish and Seafood Processing				T2
Fishing Uses			T1	T2

Land Use	S1	S2	T1	T2
Fixed Roof Overnight Accommodations				T2
Forestry Uses	S1	S2	T1	
Goods and Services Shops				T2
Medical and Dental Clinics				T2
Personal Service Shops				T2
Places of Worship			T1	T2
Restaurants				T2
Retail Stores				T2
Tourist Commercial Uses			T1	T2
Veterinary Clinics				T2
Visitor Information Centres				T2

9.3 LAKESHORE RESIDENTIAL (S1) ZONE

9.3.1 Zone Purpose

The purpose of the Lakeshore Residential (S1) Zone is to minimize the impact of human development on freshwater lakes developed as of the date of adoption of this By-law while allowing public and private opportunities for freshwater-related recreation, leisure activities, and habitation, in accordance with policy 3.5.2 (a) of the Municipal Planning Strategy.

9.3.2 Uses

9.3.2.1 Permitted Uses

The following uses shall be permitted in the Lakeshore Residential (S1) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
One Unit Dwellings	Section 9.3.4
Recreational Cabins	Section 9.3.4
Recreational Vehicles	Section 9.3.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Boathouses	Must be associated with a lot located on an island unless it is accessory to a residential use
Community Facilities – Existing	
Forestry Uses	

9.3.3 Zone Requirements

The following requirements shall apply to all development located in the Lakeshore Residential (S1) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area:	50,000 sq ft.
(b)	Minimum Lot Frontage:	200 ft.
(c)	Minimum Water Frontage for Waterfront Lots:	200 ft.
(d)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.
(e)	Minimum Side Setback:	
	(i) Main Building	20 ft.
	(ii) Accessory Buildings	10 ft.
(f)	Minimum Shoreline Setback*:	
	(i) Main Buildings	65 ft.
	(ii) Boathouses	4 ft.
	(iii) Accessory Buildings ¹	65 ft.
(g)	Minimum Rear Setback*:	
	(i) Main Buildings	20 ft.
	(ii) Accessory Buildings	10 ft.
(h)	Maximum Building Height:	
	(i) Main Buildings	35 ft.
	(ii) Accessory Buildings:	20 ft.

** 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.*

1. Amended to add "Accessory Buildings", October 1, 2024, File P21-01

9.3.4 Additional Requirements

The following additional requirements shall apply to all residential development in the Lakeshore Residential (S1) Zone (*Amended October 1, 2024, File P21-01*):

9.3.4.1 Maximum Building Footprint

All buildings on the property shall be subject to a maximum combined building footprint. The maximum combined main and accessory building footprint shall be as follows:

	Lot Size	Waterfront Lots	Back Lots
(a)	0 to 25,000 sq ft. in area	10 per cent of lot area	20 per cent of lot area
(b)	25,001 to 50,000 sq ft. in area	2,500 sq ft.	5,000 sq ft.
(c)	50,001 to 75,000 sq ft. in area	3,000 sq ft.	5,500 sq ft.
(d)	75,001 to 100,000 sq ft. in area	3,500 sq ft.	6,000 sq ft.
(e)	Larger than 100,000 sq ft. in area	4,000 sq ft.	6,500 sq ft.

9.3.4.2 Frontage on a Private Road

A development permit may be issued for residential use, recreational cabin or recreational vehicle uses on lots without frontage on a public road subject to the criteria noted below.

- (a) If the lot has the equivalent minimum lot frontage on a private road.
- (b) A residential use, recreational cabin or recreational vehicle shall be subject to the required minimum front or flankage setback measured from the extent of the right-of-way.

9.3.4.3 Recreational Cabins and Dwellings

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

9.3.4.4 Recreational Vehicles

A recreational vehicle shall be permitted as a main use on a lot subject to the conditions noted below.

- (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.

9.3.4.5 Vegetation

Any use of a waterfront lot shall adhere to the requirements noted below.

- (a) Vegetation within the shoreline setback shall remain undisturbed.

- (b) Notwithstanding section 9.3.4.5(a) above, up to 35 per cent of the area within the required shoreline setback may be cleared to permit passage to the lakeshore and a filtered view of the lake.
- (c) The soil mantle within the required shoreline setback shall not be altered by cutting, filling, or recontouring of the natural grades or otherwise, to every extent possible.
- (d) Any steep slopes or wetlands shall be maintained in a naturally vegetated state.
- (e) Nothing in this section shall prevent the removal of dangerous or diseased vegetation.

9.3.4.6 Site Plan Approval

No development permit shall be issued for a residential use on a waterfront lot unless site plan approval is obtained. A clear and accurate site plan showing the location and size of development on the property shall be provided to the Development Officer for approval. The site plan shall accurately show the following features:

- (a) Property boundary and all shorelines
- (b) Any watercourse, steep slopes or wetland
- (c) Driveway
- (d) Main building envelope
- (e) Any accessory buildings including a boathouse
- (f) Areas that may contain lawns or landscaping
- (g) Areas to be maintained as natural vegetation
- (h) Areas within the shoreline setback that may be partially cleared of some vegetation in order to provide for a path and view of the lake, and
- (i) Key measurements showing the location of the above features on the property.

9.3.4.7 Additional Site Plan Requirements

Proposed development shown on any site plan shall conform with the requirements below.

- (a) Zone requirements contained in section 9.3.3;
- (b) Maximum building footprint requirements contained in section 9.3.4.1; and
- (c) Vegetation requirements contained in section 9.3.4.5.

9.3.4.8 Site Plan Exemptions

The following matters do not require site plan approval but all other requirements of this By-law shall be met prior to the issuance of a development permit:

- (a) Repairs, renovations and additions to buildings and structures on the lot.

- (b) The development of new accessory buildings.
- (c) The replacement of a legally existing one unit dwelling.

9.3.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Lakeshore Residential (S1) Zone (*Amended October 1, 2024, File P21-01*):

- (a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy;
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy; and
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.

9.4 LAKESHORE LIMITED DEVELOPMENT (S2) ZONE

9.4.1 Zone Purpose

The purpose of the Lakeshore Limited Development (S2) Zone is to provide for low density development, including freshwater-related recreation, leisure activities, and habitation. Development is intended to occur on larger lots with larger water frontages 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. 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. This section is in accordance with policy 3.5.2 (b) of the Municipal Planning Strategy.

9.4.2 Uses

9.4.2.1 Permitted Uses

The following uses shall be permitted in the Lakeshore Limited Development (S2) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
One Unit Dwellings	Section 9.4.4
Recreational Cabins	Section 9.4.4
Recreational Vehicles	Section 9.4.4

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Uses	
Boathouses	Must be associated with a lot located on an island unless it is accessory to a residential use
Forestry Uses	

9.4.3 Zone Requirements

The following requirements shall apply to all development located in the Lakeshore Limited Development (S2) Zone.

	Requirement	All Permitted Uses
(a)	Minimum Lot Area:	3 acres
(b)	Minimum Lot Frontage:	400 ft.
(c)	Minimum Water Frontage for Waterfront Lots:	400 ft.
(d)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.
(e)	Minimum Side Setback:	
	(i) Main Buildings	20 ft.
	(ii) Accessory Buildings	10 ft.
(f)	Minimum Shoreline Setback*:	
	(i) Main Buildings	65 ft.
	(ii) Boathouses	4 ft.
	(iii) Accessory Buildings ¹	65 ft.
(g)	Minimum Rear Setback*:	
	(i) Main Buildings	20 ft.
	(ii) Accessory Buildings	10 ft.
(h)	Maximum Building Height:	
	(i) Main Buildings	35 ft.
	(ii) Accessory Buildings	20 ft.

**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.*

1. Amended to add "Accessory Buildings", October 1, 2024, File P21-01

9.4.4 Additional Requirements

The following additional requirements shall apply to all residential development in the Lakeshore Limited Development (S2) Zone: *(Amended October 1, 2024, File P21-01)*

9.4.4.1 Maximum Building Footprint

All buildings on the property shall be subject to a maximum combined building footprint. The maximum combined building footprint shall be as follows:

	Lot Size	Waterfront Lots	Back Lots
(a)	0 to 25,000 sq ft. in area	10 per cent of lot area	20 per cent of lot area
(b)	25,001 to 50,000 sq ft. in area	2,500 sq ft.	5,000 sq ft.
(c)	50,001 to 75,000 sq ft. in area	3,000 sq ft.	5,500 sq ft.
(d)	75,001 to 100,000 sq ft. in area	3,500 sq ft.	6,000 sq ft.
(e)	Larger than 100,000 sq ft. in area	4,000 sq ft.	6,500 sq ft.

9.4.4.2 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 road subject to the criteria below.

- (a) If the lot has the equivalent minimum lot frontage on a private road.
- (b) A residential use, recreational cabin or recreational vehicle shall be subject to the required minimum front or flankage setback measured from the extent of the right-of-way.

9.4.4.3 Recreational Cabins and Dwellings

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

9.4.4.4 Recreational Vehicles

A recreational vehicle shall be permitted as a main use on a lot subject to the conditions noted below.

- (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.

9.4.4.5 Vegetation

Any use of a waterfront lot shall adhere to the requirements noted below.

- (a) Vegetation within the shoreline setback shall remain undisturbed.
- (b) Notwithstanding section 9.4.4.5(a) above, up to 35 per cent of the area within the required shoreline setback may be cleared to permit passage to the lakeshore and a filtered view of the lake.

- (c) The soil mantle within the required shoreline setback shall not be altered by cutting, filling, or recontouring of the natural grades or otherwise, to every extent possible.
- (d) Any steep slopes or wetlands shall be maintained in a naturally vegetated state.
- (e) Nothing in this section shall prevent the removal of dangerous or diseased vegetation.

9.4.4.6 Site Plan Approval

No development permit shall be issued for a residential use on a waterfront lot unless site plan approval is obtained. A clear and accurate site plan showing the location and size of development on the property shall be provided to the Development Officer for approval. The scaled site plan shall accurately show the following features:

- (a) Property boundary and all shorelines
- (b) Any watercourse, steep slopes or wetlands
- (c) Driveway
- (d) Main building envelope
- (e) Any accessory buildings including a boathouse
- (f) Areas that may contain lawns or landscaping
- (g) Areas to be maintained as natural vegetation
- (h) Areas within the shoreline setback that may be partially cleared of some vegetation in order to provide for a path and view of the lake, and
- (i) Key measurements showing the location of the above features on the property.

9.4.4.7 Additional Site Plan Requirements

Proposed development shown on any site plan shall conform with the requirements below.

- (a) Zone requirements contained in section 9.4.3.
- (b) Maximum building footprint requirements contained in section 9.4.4.1.
- (c) Vegetation requirements contained in section 9.4.4.5.

9.4.4.8 Site Plan Exemptions

The following matters do not require site plan approval but all other requirements of this By-law shall be met prior to the issuance of a development permit:

- (a) Repairs, renovations and additions to buildings and structures on the lot.
- (b) The development of new accessory buildings.
- (c) The replacement of a legally existing one unit dwelling.

9.4.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Lakeshore Limited Development (S2) Zone (*Amended October 1, 2024, File P21-01*):

- (a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (c) Uses considered by Development Agreement in all zones listed in section 14.7.

9.5 TIDAL SHORELAND (T1) ZONE

9.5.1 Zone Purpose

The purpose of the Tidal Shoreland (T1) Zone is to provide opportunity for pockets of concentrated residential development along the marine coast and institute controls intended to protect development from coastal hazards, in accordance with policy 3.5.13 of the Municipal Planning Strategy.

9.5.2 Uses

9.5.2.1 Permitted Uses

The following uses shall be permitted in the Tidal Shoreland (T1) Zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
One Unit Dwellings	
Recreational Cabins	
Recreational Vehicles	Section 9.5.4
Semi-detached Dwellings	
Two Unit Dwellings	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Uses	
Community Facilities	
Fishing Uses	
Forestry Uses	
Places of Worship	
Tourist Commercial Uses	Section 14.3

9.5.3 Zone Requirements

The following requirements shall apply to all development located in the Tidal Shoreland (T1) Zone.

	Requirement	One and Two Unit Dwellings	Semi-detached Dwellings	All Other Permitted Uses
(a)	Minimum Lot Area: (i) Sewer Serviced (ii) On-site Sewer	10,000 sq ft. 30,000 sq ft.	5,000 sq ft./unit 30,000 sq ft./unit	10,000 sq ft. 30,000 sq ft.
(b)	Minimum Lot Frontage: (i) Sewer Serviced (ii) On-site Sewer	60 ft. 100 ft.	30 ft./unit 50 ft./unit	60 ft. 100 ft.
(c)	Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.	20 ft.	20 ft.
(d)	Minimum Side Setback: (i) Main Buildings (ii) Common Wall (iii) Accessory Buildings	4 ft. N/A 4 ft.	4 ft. 0 ft. 4 ft.	4 ft. N/A 4 ft.
(e)	Minimum Marine Shoreline Setback: (i) Main Buildings (ii) Accessory Buildings (iii) Boat Houses and Fishing Uses	75 ft. 50 ft. 4 ft.	75 ft. 50 ft. 4 ft.	75 ft. 50 ft. 4 ft.
(f)	Minimum Rear Setback: (i) Main Buildings (ii) Accessory Buildings	20 ft. 4 ft.	20 ft. 4 ft.	20 ft. 4 ft.
(g)	Maximum Building Height: (i) Main Buildings (ii) Accessory Buildings	35 ft. 20 ft.	35 ft. 20 ft.	35 ft. 20 ft.

9.5.4 Additional Requirements

9.5.4.1 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 road subject to the criteria below.

- (a) If the lot has the equivalent minimum lot frontage on a private road.
- (b) A residential use, recreational cabin or recreational vehicle shall be subject to the required minimum front or flankage setback measured from the extent of the right-of-way.

9.5.4.2 Recreational Vehicles

A recreational vehicle shall be permitted as a use on a lot subject to the conditions noted below.

- (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.

9.5.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Tidal Shoreland (T1) Zone:

- (a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy;.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (d) Proposals for a one unit dwelling on lots that cannot reasonably meet the zone requirements in accordance with policy 3.5.18 of the Municipal Planning Strategy.
- (e) Uses considered by Development Agreement in all zones listed in section 14.7.

T1

9.6 TIDAL COMMERCIAL (T2) ZONE

9.6.1 Zone Purpose

The purpose of the Tidal Commercial (T2) Zone is to provide for residential uses as well as a limited range of uses that provide services to the surrounding community and visitors, in accordance with policy 3.5.16 of the Municipal Planning Strategy.

9.6.2 Uses

9.6.2.1 Permitted Uses

The following uses shall be permitted in the Tidal Commercial (T2) Zone subject to all applicable requirements of this By-law, including in Section 14 – General Regulations.

RESIDENTIAL USES	SPECIAL CONDITIONS
One Unit Dwellings	
Recreational Cabins	
Recreational Vehicles	Section 9.6.4.2
Residential Units in Commercial Buildings	Located above, behind or below ground floor commercial uses
Semi-detached Dwellings	
Two Unit Dwellings	

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Business Offices	
Community Facilities	
Day Care Facilities	
Domestic Animal Grooming	Section 14.3
Educational Facilities	
Emergency Services	
Fish and Seafood Processing	
Fishing Uses	
Fixed Roof Overnight Accommodations	Up to 5 guest rooms within a single building per lot
Goods and Services Shops	
Medical and Dental Clinics	
Personal Services Shops	
Places of Worship	
Restaurants	
Retail Stores	
Tourist Commercial Uses	Section 14.3

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Veterinary Clinics	Section 14.3
Visitor Information Centres	

9.6.3 Zone Requirements

The following requirements shall apply to all development located in the Tidal Commercial (T2) Zone.

Requirement	One and Two Unit Dwellings	Semi-detached Dwellings	All Other Permitted Uses
(a) 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.
(b) Minimum Lot Frontage:			
(i) Sewer Serviced	60 ft.	30 ft./unit	60 ft.
(ii) On-site Sewer	100 ft.	50 ft./unit	100 ft.
(c) Minimum Front/Flankage Setback: (main and accessory buildings)	20 ft.	20 ft.	20 ft.
(d) Minimum Side Setback:			
(i) Main Buildings	4 ft.	4 ft.	4 ft.
(ii) Common Wall	N/A	0 ft.	N/A
(iii) Accessory Buildings	4 ft.	4 ft.	4 ft.
(e) Minimum Marine Shoreline Setback:			
(i) Main Buildings	75 ft.	75 ft.	75 ft.
(ii) Accessory Buildings	50 ft.	50 ft.	50 ft.
(iii) Boathouses and Fishing Uses	4 ft.	4 ft.	4 ft.
(f) Minimum Rear Setback:			
(i) Main Buildings	20 ft.	20 ft.	20 ft.
(ii) Accessory Buildings	4 ft.	4 ft.	4 ft.
(g) Maximum Building Height:			
(i) Main Buildings	35 ft.	35 ft.	35 ft.
(ii) Accessory Buildings	20 ft.	20 ft.	20 ft.

9.6.4 Additional Requirements

9.6.4.1 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 road subject to the criteria below

- (a) If the lot has the equivalent minimum lot frontage on a private road.
- (b) A residential use, recreational cabin or recreational vehicle shall be subject to the required minimum front or flankage setback measured from the extent of the right-of-way.

9.6.4.2 Recreational Vehicles

A recreational vehicle shall be permitted as a use on a lot subject to the conditions noted below.

- (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.

9.6.5 Uses Considered by Development Agreement

Pursuant to the Municipal Planning Strategy, the uses noted below may be considered by Development Agreement within the Tidal Commercial (T2) Zone:

- (a) Proposals for visitor-oriented development not permitted as-of-right in accordance with policy 2.5.13 of the Municipal Planning Strategy.
- (b) Proposals for high-impact recreation uses that are not permitted as-of-right in the Commercial Recreation (P1) Zone in accordance with policy 2.7.14 of the Municipal Planning Strategy.
- (c) Proposals for recreation uses that cannot meet the zone requirements of the Commercial Recreation (P1) Zone in accordance with policy 2.7.15 of the Municipal Planning Strategy.
- (ca) Proposals for educational facilities that cannot meet zone requirements in accordance with policy 2.5.17 of the Municipal Planning Strategy (*Added October 1, 2024, File P21-01*).
- (d) Uses considered by Development Agreement in all zones listed in section 14.7.

