

5.9 SHORELINE RESIDENTIAL (SR) ZONE

No person shall within any Shoreline Residential (SR) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.9.1 Uses Permitted**a) Residential Uses**

- Existing seasonal dwelling house;
- Single Detached Dwelling House;
- Group Home; and
- Home Occupation.

b) Non-Residential Uses

- Park; and
- Public use in accordance with the General Provisions of this By-law.
(By-law No. 2016-0049)

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

5.9.2 Zone Provisions

- a) Lot Area (minimum) 0.8 ha
(By-law No. 2016-0049)
- b) Lot Frontage (minimum) 60 metres
- c) Yards (minimum):
- i) Front Yard 10 metres
 - ii) Exterior Side Yard 10 metres
 - iii) Interior Side Yard 5 metres
 - iv) Rear Yard 10 metres
- d) Dwelling Unit Area (minimum) 90 sq. metres
- e) Lot Coverage (maximum) 30 percent
- f) Landscaped Open Space 50 percent
- g) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- h) Number of Dwelling Houses per Lot (maximum) 1
- i) Height of Building (maximum) 10 metres

- j) Separation Requirements:
 - In accordance with the General Provisions of this By-law.

5.9.3 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

5.9.4 Exception Provisions - Shoreline Residential (SR) Zone

5.9.4.1 Shoreline Residential Exception One (SR-1) Zone

(Part of Lots 22, 23, and 24, Concession 4, in the Geographic Township of Adolphustown)

Within the SR-1 Zone, the following provisions apply:

- a) Lot Frontage (minimum).....6 metres
- b) Setback from the High water Mark (minimum)15 metres

5.9.4.2 Shoreline Residential Exception Two (SR-2) Zone

(Part of Lots 18, 19, 20, and 21, Concession 3, in the Geographic Township of Adolphustown)

Within the SR-2 Zone, the following provisions apply:

- a) Lot Area (minimum)..... 0.2 hectares
- b) Lot Frontage (minimum)30 metres

5.9.4.3 Shoreline Residential Exception Three (SR-3) Zone

(Part of Lots 19 and 20, Concession 1, in the Geographic Township of Adolphustown)

Within the SR-3 Zone, the following provisions apply:

- a) Lot Area (minimum)..... 0.3 hectares
- b) Lot Frontage (minimum)...30 metres
- c) Minimum Elevation
 - All Buildings used for human habitation shall have a minimum opening elevation of 76.65 metres geodetic.

(By-law No. 03-61)

5.9.4.4. Shoreline Residential Exception Four (SR-4) Zone

(Part of Lot 12, Concession 1 Additional, in the Geographic Township Of South Fredericksburgh)

Within the SR-4 Zone, the following provisions apply:

- a) The front lot line shall be deemed to be lot line farthest from the shoreline.
- b) Notwithstanding frontage provision, access may be by a private road or private right of way.
- c) Minimum Elevation
 - All development shall have a minimum opening elevation of 77.07 metres geodetic.
- d) Setback from the High Water mark..... 16 metres

5.9.4.5 Shoreline Residential Exception Five (SR-5) Zone

(Part of Lot 31, Concession 3, in the Geographic Township of Adolphustown)

Within the SR-5, the following provisions apply:

- a) Notwithstanding the frontage requirements in the general provisions, access is permitted by way of a private road or right-of-way.

(By-law No. 05-78)

5.9.4.6 Shoreline Residential Exception Six (SR-6) Zone

(Part of Lots 32 and 33, Concession 3, in the Geographic Township of Adolphustown)

Within the SR-6 zone the following provisions apply:

- a) Lot frontage (minimum).....40 metres
- b) Notwithstanding the frontage requirements in the general provisions, access is permitted by way of a private road or right-of-way.

(By-law No. 05-78)

5.9.4.7 Shoreline Residential Exception Seven (SR-7) Zone

(Part of Lot 6, Concession 3 Additional, in the Geographic Township of South Fredericksburgh)

(Not Adopted by Council)
(Repealed by By-law No. 2016-0049)

5.9.4.8 Shoreline Residential Exception Eight (SR-8) Zone

(Part of Lot 15, Concession 4, in the Geographic Township of Adolphustown)

Within the SR-8 Zone, the following provisions apply:

- a) Uses Permitted
Uses permitted are restricted to:
 - Uses listed in the Shoreline Residential Zone;
 - An existing barn to be used for non-agricultural use such as storage. The keeping of farm animals within the barn is prohibited.

(By-law No. 09-02)

5.9.4.9 Shoreline Residential Exception Nine (SR-9) Zone

(Part of Lot 9, Concession 4 Additional, in the Geographic Township of North Fredericksburgh)

Within the SR-9 Zone, the following provisions apply:

- a) Lot Area (minimum)..... 0.29 hectares
- b) Lot Frontage (minimum)30 metres

(By-law No. 2010-38)