

## Section 11 – Waterfront Residential (WR)

### 11.1 Preamble

Within a Waterfront Residential Zone (WR), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than a permitted use in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### 11.2 11.2.1. Permitted Principal Uses

- a) A single detached dwelling or a seasonal dwelling

### 11.2.2. Permitted Accessory Uses

- a) A type “A” home industry in accordance with the provisions of Section 5.34;
- b) A type “A” or type “B” home occupation in accordance with the provisions of Section 5.33;
- c) An accessory building to the above principal uses;
- d) Additional residential unit(s) subject to the provisions of Section 5.44; and/or
- e) Shipping containers, only when incorporated into a design where a building permit has been issued.

### 11.3 Zone Regulations

#### 11.3.1. For the property

- a) Lot Area: 8000 square metres (1.97 acres) minimum;
- b) Lot Frontage (both municipal road and water): 45.7 metres (150.0 feet) minimum;
- c) Lot Coverage (all buildings): 20% maximum; and
- d) Off-street parking shall be provided in accordance with Section 5.35.

#### 11.3.2. For Principal Building

- a) Front Setback: 20 metres (65.6 feet) minimum;
- b) Rear Setback: 20 metres (65.6 feet) minimum;
- c) Interior Side Setback: 3 metres (9.8 feet) minimum;
- d) Exterior Side Setback: 20 metres (65.6 feet) minimum;
- e) Gross Floor Area of Dwelling: 89 square metres (985 square feet) minimum;
- f) Gross Floor Area (where there is more than one storey): 44.5 square metres (479 square feet) minimum; and
- g) Building Height: 11 metres (36.1 feet) maximum.

#### 11.3.3. For Accessory Building

- a) Rear Setback: 3 metres (9.8 feet) minimum;
- b) Interior Side Setback: 3 metres (9.8 feet) minimum;

- c) Exterior Side Setback: 20 metres (65.6 feet) minimum;
- d) Lot Coverage: 5% maximum; and
- e) Building Height: 4.5 metres (14.5 feet) maximum.

#### 11.4 General Provisions

All special provisions of Section 5 “General Provisions” shall apply, where applicable, to any land, lot building structure or use within the Waterfront Residential (WR) Zone.