

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.