

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 Permitted Uses

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 5.20](#);
- b) A type “A” or type “B” home occupation in accordance with the provisions of [Section 5.21](#);
- c) An accessory building to the above principal uses;
- d) 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 5.31](#).

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.

11.5 Special Waterfront Residential (WR) Zones

All provisions of the By-law shall apply except as specified by each zoning requirement.

11.5.1 Special Waterfront Residential 1 (WR-1) – By-law 2023-38
 Part of Lot 9, Con 9
 5696 Rice Lake Scenic Drive
 Part 1 on RP 39R-14637

11.5.1 Zone Provisions

- | | |
|-------------------------------------|----------------------------|
| a) Lot area | 2057 square metres minimum |
| b) Lot frontage | 24.72 metres minimum |
| c) Front setback principal building | 16.27 metres minimum |
| d) Side setback principal building | 1.01 metres minimum |
| e) Side setback of frame shed | 1.84 metres minimum |
| f) Side setback of frame shed | 1.94 metres minimum |
| g) Side setback of gazebo | 2.47 metres minimum |

11.5.2 Special Waterfront Residential 2 (WR-2) – By-law 2023-38
 Part of Lot 9, Con 9
 5704 Rice Lake Scenic Drive
 Part 2 on RP 39R-14637

11.5.2.1 Zone Provisions

- | | |
|------------------------------------|----------------------------|
| a) Lot area | 1764 square metres minimum |
| b) Lot frontage | 27.57 metres minimum |
| c) Rear setback principal building | 11.4 metres minimum |
| d) Rear setback of frame building | 1.6 metres minimum |

11.5.3 Special Waterfront Residential 3 (WR-3) – By-law 2023-38
Part of Lot 9, Con 9
5706 Rice Lake Scenic Drive
Part 3 on RP 39R-14637

11.5.3.1 Zone Provisions

- a) Lot area 1062 square metres minimum
- b) Lot frontage 19.98 metres minimum
- c) Rear setback principal building 8.69 metres minimum
- d) That the existing non-permitted commercial travel trailer be relocated from its current position to a location on the property, with a minimum of 3 metres setbacks from the side lot lines, prior to the stamping of the deed in respect of applications B-12/21 and B-13/21, and it shall not be replaced following the end of its normal life span.

11.5.4 Special Waterfront Residential 4 (WR-4) – By-law 2023-38
Part of Lot 9, Con 9
5714 Rice Lake Scenic Drive
Part 5 on RP 39R-14637

11.5.4.1 Zone Provisions

- a) Lot area 3898 square metres minimum
- b) Lot frontage 90 metres minimum
- c) Front setback principal building 15.49 metres minimum
- d) Rear setback of principal building 12.7 metres minimum
- e) Front setback of frame shed 11.41 metres minimum
- f) That the commercial travel trailer be removed from the property prior to the stamping of the deed in respect of applications B-12/21 and B-13/21.

11.5.5 Special Waterfront Residential 5 (WR-5) – By-law 2024-18
Part of Lot 5, Con 9
Part 1 of 39R1579

11.5.5.1 Zone Provisions

Notwithstanding Sections [11.3.2 a\)](#), [11.3.2 b\)](#), and [11.3.2 d\)](#) and [11.3.2 e\)](#) of this By-law to the contrary, the following special zone provisions shall apply to lands zoned Special Waterfront Residential 5 (WR-5):

- a) Front setback 3 metres minimum
- b) Rear setback 15 metres minimum
- c) Exterior side setback 15 metres minimum
- d) Gross floor area of dwelling 58 m² minimum