TOWNSHIP OF LAKE OF BAYS

DEVELOPMENT PERMIT BY-LAW 2004-180

Being a by-law to regulate land use and development
on lands within the "Waterfront" designation of the
Township of Lake of Bays

Consolidation
November 18, 2010

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EXPLANATORY NOTE

This explanatory note does not comprise a formal part of this by-law, and is provided for information only.

ABOUT THE DEVELOPMENT PERMIT SYSTEM

The development Permit System is a new planning tool in Ontario that replaces the zoning, minor variance and site plan control processes. It requires a Development Permit By-law to clearly identify development rules and requirements, it facilitates flexibility and permits the regulation of site alteration and vegetation removal. Council decided to proceed with the design of a Development Permit System in Lake of Bays Township in order to better implement the policies of the Official Plan, including the protection of our shorelines, and to streamline the planning process.

Provincial regulation currently limits the use of the Development Permit System to the waterfront areas of the Township. As a result, the rural areas and communities in the Township are subject to the Comprehensive Zoning By-law.

HOW DOES THE DEVELOPMENT PERMIT BY-LAW DIFFER FROM A ZONING BY-LAW?

This Development Permit By-law is similar to traditional zoning by-laws in that it includes both general provisions which apply across the entire area to which the By-law applies, as well as specific provisions for each Development Permit Area (zone).

This by-law differs from a zoning by-law because it permits discretionary uses, ie. those uses which are permitted provided that certain conditions are met, in addition to permitted uses. It also allows variations from the standards, such as setback or lot coverage requirements, provided that the identified criteria are addressed.

The Development Permit By-law also regulates removal of vegetation and alteration of the landscape (grading, blasting, filling, etc.).

The Development Permit System allows Council to delegate approval authority, as it deems appropriate, to staff. Approvals that are delegated to staff are identified throughout this By-law. For these minor variations, notice to neighbours is not required and the process will be streamlined. Where the need for a Council approval is identified, notice to neighbours of a public meeting will be given. Appeals to the Ontario Municipal Board of a Council decision may only be made by an applicant, not third parties.

Lastly, this by-law may be amended by the same process by which a zoning by-law is amended.

1. INTRODUCTION

The development permit system is a new planning system in Ontario and is designed to combine and replace the zoning, site plan and minor variance processes into one streamlined process.

In order to avoid cross referencing to the Official Plan, key Official Plan policies and criteria for certain types of development are summarized in this by-law. However, interpretation of these policies will be based on the wording in the Official Plan itself, along with the context and accompanying background contained within the Official Plan.

The following guiding principles are taken from Section H.20 of the Official Plan and form the basis for the provisions in this by-law:

- *the natural waterfront will prevail with built form blending into the landscape and shoreline;*
- *natural shorelines will be retained or restored;*
- *disturbance on lots will be limited and minimized;*
- *vegetation will be substantially maintained on skylines, ridge lines or adjacent to the top of rock cliffs;*
- *native species will be used for buffers or where vegetation is being restored;*
- *rock faces, steep slopes, vistas and panoramas will be preserved to the extent feasible; and*
- *building envelopes and the associated activity area will be defined and the remainder of the property shall remain generally in its natural state.*

Title

1.1 This By-law shall be referred to as the "*Township* of Lake of Bays *Development* Permit By-law" and applies to all lands identified on the attached Schedules.

Scope

1.2 This By-law applies to lands falling within the Waterfront designation of the *Township* of Lake of Bays, as set forth in the *Official plan*.

2. ADMINISTRATION

Interpretation

2.1 The provisions of this By-law are minimum requirements except where a maximum requirement is specifically identified.

Conformity and Compliance with By-law

2.2 No land, *building* or *structure* may be used, erected, or altered and no *vegetation* shall be removed except in accordance with the provisions of this By-law.

2.3 Despite the provisions of Section 2.2 and Section 2.15, where a *use*, *building* or *structure* has been authorized by a by-law passed or a minor variance granted after January 1, 2004, the *use*, *building* or *structure* and all other specific requirements imposed by the by-law or minor variance continue to be permitted and imposed by this by-law. Where there is a conflict between the provisions of this by-law and the specific provisions so passed or granted, the specific provisions passed or granted prevail.

2.4 All *building*s or *structures* constructed prior to November 26, 1996 which do not meet all of the applicable standards of this By-law are deemed to be non-complying, and the provisions of Sections 4.37 to 4.41 apply to them.

Zoning By-law

2.5 Where a *lot* falls within the scopes of both this By-law and the *Township* of Lake of Bays Zoning By-law, each part of the *lot* is governed by the applicable By-law.

Change in Use

2.6 If the *use* of a property is altered or changed to a different *use*, which is permitted within the particular *Development* Permit Area, all relevant provisions of the By-law for that *use* apply to the new *use*.

Obligation

2.7 Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act, and any other by-laws of the *Township* of Lake of Bays and the *District of Muskoka*, and provincial and federal legislation.

Inspection

2.8 The person or persons having jurisdiction to enforce this By-law are hereby authorized, after giving notice to the *owner* or assessed *owner*, occupant or apparent occupant of the property in question, to enter the property for the purpose of inspection, and for carrying out their duties under this By-law.

Unlawful Uses

2.9 Any *use* established in violation of a predecessor of this By-law is deemed to have been established unlawfully.

Enforcement

2.10 Any person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to the penalties as provided for under the *Planning Act*.

Effective Date

2.11 This By-law shall come into force in accordance with Section 6 of the *Development* Permit Regulation (Ontario Regulation 246/01, as amended).

Interpretation of By-law

2.12 For the purposes of this By-law, the word “shall” within this By-law indicates a mandatory requirement. Unless the context requires otherwise, the word “used” shall also mean “designed to be used”, the word “occupied” shall also mean “designed to be occupied”.

2.13 This By-law makes reference to the *Township* of Lake of Bays *Official plan*, and should be read and interpreted in conjunction with the *Official plan*.

2.14 Conversion of metric numbers into imperial is provided for general reference only. Where a discrepancy occurs between the metric number and the approximate imperial conversion, the metric number shall take precedence.

Repeal of Former By-laws

2.15 On the day that this By-law comes into force, By-laws 72-10 and 86-50 of the *Township* of Lake of Bays, and all amendments and variances thereto are repealed in so far as they apply to lands affected by this By-law.

Schedules to By-law

2.16 The following Schedules, which are attached hereto, form part of this By-law:

a) Schedule A – *Development* Permit Areas (Maps)
b) Schedule B – Exceptions (Maps and Sketches)
c) Schedule C – Criteria for Variations from Standards
d) Schedule D – Criteria for Discretionary *Uses*

2.17 *Roads* shown on Schedules A and B are included for information only and are not intended to confirm legal status or exact location.

Notes and Appendices

2.18 Appendices and notes provided within boxes in italicized text do not form part of this by-law, but are provided for information purposes.

Bold and Italicized Text

2.19 Terms for which definitions are provided are shown in italicized and bold text for information purposes.

Development Permit Requirements

2.20 Except as set forth in Section 2.21, all *development* within the area identified on the schedules to which this by-law applies shall require a *development* permit. For the purposes of this by-law, *development* means:

a) the construction, erection or placing of one or more *buildings* or *structures* on land, or the making of an addition or alteration to a *building* or *structure* that has the effect of substantially increasing its size or usability,

b) the laying out and establishment of a commercial *parking lot* or of sites for the location of three or more trailers or of sites for the location of three or more *mobile homes* as defined in the Planning Act or of sites for the construction, erection or location of three or more land lease community homes as defined in the *Planning Act*;

c) *site alteration*, including but not limited to the alteration of the grade of land, blasting and the placing or dumping of fill, in accordance with Section 4.84 or;

d) the removal of *vegetation* in accordance with Section 4.84.

Exemption from Development Permit Requirements

It is intended that residential development which complies with the standards in the by-law, which is not located on or adjacent to a sensitive feature, which does not involve extensive clearing, and which does not involve development within the shoreline yard, would generally not require a development permit.

2.21 The following classes of *development* shall not require a *Development* Permit:

a) a new single *detached dwelling* or *accessory structure*, an expansion or enlargement of a single *detached dwelling* or an *accessory structure* provided that:

i) in the case of a *lot* that contains a *dwelling* as of the date of the passing of this by-law, no *development* is proposed within the required *shoreline yard setback*, including the *shoreline activity area*;

ii) in the case of a *lot* that does not already contain a *dwelling* as of the date of the passing of this by-law, no *development* is proposed within the required *shoreline yard setback*, including the *shoreline activity area*, and the *shoreline activity area* and *shoreline buffer* provisions are complied with;

iii) the *lot* on which *development* is proposed is not on an island;

iv) *development* is not within 30 m (98.4 ft.) of a *coldwater stream*, as shown on Schedule A, attached hereto, by the symbol “CWS”;

v) the *development* is not on or immediately adjacent to slopes in excess of 30% or unstable soils.;

These slopes are generally shown on Schedule D1 of the Official Plan, or may be identified by the Township through a site inspection.

vi) the proposed *development* is not within 120 metres (393.7 ft.) of a *provincially significant wetland* or 30 metres (98.4 ft.) of any other *wetland*, as shown on Schedule A of this By-law as "Waterfront Environmental Protection (WEP)".

vii) the proposed *development* is not within a heritage area, as shown on Schedule A of this by-law;

viii) the proposed *development* is not located on flood prone lands, as defined by Section 4 herein;

ix) the proposed *use* is a permitted *use* within the applicable *Development* Permit Area, as identified in Sections 4 and 5 of this By-law; and

x) the *development* complies with the standards of the applicable *Development* Permit Area, as identified in Sections 4 and 5 of this By-law, and does not require a variation.

b) Any *development* for which a site plan agreement has been entered into pursuant to the *Township*'s Site Plan Control By-law.

c) *Site alteration* provided that it is located outside of the areas identified as requiring a *Development* Permit in Section 4.84.

d) Removal of *vegetation*, provided that it is located outside of the areas identified as requiring a *Development* Permit in Section 4.84.

e) Removal of a maximum of 10% of the woody *vegetation* within the *shoreline yard*, measured by the number of stems that have reached a *height* of 4 feet or more, where an "Intent to Remove *Shoreline Vegetation*" has been submitted to the *Township*, and may only occur once per *lot* after this by-law comes into effect.

f) Repairs and maintenance of any *existing buildings* or *structures.*

Issuance of Development Permits

Under the development permit system, approvals may be delegated to staff. The delegation to staff as outlined in this by-law is intended to ensure that minor, straight-forward applications, with little potential to affect neighbours, but which require minor variations from standards, could be approved by staff in order to streamline the planning process. Staff would still be accountable to Council, and Council would be aware of staff decisions. Council could withdraw this delegation at any time. In addition, an applicant may refer an application for a staff approved development permit to Council for their review.

Two types of approvals are identified in the following chart – provisional approvals and development permits. Provisional approvals are approvals in principle, subject to receiving additional information. In this way, an applicant can be assured that a development permit is available, before spending additional money on a study or additional plan, for example. Conditions which may be imposed as part of a provisional approval are set out in Section 6 (Conditions) of this by-law. A development permit could then be issued once a satisfactory study or plan is submitted. It is anticipated that most applications will not require these two levels of approval, requiring only a development permit.

2.22 Council hereby delegates to staff, the authority to issue provisional approvals and *development* permits, in accordance with the following chart:

CATEGORY OF DEVELOP-MENT PERMIT	TYPE OF DEVELOPMENT	RESPONSIBILITY FOR PROVISIONAL APPROVALS	NOTICE REQUIRED PRIOR TO PROVISIONAL APPROVAL	ISSUANCE OF DEVELOP-MENT PERMIT
	No *development* permit required	Staff decision	N/A	Staff
1	*Development* Permit required where the proposal conforms to permitted *uses* and standards, but is not specifically exempt from the requirement to obtain a *Development* Permit, as detailed in Section 2.20 *Development* Permit required where the proposed *use* is permitted, but which requires a Staff Variation to one or more standards *Development* Permit required for a discretionary *use* in a Residential *Development* Permit Area *Development* permit required for *vegetation* removal or *site alteration* or *shoreline activity area* blanket permits. Extension of a provisional approval or extension of a *Development* Permit Amendment to a provisional approval or an amendment to a *Development* Permit	Staff	No notice required	Staff
2	*Development* Permit required where the proposed *use* is permitted, but which requires a Council Variation to one or more standards *Development* Permit required for a discretionary *use* in all *Development* Permit Areas, except Residential *Development* Permit required for a temporary *use*	Council	Notice to all property *owners* within 120 m	Staff

Referrals to Council

2.23 Any person may refer an application to Council prior to the issuance of a *Development* Permit.

Provisional Approvals Prior to the Issuance of a Development Permit

2.24 A provisional approval may be given, prior to the issuance of a *development* permit, subject to such conditions as are identified in Section 6.

2.25 Where a provisional approval of a *development* permit is given, the applicant has a maximum of two years from the date of the provisional approval within which to obtain the *development* permit, failing which the provisional approval will lapse.

Amendments to Provisional Approvals or Development Permits

2.26 At the request of the applicant, and where considered appropriate by the *Township*, amendments to a provisional approval or amendments to a *development* permit may be made at any time in accordance with the chart in Section 2.21.

Temporary Uses

2.27 A *development* permit may permit a *use* or *structure* for a specified temporary period of time as set out in the *development* permit, subject to such renewal provisions as may be set out in the *development* permit.

Discretionary Uses

2.28 A discretionary *use* as specifically identified in this by-law may be permitted subject to the applicable criteria, as summarized in Schedule D of this by-law and further detailed in the *Official plan* for such *use*.

Variations

2.29 Variations to the standards in this by-law may be permitted, where identified, and when requested by the applicant, provided that a *development* permit is obtained, in accordance with the following procedures:

a) **Staff Variations** require that, when staff are satisfied that the variation(s) requested do not conflict with the criteria for staff variations, as summarized in Schedule C of this by-law and further detailed in the *Official plan*, a *Development* Permit be issued subject to any other applicable provisions of this By-law.

b) **Council Variations** may be granted for up to 100% from the stated standard and require that, when Council is satisfied that the variation(s) requested do not conflict with the criteria for Council Variations, as summarized in Schedule C of this by-law and further detailed in the *Official plan*, a *Development* Permit be issued subject to any other applicable provisions of this By-law.

c) Despite subsections (a) and (b) above, if in the opinion of the *Township*, the *Official plan* and *Development* Permit By-law criteria for Staff and Council Variations are not met, the application may be denied or an application to amend this by-law may be required.

2.30 Should an application include the requirement for both Staff and Council approved *Development* Permits, the entire application shall require a Council approved *Development* Permit.

Notice of Decision

2.31 A *Development* Permit, where issued is the notice of decision and shall be given to the applicant.

2.32 Where a *Development* Permit is not issued, a notice of refusal to issue a *Development* Permit shall be given to the applicant.

2.33 Notice referred to in Sections 2.30 and 2.31 above, shall be given in person, in which case it is deemed to be received on the date of personal delivery, or by prepaid ordinary mail, in which case it is deemed to be received five business days after the date of mailing.

3. DEFINITIONS

ABUTTING

Means two or more parcels of land sharing a common boundary of at least one point.

ACCESSORY

Means a *use* of land, *building* or *structure* that is subordinate, incidental and exclusively devoted to the *principal use*, *building* or *structure* and is usually located on the same *lot*.

ACCOMMODATION UNIT

Means a room or a suite of rooms within a *tourist establishment*, *institutional tourist establishment* or a *Bed and Breakfast Establishment* designed to provide accommodation, which does not include a *kitchen*. An accommodation unit is not a *dwelling unit*.

ALTER

Means:

a) in the case of a *lot*, a change in *use*, whether such alteration is made by transfer of any portion of the *lot*, or otherwise, or a decrease or increase in the dimensions or area of any required yard, *setback*, *buffer* or *parking area*; or

b) in the case of a *building*, *structure* or part thereof, a change in the external dimensions, or a change from one type of *use* to another, or a change in location; or

c) in the case of a *lot*, changes to *existing* grades by more than 0.3 metre (1 foot) and over an area exceeding 10 sq. m. (108) square feet.

ART GALLERY

Means the *use* of land, *buildings* or *structures* for the commercial exhibition or retail sale of paintings, sculptures or other works of art or hand-made crafts.

ARTISAN'S STUDIO

Means the *use* of land, *buildings* or *structures* for the creation, finishing, refinishing or similar production of paintings, sculptures or other works of arts or hand-made crafts by the proprietor, together with the sale of such commodities, but does not include any *use* otherwise defined in this by-law.

BACK LOT

Means a *lot* that is physically separated from the *shoreline* by a legally conveyable parcel of patented land that has *development* potential. Back *lots* are usually located in a linear fashion along a *road* which is generally parallel to the *shoreline*, but back *lots* may also be located on a *road* which runs perpendicular to the shore.

BED AND BREAKFAST ESTABLISHMENT

Means the *use* of a *detached dwelling* used as a primary residence or *accessory sleeping cabin* for short-term or transient accommodation of the traveling or vacationing public in

which a maximum of 3 bedrooms are used for this purpose. A *Bed and Breakfast Establishment* may include the provision of meals and *use* of common areas to those persons residing temporarily therein, but does not include a group home, *boarding house*, *restaurant*, *tavern*, or *tourist establishment*.

BED AND BREAKFAST ESTABLISHMENT, COMMERCIAL

Means a *tourist establishment* designed for the traveling or vacationing public by furnishing short-term or transient accommodation in a *detached dwelling* used as a primary residence, or *accessory sleeping cabin*, which has a minimum of 4 and a maximum of 10 bedrooms for this purpose. A *commercial bed and breakfast establishment* may provide meals and *use* of common areas to those persons residing temporarily at the establishment, but does not include a *restaurant* or *tavern*.

BOARDING HOUSE

Means a *dwelling* in which the *owner* or *operator* supplies lodging in at least 4, but not more than 10 bedrooms for hire or gain, and which may include the provision of meals or the *use* of common areas, but does not include any entity otherwise defined in this By-law.

BOAT OR RECREATIONAL VEHICLE ESTABLISHMENT

Means the *use* of land, *buildings* or *structures* for the display, sale, repair, storage or hire of boats, *recreational vehicles,* snowmobiles or all terrain vehicles, and may include the sale of fuel or goods related to the running of such boats or vehicles.

BOATHOUSE

Means an *accessory building* used for the purpose of berthing or sheltering and storing boats and related equipment that is enclosed by more than one wall and is built, founded or anchored near or at the *ordinary water's edge* of a *navigable waterway* either over water or on the land.

BOATPORT

Means an *accessory building* used for the purpose of berthing or sheltering and storing boats that is roofed, but not enclosed by more than one wall and is built, founded or anchored near or at the *ordinary water's edge* of a *navigable waterway*.

BUFFER

Means a portion of a *lot* where *vegetation* is substantially maintained in its natural state or *vegetation* is planted, or a fence or barrier is erected for the purpose of obscuring or screening *buildings*, *structures*, parking or activity on a *lot*.

BUFFER, SHORELINE

Means a natural area, adjacent to a *shoreline*, maintained in its natural pre*development* state for the purpose of protecting natural habitat and minimizing the visual impact of *buildings* and *structures* on a *lot*.

BUILDING

Means any enclosed *structure* used or intended to be used for shelter or the occupation of persons, animals, chattels, goods, materials or equipment, other than a fence or wall.

BUILDING, PRINCIPAL

Means a *building* in which the *principal use* is conducted. Any *structure*, such as a *deck* or garage attached to the principal *building*, is considered part of such *building* and is subject to the regulations applicable to the principal *building*.

CAMPSITE

Means an area of land within a *tourist camping establishment* or an *institutional tourist establishment* that is designed to accommodate the short-term placement of tents or a *recreational vehicle*. A *campsite* does not mean an area of land used to accommodate a park model trailer, a *mobile home* or *structures* such as porches, *decks* or *sheds,* but may include a tent platform.

CEMETERY

Means land, *buildings* or *structures* used or intended to be used for interring the dead or placing or burying the remains or ashes of human bodies. A *cemetery* does not mean a funeral home.

CLUB

Means the *use* of land*, buildings* or *structures* by a non-profit, non-commercial organization, which carries on social, cultural, athletic or recreational activities, but does not include a gun *club*, an archery *club*, or any *use* otherwise defined in this by-law.

CLUSTER DEVELOPMENT

Means a group of single detached *dwellings*, each located on an individual *lot* or unit, which are set back from the *shoreline*, with the *shoreline* frontage being maintained as communal *open space*.

COLDWATER STREAM

Means a stream identified by the Ministry of Natural Resources as a *Coldwater stream*, as shown on Schedule A by the symbol “CWS”.

CONSERVATION

Means the *use* of land for the protection of the natural environment through maintenance or comprehensive management for individual or *public use* or benefit.

CONTRACTOR'S ESTABLISHMENT

Means the *use* of land, *buildings* or *structures* where mechanical, electrical, structural, plumbing or general contractors administer their businesses and may include *office* space and outdoor storage of heavy equipment and *building* materials. A *contractor's establishment* does not include the wholesale or retail sale of *building*, construction or home improvement goods, merchandise, equipment and supplies.

CONVENIENCE STORE

Means a *retail store* that serves the day-to-day, immediate shopping needs of a consumer.

CUSTOM WORKSHOP

Means the *use* of a *building* or part of a *building* for the production or finishing of custom or hand-made commodities in small quantities. Without limiting the generality of the foregoing, a *custom workshop* includes upholstering, or refinishing of antiques or furniture, but does not include any *use* otherwise defined in this by-law.

DECK

Means a *structure* with no roof or walls, except for railings, which is constructed on piers, a foundation or cantilevered above grade for *use* as an outdoor living space. Any portion of a *dock structure* that extends onto the land above the *ordinary water's edge* is a *deck*.

DEER WINTERING AREA

Means a *deer wintering area* as shown on Schedule C1 of the *Official plan*.

DEVELOPMENT

Means:

a) the construction, erection or placing of one or more *buildings* or *structures* on land, or the making of an addition or alteration to a *building* or *structure* that has the effect of substantially increasing its size or usability,

b) the laying out and establishment of a commercial parking *lot* or of sites for the location of three or more trailers or of sites for the location of three or more *mobile homes* as defined in the Planning Act or of sites for the construction, erection or location of three or more land lease community homes as defined in the Planning Act;

c) *site alteration*, including but not limited to the alteration of the grade of land, blasting and the placing or dumping of fill;

d) the removal of *vegetation*.

For the purposes of this definition, "substantially" means increasing the exterior dimensions of a *building* or *structure*, but does not include maintenance, repairs, exact replacement or interior renovations.

DISTRICT OF MUSKOKA

Means the corporation of the District Municipality of Muskoka.

DOCK

Means a *structure* built, founded or anchored near or at the *ordinary water's edge* extending over the water at which boats may be berthed or secured.

DWELLING

Means a residential *building* designed for occupancy by one or more persons, containing no more than one *dwelling unit* as its *principal use*, and does not include a *tourist establishment*, a mobile home with or without a foundation, *sleeping cabin*, motor home, vehicle or a trailer.

DWELLING, DETACHED

Means a separate residential *building* containing only one *dwelling unit*.

DWELLING UNIT

Means a suite of *habitable* rooms located within a *building* and operated as a household unit, used or intended to be used exclusively as a domicile by one or more persons that contains cooking, dining, living, sleeping and sanitary facilities exclusively for the *use* of the occupants. A *dwelling unit* is not an accommodation unit or a *housekeeping unit*.

EDUCATIONAL INSTITUTION

Means the *use* of land, *buildings* or *structures* as a training centre or a public school, separate school, secondary school, private school, university, or community college authorized by the Province of Ontario.

EXISTING

Means legally *existing*, being a reality or an actuality as of the date of passage of this By-law.

EXISTING LOT

Means a *lot* that existed as of the date of the passing of this by-law.

FLOOR AREA

Means the total *floor area* of a *storey* contained within the exterior faces of the exterior walls of a *building*, including the space occupied by interior walls and partitions, including covered *decks*, but not including exits, vertical service spaces and their enclosing assemblies, and uncovered *decks*.

FLOOR AREA, GROSS

Means the total *floor area* of all *storeys.*

FOOTPRINT

Means the *floor area* of a *building* or *structure*, measured at grade on a horizontal plane, to the outside edge of walls, or posts in the case of an unenclosed *structure*, and includes the furthest extent of a *deck* or a *dock*.

FORESTRY OPERATION

Means the growing and harvesting of wood for profit or gain, which without limiting the generality of the foregoing, includes fuel wood, pulp wood, lumber, Christmas trees and other forest products, but does not include secondary processing or manufacturing of such products.

FRONTAGE, ROAD

Means the horizontal straight-line distance determined as follows:

a) where a *lot* abuts a *road*, the distance between the *side lot line*s measured along a line that is parallel to the *road* at a distance equal to the minimum *front yard setback*; or

b) in the case of a *back lot* where a *lot* abuts a *road* or *road*s in more than one location the distance measured along the *front lot line* where it abuts the *road*, or

c) in the case of a *shoreline lot* where a *lot* abuts a *road* or *road*s in more than one location, the distance measured along the *rear lot line* where it abuts the *road*;

d) where there are no *side lot lines*, such as in the case of a peninsula, the greatest distance between any point on the *front lot line* and any point on the *rear lot line*.

FRONTAGE, WATER

Means the horizontal straight-line distance determined as follows:

a) where the *lot* abuts a *shoreline* or a closed *shore road allowance*, is the *shoreline* or is within a *navigable waterway*, the distance measured along the shortest line joining the point where one *side lot line* or a projection thereof intersects the *shoreline* and the opposite *side lot line* or a projection thereof; or

b) where the *lot* abuts a *shore road allowance* that has not been closed, is the distance along the shortest line joining the points where the *side lot line*s intersect the inner limit of the *shore road allowance*; or

c) where there are no *side lot line*s, such as in the case of a peninsula, the greatest distance between any point on the *shoreline*, or in the case where the *shore road allowance* has not been closed, the inner limit of the *shore road allowance* and any point on the *rear lot line*, or

d) where there are no side or *rear lot line*s, such as in the case of an island, the greatest horizontal straight-line distance measured between any two points on the *shoreline*, or in the case where the *shore road allowance* has not been closed, the inner limit of the *shore road allowance*.

GARDEN CENTRE

Means the *use* of land, *buildings* or *structures* for the growing, display and retail sale of trees, shrubs and plants. A *garden centre* may include the display and sale of landscaping, lawn and garden equipment, furnishings and supplies.

GAZEBO

Means an *accessory* freestanding roofed *structure* with open or screened walls enclosing a single area used for the purpose of relaxation.

GOLF COURSE

Means a public or private area operated for the purpose of playing golf and, without limiting the generality of the foregoing, may include a par 3 *golf course*, driving range, and *accessory* clubhouse and *recreational facilities*, but does not include a miniature *golf course*.

GOLF DRIVING RANGE

Means an open-air recreation facility where golf is practiced from individual tees and which may include *accessory structures* for the management and operation of the range, and a miniature *golf course*, but not a *golf course*.

GRADE, FINISHED

Means the lowest of the average levels of finished ground adjoining each exterior wall of a *building* except that localized depressions such as for vehicle or pedestrian entrances would not be considered in the determination of average levels of finished ground.

GRADE, ORIGINAL

Means the lowest of the average levels of *original grade*, as existed as of March 16, 2010, adjoining each exterior wall of a *building*, except that localized depressions such as for vehicle or pedestrian entrances would not be considered in the determination of *original grade*.

GROUP HOME, RESIDENTIAL

Means a *detached dwelling* used for the accommodation of 3 to a maximum of 10 residents, other than staff or the receiving family, who by reason of their emotional, mental, social or physical condition, or legal status require a group living arrangement and responsible supervision for their well being, but does not include an *institutional group home*. A group home is licensed or funded under Federal or Provincial Statute.

GROUP HOME, INSTITUTIONAL

Means a *detached dwelling* for the accommodation of 3 to a maximum of 10 residents, other than staff or the receiving family, operated primarily for individuals who are ex-offenders, on probation, on parole, admitted for correctional purposes or recovering from substance abuse and require responsible supervision. An *institutional group home* is licensed or funded under Federal or Provincial Statute.

HABITABLE

Means designed for living, sleeping, eating or food preparation by humans.

HEIGHT

Means the vertical distance measured from the average elevation of the *finished grade* or *original grade*, whichever grade is lower adjacent to a *building* or *structure*, or for a *structure* partially or entirely on or over the water, from the elevation of the *ordinary water's edge*, to:

a) the highest point of the surface of a flat roof or of the surface of a *structure*, but excluding any railing;

b) half the distance between the top of the highest load-bearing wall and the roof ridge of any sloped roof excluding dormers less than 2.4 metres (8 feet) in width up to a maximum of 25% of the total roof line; or

c) 75% of the *height* of the roof ridge of an A-framed *structure*.

HOME-BASED BUSINESS

Means a gainful occupation conducted in a *detached dwelling* or *accessory building*, which is secondary and *accessory* to the *use* of the *dwelling* as a private residence.

HOUSEKEEPING UNIT

Means a room or a suite of rooms within a *tourist establishment* that is designed to provide accommodation and is equipped with a *kitchen*. A *housekeeping unit* is not a *dwelling unit*.

HUMAN HABITATION

Means *use* of a *building* or *structure* for living, sleeping, eating or for food preparation purposes.

HUNT CAMP

Means a base camp for recreational activities such as hunting, which provides seasonal or temporary accommodation in a remote location where municipal or community services are usually not available. A *hunt camp* does not include a *dwelling* or a commercial *use*.

INDIVIDUAL ACCESS POINT

Means the *use* of land as a docking and parking facility, which serves as a mainland access point for 3 or fewer residential properties that are only accessible by water.

INSTITUTIONAL TOURIST ESTABLISHMENT

Means the *use* of land, *buildings* or *structures* for an establishment operated by a private organization that provides recreational, educational, health, or spiritual programs; sleeping accommodation on a temporary and reserved basis, and centralized facilities associated with such accommodation or programs, or for the provision of administration or dining. An *institutional tourist establishment* may include *accessory buildings*, *structures* or facilities incidental to the *principal use*, such as common washrooms, *recreational facilities*, a *convenience store*. An *institutional tourist establishment* does not include a *dwelling unit* other than an *accessory dwelling* for the *owner* or *operator* or staff quarters, and does not include a *use* otherwise defined by this by-law.

INTERPRETIVE CENTRE

Means the *use* of land for the *conservation* and study of the natural environment, and may include a limited number of *accessory buildings* and *structures*.

KENNEL

Means an establishment for the raising, keeping, boarding, breeding, and care of five or more domestic pets housed in a *building*, *structure* or pen outside of a *dwelling*, but does not include the keeping of animals in a veterinary establishment for the purpose of observation or recovery necessary to veterinary treatment.

KITCHEN

Means a *building*, area, room or part of a room that is used for the storage, preparation or cooking of food or is intended for the installation of cooking equipment or appliances.

LANDING

Means an area at the top of a flight of stairs or between flights of stairs, which does not exceed the width of the associated stairs by more than 1 ½ times, or a maximum width of 2.5 m, whichever is less.

LEACHING BED

Means a *leaching bed* as defined in the Ontario Building Code, 1997.

LOT

Means :

a) a parcel of land:

   i) the whole of which can be legally conveyed without approval pursuant to the *Planning Act*; and

   ii) no part of which can be transferred without such an approval; and

   iii) which is not described in a registered condominium description; or

b) two or more parcels of land which are:

   i) deemed to be one *lot* by this by-law; or

   ii) required to be transferred together by an agreement made pursuant to the *Planning Act*; or

c) a parcel of land described as a whole registered description by the *Condominium Act*, except for:

   i) a vacant land condominium, in which a unit is considered to be a *lot*, or

   iii) in the case of a *resort* commercial establishment that includes associated accommodation units within one or more condominium descriptions that share central management and *resort* amenities on one contiguous area of land, the entire land area of the *resort* commercial establishment is deemed to be one *lot* for the purpose of this by-law.

LOT AREA

Means the total horizontal area within the *lot* lines of a *lot* located above the *ordinary water's edge*.

LOT COVERAGE

Means the area of all *buildings* and *structures,* including those *buildings* or *structures* appertaining to the *lot* or extending out into the water or adjacent lands divided by the *lot area* of the *lot*, measured as a percentage. *Lot coverage* excludes canopies, retaining walls, fences, septic systems and overhanging eaves. *Lot coverage* is measured on a horizontal plane to the outside edge of walls, the posts of an unenclosed *structure*, or the furthest extent of a *deck*. (See also SHORELINE ACTIVITY AREA COVERAGE.)

LOT LINE

Means any boundary of a *lot* or vertical projection thereof.

LOT LINE, FRONT

Means in the case of a *lot* that does not abut a *shoreline*:

a) abuts only one *road*, the *lot* line that abuts the *road*;

b) abuts two *roads*, or parts of the same *road*, the longer of the *lot* lines *abutting* the *roads*;

c) is bounded on two opposite sides by *roads*, the *lot* line *abutting* the *road* from which access is primarily gained;

LOT LINE, REAR

Means the farthest *lot* line opposite to the *front lot line* or the *shoreline*, or in the case of a triangular *lot*, is that point formed by the intersection of the *side lot line*s. Where a *principal use* exists on a *shoreline lot* that does not front on a public *road*, the *lot* line *abutting* a *private road* shall be deemed to be the *rear lot line*.

LOT LINE, SIDE

Means a *lot* line other than a *front lot line*, a *shoreline*, the inner limit of a *shore road allowance* that has not been closed, or a *rear lot line*.

MARINA

Means the *use* of land, *buildings* or *structures* located on or *abutting* a *navigable waterway* for the docking and servicing of vessels, where vessels and other *recreational vehicles* are stored, repaired, or kept for sale or hire and may include the sale of fuel and goods related to the running of vessels, or a *convenience store*.

MINIATURE GOLF COURSE

Means the *use* of land for the purpose of simulating the game of golf on a small scale for profit or gain, and may include *accessory buildings* or *structures*, but does not include a *golf course* or a driving range.

MOBILE HOME

Means any residential *structure* that is designed to be mobile and is constructed or manufactured to provide a permanent residence, but does not include a *recreational trailer*.

MOTEL

Means a *tourist establishment* with *accommodation units* that have independent entrances from the outside. A *motel* may include central facilities such as an *office*, a *restaurant*, or *recreational facilities*, but does not include a *use* otherwise defined by this by-law.

MOTOR VEHICLE

Means any vehicle propelled or driven by anything other than muscular power and without limiting the generality of the foregoing includes an automobile, truck, motorcycle or *recreational vehicle* such as a snowmobile or all terrain vehicle, but does not include railway cars or other *motor vehicles* that run on rails.

NARROW WATERBODY

Means a *navigable waterway* where:

a) the distance from shore to shore is 150 metres (500 feet) or less;
b) in the case of a bay, the length of the bay will also be greater than 100 metres;
c) the mouth of an enclosed bay where the majority of the bay is less than 300 metres (1000 feet) from shore to shore.

The Big East, Muskoka and Oxtongue Rivers are also considered to be narrow waterbodies.

NATURAL HERITAGE AREA

Means an area, site or feature that exhibits biological, geological, hydrological, landform or cultural attributes that are significant on a local, regional, provincial or national scale, as identified on Schedule A attached hereto and Schedule C1 of the *Official plan*.

NAVIGABLE WATERWAY

Means any body of water that is capable of affording reasonable passage of watercraft of any description for the purpose of transportation, recreation or commerce and includes any river, stream or lake considered navigable by law.

NON COMPLYING

Means land, *buildings* or *structures* that do not satisfy one or more standards of this by-law.

NON-CONFORMING

Means *use* of land, *buildings* or *structures* that are not permitted by this by-law.

NURSERY

Means the *use* of land, *buildings* or *structures* for the growing of plants, shrubs, trees or similar *vegetation* and may include the selling of such *vegetation* on the premises.

OFFICE

Means the *use* of a *building* or part of a *building* for the practice of a profession or carrying on of business. An *office* may include clerical, administrative, consulting, advisory, or training services, but does not include a health care clinic or any *use* otherwise defined in this by-law.

OFFICE, PUBLIC ADMINISTRATION

Means the *use* of a *building* for the business and administration of a *public authority*.

OFFICIAL PLAN

Means the *Township* of Lake of Bays *Official plan*.

OPEN SPACE

Means lands that are generally open and free of *buildings* or *structures,* used for passive *park*land or recreation, and may include recreational, educational or interpretive facilities or trails.

OPERATOR

Means the person or organization, in occupation or having charge, management or control of a land *use*, premises, facility or occupation.

ORDINARY WATER'S EDGE

Means:

a) where water levels are not managed by an MNR control *structure*, the ordinary interface between land and water identified by a mark made by the action of water under natural conditions on the shore or bank of a water way, which action has been so common and usual that it has created a difference between the character of the *vegetation* or soil on one side of the mark and the character of the *vegetation* and soil on the other side of the mark, or;

b) where water levels are managed by an MNR control *structure*, the location at which the horizontal plane of the regulated summer water level intersects with the land. For the purposes of this By-law, the elevation of the regulated summer water level (GSC) is:
   i) Lake of Bays – 315.22 metres
   ii) Camp Lake – 412.60 metres
   iii) Peninsula Lake – 283.77 metres
   iv) Tasso Lake – 399.40 metres

OUTFITTER

Means a business dedicated to the provision of supplies and equipment to facilitate outdoor adventure and recreation.

OUTDOOR DISPLAY OR SALES AREA

Means the *use* of a defined area of land outside a *building* or *structure* for the display or sale of goods, wares, merchandise, substances or articles *use*d in conjunction with the business located within the *building* or *structure*.

OWNER

Means the person or organization who owns the land in or on which a land *use* is located and who may be responsible for the establishment or operation of that land *use*.

PARK

Means the *use* of land primarily for *open space*, and which may include passive or active recreation, and is generally characterized by its natural, historic, landscape or recreational features or activities, but excludes a *mobile home park* or a trailer *park*, or any other *use* otherwise defined in this by-law.

PARK, COMMERCIAL

Means a *park* that is operated for commercial gain, other than a public *park*.

PARK, PRIVATE

Means a *park* that is not owned by a *public authority*.

PARK, PUBLIC

Means a *park* that is owned or controlled by a *public authority*.

PARK MODEL TRAILER

Means a type of *recreational vehicle* that is built on a single chassis mounted on wheels designed to facilitate occasional relocation, but which is not intended to be towed on a regular basis, and is so designated in the Ontario Building Code.

PARKING AREA

Means the *use* of an area of land, *building* or *structure* for the parking of *motor vehicles* associated with a *principal use* on the same *lot*. A *parking area* may include related aisles, *parking spaces,* and ingress and egress lanes, but does not include any part of a *road*.

PARKING LOT

Means any *parking area* that is not *accessory* to a *principal use* on the same or an associated *lot*.

PARKING SPACE

Means a portion of a *parking area* used for the purpose of parking one *motor vehicle*, exclusive of any aisles, ingress and egress lanes, or pedestrian walkways. A *parking space* may be unenclosed, or it may be enclosed in a *principal building* or an *accessory building*.

PERSONAL SERVICE ESTABLISHMENT

Means the *use* of a *building*, or part of a *building*, for a service that administers to the individual and personal needs of patrons such as beauty or grooming.

PIT

Means a place where unconsolidated gravel, stone, sand, earth, peat, clay, fill, mineral or other material is being or has been or is zoned to be removed by means of an open excavation to supply material for construction, industrial, manufacturing, or other purposes, and may include primary processing such as washing, screening or crushing, or storage of the material excavated.

PRINCIPAL USE

See "USE, PRINCIPAL".

PRINCIPAL BUILDING

See "BUILDING, PRINCIPAL".

PRIVATE HOME DAYCARE

Means the temporary care of 5 children or less who are under 12 years of age where such care is provided for compensation in a private residence, other than the home of a parent or guardian of such children, for a continuous period not exceeding 24 hours.

PROVINCIALLY SIGNIFICANT WETLAND

Means *wetlands* that have been identified by the Province as provincially significant, as shown on Schedule C1 of the *Official plan*.

PUBLIC AUTHORITY

Means:

a) the *Township*, *District of Muskoka*, Government of Ontario, Government of Canada, or any board, authority, or commission of them;
b) any entity providing police, ambulance or fire service on behalf of the authorities listed in clause a);
c) any utility company providing telephone, electrical or natural gas services;
d) any railway company authorized under the *Railway Act of Canada*; or
e) any corporation providing services to the public that has an operating budget entirely funded by one or more entities listed in clause a).

PUBLIC USE

Means the *use* of a *lot*, *building*, *structure* or facility by a *public authority*, for the purpose of providing its services to the public, or carrying out its public mandate.

QUARRY

Means a place where consolidated rock has been or is being or is zoned to be removed by means of an open excavation to supply material for construction, industrial, manufacturing or other purposes, and may include primary processing such as washing, screening, crushing, or storage of the material excavated.

RECREATIONAL FACILITIES

Means the *use* of land, *buildings*, *structures* for passive or active recreation in conjunction with a *principal use* and without limiting the generality of the foregoing includes an ice rink, a curling rink, a swimming pool, a playground, or a racquet court.

RECREATIONAL TRAILER

Means a *structure* designed to provide temporary living accommodation for travel, vacation or recreational *use* and to be driven, towed or transported and without limiting the generality of the foregoing includes folding camping trailers, travel trailers and motorhomes.

RECREATIONAL VEHICLE

Means a *motor vehicle* used generally for recreation purposes such as a snowmobile, off-*road* vehicle or a golf cart, but does not include an automobile, truck, motorcycle, trailer or other vehicles otherwise defined in this by-law.

RESORT

Means a *toruist establishment* operated under one management with accommodation units or *housekeeping units* and central facilities such as an *office*, *restaurant*, *tavern*, place of assembly or entertainment, *convenience store*, *docks*, *boatport*s, *boathouse*s, or *recreational facilities*.

RESTAURANT

Means the *use* of a *building* or *structure* or part of a *building* for the preparation and sale of food and beverages for immediate consumption within or outside of the *building* or *structure* and may include ancillary home delivery, catering or take out services.

RETAIL STORE

Means the *use* of a *building* for the retail sale or rental of goods, wares, merchandise, substances or articles. A *retail store* does not include a *use* otherwise defined by this by-law.

REVEGETATION

Means the planting or planting and regeneration of native *vegetation* in order to restore a *shoreline buffer*.

RIDING OR BOARDING STABLE

Means the *use* of land, *buildings* or *structures* for the raising, lodging or care of horses and may include an educational centre for the training or handling of horses.

ROAD

Means an improved public highway for vehicular traffic, which is maintained by and under the jurisdiction of a *public authority*.

ROAD, SEASONAL

Means a *road* that is maintained seasonally.

ROAD, YEAR-ROUND

Means a *road* that is maintained year-round.

ROAD ALLOWANCE

Means a public highway, the surface of which is not improved for *use* by vehicular traffic and is not maintained by a *public authority*.

ROAD, PRIVATE

Means a path or way, which affords vehicular access to more than one *lot* and is not owned by a *public authority*.

SATELLITE DISH

Means a *structure* used or intended to be used to receive broadcast signals from satellites.

SERVICE OR REPAIR ESTABLISHMENT

Means the *use* of a *building* for the servicing or repairing of articles, goods or materials, and include sales *accessory* to the *principal use*. A service or repair shop does not include the manufacture of articles, goods or materials or include a *use* otherwise defined by this by-law.

SETBACK

Means the least horizontal distance measured from a *lot* line or *shoreline* to the nearest point of the outside edge of walls or posts of a *building* or *structure*, including any attached or directly adjacent *deck*, or the nearest open storage on the *lot*.

SEWAGE

Means the wastewater and matter from domestic, commercial or industrial *uses*.

SEWAGE FACILITY

Means *use* of land, *buildings* or *structures* owned by or operated for a *public authority* for the storage, treatment and disposal of *sewage*, and includes a *sewage* treatment plants, sanitary *sewage* disposal sites, waste stabilization ponds, and *sewage* lagoons.

SHED

Means a detached *accessory building* used solely for storage.

SHORE ROAD ALLOWANCE

Means a 20.1 metre wide allowance originally reserved by the Crown along the shore of a *navigable waterway*, but does not include an allowance that has become a *road* or has been closed and conveyed.

SHORELINE

Means the *ordinary water's edge*.

SHORELINE ACTIVITY AREA

Means the area located on both sides of the *ordinary water's edge* of a *navigable waterway* where *accessory shoreline structures* and human activity, including access to the water, may be located. The *shoreline activity area* is comprised of either one or two generally square or rectangular areas where the total cumulative frontage does not exceed the length of the permitted *shoreline activity area frontage*. The side lines are parallel lines extending on land to 20 metres with these lines being projected for a maximum straight line distance of 20 metres over the water.

SHORELINE ACTIVITY AREA COVERAGE

Means the *footprint* of all *buildings* or *structures*, excluding the following: stairs, landings, legal non-complying *dwellings* and *sleeping cabins*; located within the *shoreline activity area*, expressed as a percentage of an area determined by multiplying the maximum

permitted *shoreline activity area frontage* by 20. The product of such calculation is expressed in square metres. *Shoreline activity area coverage* is measured on a horizontal plane to the outside edge of walls, the posts of an unenclosed *structure*, or the furthest extent of a *deck* or *dock*.

SHORELINE ACTIVITY AREA FRONTAGE

Means the length of *shoreline* of a *lot* that may be used for a *shoreline activity area* or areas. The *shoreline activity area frontage* is expressed as a percentage of the *water frontage* or a stated maximum length, and is measured as the cumulative length of a series of straight lines, each of which is a minimum of 1 metre in length, approximating the *ordinary water's edge*.

SITE ALTERATION

Means a change to the *existing* topography by more than 0.3 metre (1 foot), and over an area exceeding 100 square feet, and includes excavation, blasting, filling and grading.

SLEEPING CABIN

Means an *accessory* residential *building* not attached to a principal *dwelling* for the accommodation of persons, which does not contain a *kitchen*.

STEEP SLOPE

Means a slope of more than 30%.

STOREY

Means the portion of a *building* over 1.2 metres (4 feet) in *height* measured between any floor level and the closer of the first ceiling or roof above it.

SOLID WASTE

Means ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse and such other wastes as are regulated under Provincial Statute, but not including *sewage*.

STORAGE ESTABLISHMENT

Means the *use* of land, *buildings* or *structures* for the primary purpose of storing of chattels such as boats or heavy equipment. A storage establishment may include *accessory structures* for the management and operation of the establishment, but does not include the overnight accommodation of humans or any *use* otherwise defined in this by-law.

STORAGE, OUTDOOR

Means the *use* of an area of land outside of a *building* or *structure* intended for the storage of equipment, chattels, goods or materials integral to a *principal use* on a regular basis for a time period greater than 72 hours.

STREET

Means *road*.

STRAIGHT LINE PROJECTION

Means the straight-line extension or projection of a *lot* line.

STRUCTURE

Means anything constructed or erected, the *use* of which requires location on or in the ground.

SUITE, GARDEN

Means a one-unit *detached dwelling* designed to be portable that is smaller than and ancillary to a principal *detached dwelling* and which is to be used on a temporary basis as an alternative living arrangement for individuals that require some support from the occupants of the principal *dwelling*.

SUITE, SECONDARY

Means a *dwelling unit* located within and ancillary to a principal *detached dwelling* and which is to be used on a temporary basis as an alternative living arrangement for individuals that require some support from the occupants of the principal *dwelling*.

TAVERN

Means the *use* of a *building* or part of a *building* for the sale and serving of alcoholic beverage and may include entertainment or the serving of food.

TOURIST CAMPING ESTABLISHMENT

Means the *use* of land, *buildings* or *structures* for commercial camping on a short-term basis where *campsites* are rented to and used by the traveling public. A *tourist camping establishment* may include *accessory buildings*, *structures* or facilities incidental to the *principal use*, such as common washrooms, *recreational facilities*, a *convenience store*, or an *accessory dwelling unit* for the *owner* or *operator*. A *tourist camping establishment* does not include the *use* of a *campsite* as a *dwelling*, off season storage of tents or *recreational vehicles* on *campsites*, or a *use* otherwise defined by this by-law.

TOURIST ESTABLISHMENT

Means the *use* of land, *buildings* or *structures* for the provision of commercial roofed accommodation where accommodation units or *housekeeping units* are offered for rent on a short term or transient basis to the public who is traveling, vacationing, engaged in leisure or recreation, or participating in conventions or meetings. A *tourist establishment* may include *accessory uses,* services, equipment or facilities, including a *restaurant*, normally incidental to such accommodation. A *tourist establishment* does not include a *dwelling unit* except for a *dwelling unit* for the *owner* or *operator*, or staff quarters that are *accessory* to the *principal use*.

TOWNSHIP

Means the corporation of the *Township* of Lake of Bays.

USE

Means:

a) the purpose for which land, *buildings* or *structures* may be arranged, designed, designated, intended, maintained or occupied; and

b) the occupation, business, activity, or operation carried on, or intended to be carried on the land or in a *building* or *structure* for which it is arranged, designed, designated, intended, maintained or occupied.

USE, PRINCIPAL

Means the predominant purpose for which any land, *building* or *structure*, or part thereof is used, designed, arranged, occupied or maintained.

VEGETATION

Means healthy, woody *vegetation*, which measures at least 4 feet in *height*.

VEGETATION REMOVAL

Means the removal of healthy, woody *vegetation* of at least 4 feet in *height*, but does not include trimming, pruning and removal of such woody *vegetation* if it presents a hazard to life or property.

WATERCOURSE

Means the natural channel for a perennial or intermittent body of water, including a river or stream, with well defined banks and a bed.

WATERFRONT LANDING

Means the *use* of land as a docking and parking facility, which serves as a mainland access point for a commercial property or 4 or more residential properties that are accessible by water, but which does not include vessel or vehicle sales or rental or service, or the sale of fuel.

WETLAND

Means land that is seasonally or permanently covered by shallow water, as well as land where the water table is close to or at the surface, and where the presence of abundant water has caused the formation of hydric soils and favours the dominance of either hydrophytic plants or water tolerant plants. *Wetlands* include swamps, marshes, bogs and fens, and are generally identified on Schedule C1 of the *Official plan*, or by site inspection. The *wetlands* that have already been identified are generally included in the “Waterfront Environmental Protection (WEP) ” *Development* Permit Area on Schedule “A” to this By-law.

WILDLIFE CENTRE

Means the *use* of land, *buildings* or *structure*s for the keeping, raising, or providing care of or the alleviation of disease or injury to wild animals for the purpose of public education, *conservation* or recreation and may include facilities for the visiting public and for administration.

YARD

Means that part of a *lot* which is open, uncovered and unoccupied between a *lot* line or the *shoreline* and a *building* or *structure*, other than *accessory buildings*, *structures* or *uses* which are specifically permitted by this by-law within a *yard*.

YARD, FRONT

In the case of a *lot* which does not abut a *shoreline*, means a *yard* extending across the full width of the *lot* situated between the *front lot line* and a line parallel thereto and passing through the nearest point of the outside edge of a *principal building* or *structure*, including any attached or directly adjacent *deck*, or the nearest outdoor storage on the *lot*.

YARD, REAR

Means a *yard* extending across the full width of the *lot* situated between the *rear lot line* and a line parallel thereto and passing through the nearest point of the outside edge of a *building* or *structure*, including any attached or directly adjacent *deck*, or the nearest open storage on the *lot*.

YARD, SHORELINE

Means a *yard* extending across the full width of the *lot* situated between the *shoreline* and a line parallel thereto and passing through the nearest point of the outside edge of walls or posts of a *building* or *structure*, including any attached or directly adjacent *deck*, or the nearest open storage on the *lot*.

YARD, SIDE

Means a *yard* extending the full depth of the *lot* situated between the *side lot line* and a line parallel thereto and passing through the nearest point of a *building* or *structure*, including any attached or directly adjacent *deck*, or the nearest open storage on the *lot*.

YARD, EXTERIOR SIDE

Means a *side yard* immediately adjoining a *road* or *road allowance*.

YARD, INTERIOR SIDE

Means a *side yard* other than an *exterior side yard*.

4. GENERAL PROVISIONS

ACCESS

4.1 Subject to the other provisions of this by-law, *development* shall be permitted on a *lot* that abuts a *shoreline* or an original *shore road allowance* which has *road frontage* on a year round maintained public *road*, a seasonally maintained public *road*, a *private road* with a legal right of way, or water access.

ACCESSORY USES, *BUILDINGS* AND STRUCTURES

Permitted Uses

4.2 Permitted *uses, buildings* and *structures* identified in this By-law shall include *accessory uses*, *buildings* or *structures,* but shall not include the following except as is specifically permitted in this by-law:

a) any occupation for gain or profit conducted within or *accessory* to a *dwelling unit* or on such *lot* associated therewith; or

b) the *use* of any *accessory building* or *structure* for *human habitation*.

Sequence of Development

4.3 Except as is specifically permitted in this by-law, no *accessory use*, *building* or *structure* shall be erected on any *lot* until the *principal use* has been established or the *principal building* or *structure* has been erected, with the exception of a *shed* that is not more than 10 square metres (107.6 sq. ft.) in *floor area*, a *dock* and *accessory* stairs and associated landings located within the required *shoreline yard setback*.

Requirements

4.4 Except for *shoreline structures* and as is otherwise specifically permitted in this by-law, an *accessory building* or *structure* that is not part of a *principal building* or *structure* shall not be erected closer to a *shoreline*, *front lot line* or an exterior *side lot line* than the *principal building* on the *lot*.

Sleeping Cabins

4.5 The maximum gross *floor area* of a *sleeping cabin* shall not exceed 54 square metres (581 sq. ft.).

4.6 A *sleeping cabin* may be located over a garage, provided that a *height* of 7 m (23 ft.) is not exceeded and the total second *floor area* of the garage is no greater than 54 square metres (581 sq. ft.). Any variation from this *floor area* standard shall require a Council Variation.

4.7 A *sleeping cabin* shall not be permitted above a *boathouse.*

4.8 A maximum of one *sleeping cabin* per *lot* shall be permitted.

4.9 Where an application is made to join two or more *sleeping cabins* or a *sleeping cabin* and a *dwelling*, or a combination thereof together, the result shall be considered as two or more *buildings* for the purpose of this by-law unless the new construction or constituent *buildings* being moved share at least one common interior wall with the *existing building*.

Garages and Storage Sheds

4.10 Despite any *yard* or *setback* requirements to the contrary, within a residential *Development* Permit Area a detached, one *storey* garage or storage *shed* not exceeding 4.2 metres in *height* shall be located a minimum of 2.5 metres (8.2 ft.) from an interior *side lot line*.

4.11 A detached two-*storey* garage may be permitted within a residential *Development* Permit Area, provided that the total *floor area* of the second *storey* is a maximum of 54 square metres (581.3 sq. ft.) and that the maximum *height* of the garage shall not exceed 7 metres (23 ft.). Any variation from this *floor area* standard shall require a Council Variation.

Height Exceptions

4.12 The *height* provisions of this by-law shall not apply to prevent the *use*, erection or alteration of the following *accessory buildings* or *structures* provided the *principal use* is permitted within the *Development* Permit Area and all other provisions of the *Development* Permit Area are complied with:

a belfry,
a church spire,
a clock tower,
a flag pole,

a non-commercial communication or radio or television antenna or tower,
an ornamental roof *structure* that contains no *floor area* and is less than 2.3 square metres (25 sq. ft.) in area,
a water tank, or
a windmill.

Yards and *Setbacks* Exceptions

4.13 Despite the *yard* and *setback* provisions of this by-law to the contrary, awnings, c*lot*hes poles, flag poles, garden trellises, retaining walls which are less than 1 metre (3.3 ft.) in *height*, fences, signs that comply with a sign by-law or regulation of a *public authority*, or similar *structures* are permitted within any *yard setback*.

4.14 Despite the *yard* and *setback* provisions of this by-law to the contrary, an unenclosed fire escape, or a roof overhang may project into any *yard setback* by a maximum distance of 1 metre (3.3 ft.).

AGGREGATES

4.15 All legally *existing pits* and quarries are hereby recognized as they existed as of the date of the passing of this by-law. Any expansion to such *pits* and quarries shall require an amendment to this by-law.

DWELLINGS

Dwelling unit size

4.16 The minimum *floor area* of any *dwelling unit* is 60 square metres (645.9 sq. ft.).

Maximum Number

4.17 Except as is specifically permitted in this by-law, no more than one *dwelling unit* is permitted on a *lot*.

EXISTING LOTS

It may be useful to refer back to the chart in Section 2.21 when reading the following sections of this by-law.

4.18 Where additional land is added to an *existing lot* which complies with this by-law, (such as through the closure of a *shore road allowance* or *lot* addition), the new *lot* configuration is deemed to conform to the By-law.

4.19 Where there is a developed *existing lot* that does not meet the minimum *lot area* or frontage requirements for a new *lot*, construction of additions or *accessory structures* shall be permitted provided that the proposal complies with all other provisions of the By-law.

4.20 Where there is an *existing* vacant *shoreline lot* that does not meet the minimum *lot area* or frontage requirements for a new *lot*, the *lot* may be developed provided that there is a minimum of 1350 square metres (14531.8 sq. ft.) of *lot area* and 30 metres (98.4 ft.) of *water frontage*, and provided that the proposal complies with all other provisions of the By-law.

4.21 Where there is an *existing* vacant *back lot* that does not meet the minimum *lot area* or frontage requirements, the *lot* may be developed by way of a Category 1 Staff *Development* Permit provided that there is a minimum of 0.8 hectares (2 acres) of *lot area* and 60 metres (197 ft.) of frontage on a year round publicly maintained public *road*, and provided that the proposal complies with all other provisions of the By-law.

4.22 Where this by-law identifies parcels of land that are to be considered as one *lot* for planning purposes, any *development* on those parcels shall require the issuance of a Category 1 Staff approved *Development* Permit for a permitted *use*, unless a Variation is required or a discretionary *use* is proposed, in which case Category 1 or 2 *Development* Permits for these circumstances shall be required.

4.23 Where a land acquisition by any *public authority* results in a change to the configuration of a *lot* that conforms to the By-law, such that it does not comply with the applicable *Development* Permit Area *lot area* and frontage provisions, such *lot* is deemed to be an *existing lot*, as defined herein.

FLOOD PRONE LANDS

4.24 A Category 1 *Development* Permit shall be required for any *development* within flood prone lands.

4.25 The suffix “-F” after a *Development* Permit Area in Schedule “A” delineates known flood prone lands.

4.26 Despite Sections 4.24 and 4.25 above, all lands located below the following elevations are also recognized as being located within flood prone lands:

i) 317.18 metres (1040.6 ft.) GSC adjacent to Lake of Bays

ii) 286.46 metres (939.8 ft.) GSC adjacent to Peninsula Lake

4.27 No new *habitable building* shall be located below the flood elevations referenced in Sections 4.25 4.26 above.

4.28 Despite Section 4.27, new *habitable buildings* may be permitted between 285.29 metres and 286.46 metres (GSC) on Peninsula Lake and between 315.84 metres and 317.18 metres on Lake of Bays, provided that a technical report confirms that the *structure* is located outside any area affected by wave uprush or other related hazards.

4.29 An *existing habitable building* located on flood prone lands may be reconstructed or enlarged, provided that:

i) in the case of reconstruction, the entire *building* is dry-floodproofed;

ii) in the case of an addition, the addition is dry-floodproofed and does not exceed 50% of the original *floor area*, to a maximum of 40 square metres (430.6 sq. ft.); and

iii) the intended *use* of the *building* is unchanged, or is otherwise permitted by the applicable *Development* Permit Area.

HOME BASED-BUSINESS

4.30 A *home based-business* may be permitted within a Waterfront Residential *Development* Permit Area, subject to the issuance of a Category 1 *Development* Permit and the following provisions:

a) the *home based-business* shall only be conducted within a *detached dwelling* or *accessory building*;

b) the *home based-business* shall clearly be secondary and *accessory* to the principal residential *use*;

c) the nature or scope of a *home based-business* shall not change the residential character of the *dwelling* or property;

d) the following *uses* shall not be permitted as a *home based-business*:

Vehicle, boat, aircraft, or trailer repair or service
Medical or dental *office*
Private hospital
Animal hospital
Kennel

Nursing home
Eating establishment
Laundry
Distillery or Brewery
Any *use* with a retail activity, other than an *artisan's studio*, which involves the general public coming or going on a regular basis without preset appointment times;

e) the *home based-business* shall be conducted by a person or persons residing in such *dwelling unit*, and by not more than one person at any one time not residing in the *dwelling*;

f) the *home based-business* shall not emit noxious odours or interfere with television or radio reception in other adjacent *buildings,* or create or become a public nuisance, in particular with regard to traffic, parking, noise or emission of smoke;

g) no more than 25% of the *floor area* of the *dwelling* shall be used for purposes related to the *home based-business*, except for a *private home daycare*, or a bed and breakfast or room or board establishment both of which shall be limited to 3 bedrooms;

h) in the case of a *home based-business* located in an *accessory structure*, such *structure* shall not be located within a *shoreline yard*, *front yard* or *exterior side yard* and shall not exceed a maximum *floor area* of 54 square metres (581.3 sq. ft.);

i) there shall be no external storage of goods or materials associated with the *home based-business*;

j) there shall be no visible display from outside of the premises, other than a sign not larger than 0.4 square metres (4.4 sq. ft.) and as further required by any applicable sign by-law or other regulation; and

k) parking for the *home-based business* shall be provided on the *lot*.

LANDS NOT IDENTIFIED WITHIN A DEVELOPMENT PERMIT AREA

4.31 Lands not shown within a *Development* Permit Area on Schedule A attached hereto shall be deemed to be in the *Open space Development* Permit Area.

LANDS UNDER WATER

4.32 Unless indicated otherwise in this By-law, lands below water shall be deemed to be in the *Open space Development* Permit Area.

LIGHTING

4.33 The *use* of sensitive lighting practices that do not interfere with the view of the night sky or spill into surrounding properties will be required for all land *uses*. Lighting shall not exceed a maximum *height* of 9 metres (29.5 ft), and shall be directed downward.

MULTIPLE DEVELOPMENT PERMIT AREAS ON A LOT

4.34 Where a *lot* is divided into more than one *Development* Permit Area, each such part of the *lot* shall be used in accordance with the provisions of this By-law of the applicable *Development* Permit Area.

4.35 Where a *lot* is divided between this By-law and the Comprehensive Zoning By-law, each such part of the *lot* shall be used in accordance with the provisions of the applicable by-law.

4.36 Regardless of the number of *Development* Permit Areas or applicable by-laws which govern the *use* of a *lot*, where permitted, only one single *detached dwelling* is permitted on any *lot*, provided that all other applicable provisions of the By-law are complied with.

NON COMPLYING (LEGAL) BUILDINGS AND STRUCTURES

Non-conformance refers to use and non-compliance refers to standards. This by-law recognizes (grandfathers) existing shoreline lots that are a minimum of 1/3 acre in area with at least 30 metres (100 feet) of water frontage and existing backlots that are a minimum of 2 acres in area, with a minimum public road frontage of 60 metres (200 feet). In addition, legally existing structures which do not comply with the standards of this by-law are recognized (grandfathered) and additions are permitted provided the non-compliance is not further exacerbated. Category 1 development permits are required in these instances.

This by-law does not require restoration of previously cleared shorelines unless development is proposed within the shoreline yard or the lot was vacant as of the date of the passing of the by-law.

4.37 Despite any other provisions of this by-law, where a legal non-complying *building* or *structure* is damaged, destroyed, or demolished, the reconstruction of the *building* will be restricted to no more than its original *footprint*, *building* size and *height* and its original location, and a *development* permit will not be required.

4.38 Despite Section 4.37, any request to recognize, expand or add to a legal non-complying *building* or *structure* shall require a Category 1 *development* permit, as a Staff Variation, and shall only be permitted provided it is no more than the *height* of the original *structure* and it complies with all other provisions of the By-law. An increase of 15% or less of the *existing height* shall require a Category 1 *Development* Permit as a Staff Variation. Any increase over 15% of the original *height* will require a Category 2 *Development* Permit as a Council Variation.

4.39 Despite Section 4.38, an expansion of, or addition to a legal non-complying *dwelling* within the *shoreline activity area* shall require a Category 1 *Development* Permit as a Staff Variation and may only be permitted provided that it is no more than the *height* of the original *structure* and it complies with all other provisions of the By-law. An increase of 15% or less of the *existing height* shall require a Category 1 *Development* Permit as a Staff Variation. Any increase over 15% of the original *height* will require a Category 2 *Development* Permit as a Council Variation. The size of the addition will be restricted to a maximum of 50% of the total permitted *shoreline activity area coverage* in a Staff Variation. Any proposal which exceeds 50% of the permitted *shoreline activity area coverage* shall require the issuance of a Category 2 *Development* Permit as a Council Variation.

4.40 Submission of an application for *building* permit relying on Sections 4.37 to 4.39 must occur within two years of the damage or destruction, otherwise these sections do not apply.

4.41 The variations to any of the applicable standards outlined in this By-law also apply to a legal non-complying *building* or *structure* provided that any enlargement or expansion does not further compound the non-compliance.

NON CONFORMING (LEGAL) USES

4.42 Provided that there is no change in *use*, *existing* legal *uses* and *existing* legal *accessory uses* thereto may continue.

4.43 Where a *building* containing a legal *non-conforming use* is damaged, destroyed or demolished, the reconstruction of the *building* will be restricted to no more than its original *footprint*, *building* size, *height* and location, and a *development* permit shall not be required.

4.44 Unless otherwise permitted by this by-law, a maximum of one *dwelling* and one *sleeping cabin* may be permitted on a *lot*. The presence of more than one *dwelling* or *sleeping cabin* on a *lot* shall be considered *non-conforming*.

NOXIOUS USES

4.45 No *use* is permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the Public Health Act or regulation thereunder.

PARKING

4.46 In any *Development* Permit Area, the following off-*street* parking and loading space requirements will be required for every *structure* hereafter erected or enlarged or changed in *use*, or any other change in *use* on a property.

4.47 Variations of up to 20% to the numbers appearing in Sections 4.48 to 4.58 may be permitted by a Category 1 *Development* Permit as a Staff Variation. Any variation exceeding 20% shall require a Category 2 *Development* Permit as a Council Variation.

4.48 Minimum *parking space* dimensions are 3 metres (9.8 ft.) in width by 6 metres (19.7 ft.) in length.

4.49 The minimum *parking space* requirements shall be the sum of the minimum requirements for each individual *use* on the property. If this number results in a decimal greater than one-half, then one additional space is required.

4.50 Where a *building* expansion or enlargement is proposed on a *lot* that has a deficiency in its parking requirements as of the passing of this by-law, additional parking for the expansion only is required to be provided in accordance with the provisions of this By-law. If the proposal includes a change in *use*, the parking requirement shall comply with the current parking provisions for that new *use*.

4.51 Non-residential *uses* shall maintain their respective off-*street parking areas* with a stable surface which will prevent the raising of dust or loose particles.

4.52 All *parking areas* and spaces shall have access from unobstructed driveways or passageways with a minimum width of 3 metres (9.8 ft), and a maximum width of 9 metres (29.5 ft). All such *parking areas* shall also have access to a *road* or *private road*, but shall not be located on any part of the *road* or *private road*. In the case of a single detached *dwelling*, the required *parking spaces* may be obstructed and accommodated in a linear fashion in the garage or driveway.

4.53 In a Residential *Development* Permit Area, parking shall be in accordance with the following:

a) Not more than one vehicle per *dwelling unit* shall be a commercial *motor vehicle* as defined in the Highway Traffic Act;

b) Commercial *motor vehicles* are not permitted to park in a *front yard* or a *shoreline yard*.
c) Required *parking spaces* for residential *uses* are required to be provided on the same *lot* as the residential *use*.

4.54 Required *parking spaces* for commercial *uses* may be located on a separate *lot* provided the parking is located within 150 metres (492 ft.) of the commercial *use*, and the *lot* on which the parking is located is in the same *Development* Permit Area as the commercial *use*.

4.55 Where a commercial *use* abuts or is adjacent to a *navigable waterway*, one third of the required *parking spaces* may be in the form of boat slips maintained for the sole purpose of customer boat parking specifically for the commercial *use*. Each such boat slip shall be at least 6 metres (19.7 ft.) in length and have a minimum width of 3 metres (9.8 ft.).

4.56 Unless otherwise specified in this by-law, uncovered *parking areas* may be permitted within any of the required *yard setbacks,* provided that where a non-residential *use* abuts a residential *lot*, there shall be a 2.5 metre (8.2 ft.) *buffer* strip along the shared property line on the non-residential property.

4.57 *Parking areas* are permitted in any *yard*, except the *shoreline yard*, subject to other provisions of this by-law.

4.58 Multi-level parking *structures* are not permitted in any *Development* Permit Area.

4.59 Parking shall be required as follows:

Type & Nature of Use	**Minimum Off-*Street* Parking Requirements**
Dwelling unit on a *lot* with *road* access	2 *parking spaces* per *dwelling unit*, plus 1 *parking space* for a *sleeping cabin*
Bed and Breakfast Establishment, *Commercial Bed and Breakfast Establishment*, *Boarding house*	2 *parking spaces* for the main *dwelling unit*, plus 1 *parking space* for each bedroom or unit used for hire or gain
Motel, *Resort*, Cottage Establishment, *Toruist establishment*, *Tourist camping establishment*	1.5 *parking spaces* for every *accommodation unit*, cottage, camp site, or *housekeeping unit*, plus 2 *parking spaces* for the *owner*'s *dwelling unit* or caretaker's cabin.
Institutional tourist establishment	1 *parking space* for every 15.5 square metres (166.8 sq. ft.) of *floor area*, or 1 *parking space* for every 4 persons to be accommodated based on the total capacity of the *Institutional tourist establishment*, whichever is greater, plus 2 *parking spaces* for the *owner*'s *dwelling unit* or caretaker's cabin.

Marina	1.5 *parking spaces* for every boat slip, plus 1 *parking space* for every 8.0 square metres (86.1 square feet) of *floor area* devoted to sales or service
Waterfront landing	3 *parking spaces* for each property served, plus 1 visitors *parking space* for every 3 properties served
Access Point	3 *parking spaces* for each property served
Golf course, *Golf driving range*, Mini *Golf course*	24 *parking spaces* for every nine holes of *golf course*, plus 1 *parking space* for every tee on a driving range or hole on a mini *golf course*
Park, Commercial *Park*, Private *Park*, Public *Park*	1 *parking space* for every 6 visitors based on the total capacity of the *park*
Other Recreational *Uses* Not Listed	1 *parking space* for every 9 square metres (96.9 sq. ft.) of *floor area*, or 1 *parking space* for every 5 persons to be accommodated based on the total capacity of the facility, whichever is greater
Restaurant, *Tavern*	1 *parking space* for every 9 square metres (96.9 sq. ft.) of gross *floor area*, or 1 *parking space* for every 4 persons to be accommodated based on the total capacity of the *building*, whichever is greater.
Artisan's studio	1 *parking space* for every 20 square metres (215.3 sq. ft.) of *floor area*, with a minimum of two *parking spaces*

PUBLIC USE

Development Permit Area Provisions

4.60 Every *public use* must comply with the provisions for the *Development* Permit Area in which it is located.

Development Permit Areas Where Permitted

4.61 A *public use* is permitted in any *Development* Permit Area.

Provisions in Residential Development Permit Areas

4.62 With the exception of skating rinks, swimming pools, tennis courts or similar *uses*, any above ground non-residential *public use* which is located in a Residential *Development* Permit Area must be enclosed in a *building* designed, located and maintained in general harmony with the permitted Residential *buildings* in such *Development* Permit Area.

Street and Installations

4.63 Nothing in this By-law prevents the *use* of land for a *road* or *private road* or prevents the installation of a water main, sanitary sewer main, storm sewer main, gas main, pipeline, lighting fixture, or overhead or underground hydro or telephone lines.

SHORELINE ACTIVITY AREAS

In order to maintain an appropriate balance between a natural shoreline and built form, the concept of shoreline activity areas has been developed. Shoreline activity areas are defined and focused areas of the shoreline within which development may occur. The Official Plan encourages 75% of residential shorelines, 66% of resort commercial shorelines and 50% of marina shorelines to be maintained in a natural state. This concept is further illustrated in Appendix 4.

It is generally intended that shoreline buffers be maintained to a depth of at least 15 metres (49 feet). However, an effort has been made to recognize existing situations. Therefore, in the case of existing developed lots with buffers along at least 75% of the water frontage of at least 8 metres (26 feet) in depth as of the date of the passing of the by-law, these buffers are recognized as complying with the by-law and further restoration would not be required.

Accessory Buildings and Structures:

4.64 Where a *lot* abuts a *navigable waterway*, the following *accessory buildings* or *structures* may be constructed within a *shoreline activity area*:

a) *boathouse* to a maximum length of 15 metres (50 ft.) from the *shoreline*;
b) *boatport* to a maximum length of 15 metres (50 ft.) from the *shoreline*;
c) *dock* to a maximum length of 20 metres (66 ft.) from the *shoreline*;
d) pumphouse, *gazebo*, *shed*, changehouse, or sauna not exceeding 10 square metres (107.6 sq. ft.) of *floor area*;
e) free-standing *deck*, not exceeding 1.8 metres (5.9 ft.) in *height*;
f) hot tub with plumbing;
g) stairs and landings, provided that the landings do not exceed the width of the stairs they serve and are not greater in width than 2.5 metres (8.2 ft.); and
h) elevator or lift.

In no case shall an *accessory building* or *structure* extend more than 20 metres (66 feet) from the *shoreline*.

Boathouses:

4.65 A flat roofed *boathouse* shall require a minimum *setback* of twice that otherwise required.

4.66 No *boathouse* or *boatport* shall be used for the provision of sleeping quarters or include a *kitchen*.

4.67 The *height* of a *boathouse* or a *boatport* within a Residential *Development* Permit Area shall not exceed 4.2 metres (13.8 ft.) and shall not contain more than one *storey*.

4.68 The maximum permitted gross floor area of a boathouse is 75% of the permitted *shoreline activity area coverage* to a maximum of 139 m² (1500 ft²).

Extent and Location:

4.69 All new *development* within the *shoreline yard* shall require a Category 1 *development* permit, unless otherwise specified herein. This shall not include repairs and maintenance of *existing structures.*

4.70 No part of a *shoreline activity area* is permitted within 4.5 metres (14.8 ft.) of the *side lot line* or any straight-line projection thereof from the *ordinary water's edge*.

4.71 A maximum of two *shoreline activity areas* are permitted on or *abutting* a residential *lot*.

4.72 Unless otherwise specified herein, where a residential *lot* has more than one contiguous *shoreline*, no more than 25% of any one *shoreline* shall be used as *shoreline activity area frontage* and the total *shoreline activity area frontage* shall not exceed 23 metres (75.4 ft.).

4.73 Despite Sections 4.70 and 4.71, where the *lot* frontage exceeds the required *water frontage* by at least twice the required *water frontage*, an additional *shoreline activity area* of 25% of each additional required frontage is permitted provided that:

a) a Category 2 Council *Development* Permit is obtained;

b) no single *shoreline activity area* shall exceed 23 metres (75.4 ft.); and
c) each such additional *shoreline activity area* shall be located on a portion of the *lot* which has the frontage and area of at least that required for a Waterfront Residential *lot* on the relevant category of lake.

4.74 For *lots* created after the date of passing of this by-law, where a *non complying shoreline activity area* exists, any further *development* on the *lot* shall require a Category 1 Staff *Development* Permit, subject to the reestablishment of a *shoreline buffer* as required for

that *Development* Permit Area. The required *buffer* shall be a minimum of 15 metres (49 feet) in depth and shall consist of trees of a minimum of six feet in *height* and shrubs that would be expected to grow to six feet in *height*, and at a density of one tree or shrub per 14 square metres (150 square feet), measured from the stems, more or less evenly along the *buffer* and generally parallel to the *shoreline*.

4.75 For *existing lots* which did not contain *existing dwellings,* as in the case of a "Waterfront Residential" *lot*, or a *principal building* for any other *lot* as of the date of the passing of this by-law, where a *non complying shoreline activity area* exists, any further *development* within the *shoreline yard* or the construction of a new *dwelling* on the *lot* shall require a Category 1 Staff *Development* Permit, subject to the reestablishment of a *shoreline buffer* as required for that *Development* Permit Area. The required *buffer* shall be the greater of:

a) the depth of the *buffer* that existed as of the date of the passing of the by-law, but shall not be required to exceed 15 metres (49 feet); or
b) 8 metres.

The required *buffer* shall be a minimum of 15 metres (49 feet) in depth and shall consist of trees of a minimum of six feet in *height* and shrubs that would be expected to grow to six feet in *height*, and at a density of one tree or shrub per 14 square metres (150 square feet), measured from the stems, more or less evenly along the *buffer* and generally parallel to the *shoreline*.

4.76 Despite any other provisions of this By-law, for *existing lots* with *existing dwellings*, as in the case of a "Waterfront Residential" *lot*, or a *principal building* for any other *lot* as of the date of the passing of this by-law, where a *non complying shoreline activity area* exists, any further *development* within the *shoreline activity area* shall require a Category 1 Staff *Development* Permit, subject to the reestablishment of a *shoreline buffer* as required for that *Development* Permit Area. The required *buffer* shall be the greater of:

a) the depth of the *buffer* that existed as of the date of the passing of the by-law, but shall not be required to exceed 15 metres (49 feet); or
b) 8 metres.

The required *buffer* shall be a minimum of 15 metres (49 feet) in depth and shall consist of trees and shrubs of a minimum of six feet in *height* and at a density of one tree or shrub per 14 square metres (150 square feet), measured from the stems, more or less evenly along the *buffer* and generally parallel to the *shoreline*. In this situation, where an *existing buffer* of at least 8 metres (26 feet) exists, that *buffer* is deemed to comply with this By-law.

4.77 If a proposal does not achieve the requirements of Sections 4.73 to 4.75, a Category 2 Council Variation *Development* Permit is required, and an overall net gain of *shoreline vegetation* shall be required.

4.78 Despite Sections 4.73 to 4.75 above, where the natural *shoreline* of a property is determined to be other than forested, (as in the case of a natural beach), a *shoreline*

buffer that is reflective of the natural *shoreline* is required.

Shoreline buffer:

4.79 A *shoreline buffer* shall be maintained *abutting* any portion of a *shoreline* that does not form part of a *shoreline activity area*. A *shoreline buffer* shall be a minimum of 15 metres (49.2 ft.) in depth measured inland from the *ordinary water's edge*, unless otherwise specified in this By-law.

SIGHT TRIANGLES

4.80 Within any area identified as a sight triangle, the following *uses, site alterations*, *vegetation* removal and *structures* are prohibited:

a) A *building*, *structure* or *use* which would obstruct the vision of drivers of *motor vehicle*s using the adjacent *street*:
b) A fence, tree, hedge, bush or other *vegetation*, exceeding 1 metre (3.3 ft.) *height* above the elevation of the *street* line; and
c) A *finsihed grade* which exceeds the elevation of the *street* line by more than 0.6 of a metre (2 ft.).

TEMPORARY USES

Construction

4.81 A temporary *building*, *structure* or trailer incidental to the construction of a *principal* a *lot* shall be permitted in all *Development* Permit Areas, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned. In this case, 'abandoned' means the failure to proceed with the work within a one year time period.

Garden Suites and Secondary Suites

4.82 Where a *garden suite* or *secondary suite* is specifically permitted as a discretionary *use*, such *use* shall be maintained in accordance with the following provisions:

a) The garden or *secondary suite* shall require a Category 1 *Development* Permit as a temporary *use*.

b) The *floor area* of a *garden suite* shall not exceed the *floor area* of the principal *dwelling* and at a maximum is 85 square metres (915 sq. ft.).

c) Once a *garden suite* is discontinued, it shall be removed from the site.

d) A *secondary suite* shall be capable of integration into the principal *dwelling*, once the *secondary suite* is discontinued.

e) A garden or *secondary suite* is not permitted for a period exceeding 10 years.

Recreational Trailers

4.83 The parking and storage of *recreational trailers* shall be prohibited in all *Development* Permit Areas where a *dwelling* is in existence on the same *lot*, in which case one *recreational trailer* may be stored on the occupant's *lot*, but only in the rear or *interior side yard*, or in such *Development* Permit Areas where such parking and storage is permitted by this By-law.

4.84 The *use* of *recreational trailers* is prohibited in all *Development* Permit Areas except where specifically permitted.

VEGETATION REMOVAL AND *SITE ALTERATION*

It is the intent of the Township to preserve vegetation along shorelines, for its ecological functions, its contribution to aesthetics and lake character and the reduction of the visual impact of development on the lakes. Vegetation removal within the shoreline activity area is permitted and would require the issuance of a development permit. Vegetation removal within the remainder of the shoreline buffer while generally discouraged, is permitted in limited circumstances, such as for the purposes of a pervious pathway. A Category 1 development permit would be required in these instances.

These provisions do not apply to the removal of dead or dying trees, including those trees which present a potential hazard to life or property, or trimming or pruning.

Regulated vegetation includes healthy woody vegetation (trees and shrubs) measuring at least 4 feet in height. Smaller vegetation, including herbaceous vegetation is not regulated due to anticipated difficulty in enforcement. However, this vegetation is essential in the protection of shoreline habitat and water quality, and in the reduction in shoreline erosion. The Township strongly encourages landowners to maintain as much vegetation as possible along shorelines.

4.85 *Development*, including woody *vegetation* removal or *site alteration* requires a Category 1 *Development* Permit, in accordance with the provisions in the following chart. Where *vegetation* removal or *site alteration* is proposed in an area not described in the following chart, a *development* permit is not required.

DEVELOPMENT PERMIT REQUIRED FOR VEGETATION REMOVAL OR *SITE ALTERATION*	**CRITERIA FOR VEGETATION REMOVAL OR *SITE ALTERATION***
Within the *shoreline activity area*	No specific criteria, but a *development* permit shall be required in order to confirm the location and extent of the *shoreline activity area*.
Within the *shoreline buffer*	• *Vegetation* removal which in the opinion of the *Township*, would not compromise the ecological or visual functions of the *shoreline buffer*; or • *Vegetation* removal which is required to be removed for the establishment of a pervious pathway of a width not exceeding 1 metre; or • *Vegetation* removal supported by a prescription from an arborist or a professional forester *Note – removal of a maximum of 10% of the woody vegetation within the shoreline yard may occur by way of an "Intent to Remove Shoreline Vegetation", rather than a development permit . This may only occur once per property after this by-law comes into effect.*
WITHIN 30 M (98.4 ft.)OF A *COLDWATER STREAM*	- Fisheries assessment or maintenance of a 15 m (49.2 ft.)*buffer*
FOR THE PURPOSES OF A *GOLF COURSE*	- Site Evaluation and other technical reports (hydrogeological assessment, *golf course* management plan, etc.) in accordance with Section 6 of this by-law.
OVER AN AREA EXCEEDING 0.2 HA (0.5 acre), OR 50% OR A *LOT*, WHICHEVER IS LESS, except for *forestry operations*	- Site Evaluation in accordance with Section 6 of this By-law
WITHIN 120 METRES (393.7 ft.)OF A *PROVINCIALLY SIGNIFICANT WETLAND*	- Site Evaluation in accordance with Section 6 of this by-law
IN ANY *WETLAND*	- Site Evaluation in accordance with Section 6 of this by-law.
IN A *NATURAL HERITAGE AREA*	- Site Evaluation in accordance with Section 6 of this by-law.
ON A SLOPE > 30%	- Site Evaluation in accordance with Section 6 of this by-law.
ON A RIDGE LINE OR CLIFF	- Site Evaluation in accordance with Section 6 of this by-law.
IN A *DEER WINTERING AREA* where *vegetation* removal is proposed over more than 0.5 acre	- Site evaluation in accordance with Section 6 of this by-law.

4.86 In a case where *vegetation* removal or *site alteration* has already occurred in the areas referenced in Section 4.84, further *development* within those areas is only permitted provided that the areas are re-vegetated in accordance with the provisions of this by-law.

WATER SUPPLY AND *SEWAGE* DISPOSAL SYSTEMS

4.87 Despite any other provisions of this by-law, no *building* or *structure* which requires a water supply or *sewage* disposal system shall be erected, altered or used on land which, by reason of its rocky, low lying, marshy or unstable characteristics, is unsuitable for the provision of the required water supply or *sewage* disposal system, as determined by the approval authority.

4.88 No land reserved for the *use* of a tile field or a *sewage* disposal system may be used for any other purpose.

4.89 Despite any *yard* or *setback* provisions of this by-law to the contrary, a *sewage* disposal *leaching bed* shall be permitted within any *yard* of this by-law, with the exception of the *shoreline yard*.

4.90 *Leaching beds* shall be set back a minimum of 30 metres (98 ft.) from the *ordinary water's edge*.

4.91 Notwithstanding Section 4.89, on lakes that require a *shoreline yard* of 30 metres (98.4 ft.) a septic tank is permitted within the *shoreline yard* provided that a minimum *setback* of 24 metres (80 ft.) is maintained.

4.92 Notwithstanding Sections 4.89 and 4.90, on an *existing lot* where a *leaching bed* cannot be *setback* a minimum of 30 metres due to site constraints, a reduced *setback* may be permitted as a staff variation subject to the criteria set out in Schedule C.

WATERCOURSE *SETBACKS*

4.93 A 30 metre (98.4 ft.)*setback* shall be maintained from a *coldwater stream*, as shown on the schedules, 15 metres (49.2 ft.) of which shall remain as a natural *buffer*.

4.94 A 15 metre (49.2 ft.) *setback* shall be maintained from any other *watercourse*, 7.5 metres (24.6 ft.) of which shall remain as a natural *buffer*.

YARDS

4.95 Where *yards* overlap on a *lot* or an adjacent *lot*, the greater *yard* requirement applies.

5. DEVELOPMENT PERMIT AREA PROVISIONS

5.1 WATERFRONT RESIDENTIAL DEVELOPMENT PERMIT AREA

5.1.1 In a Waterfront Residential *Development* Permit Area, no person shall *use* any land or erect, alter or *use* any *building* or *structure*, or alter *existing* grades or remove *vegetation* except in accordance with the provisions of this section and any other applicable provisions of this by-law.

Permitted Uses, Buildings and Structures

PERMITTED USES
One *existing dwelling*
One single *detached dwelling*(a)
One *accessory sleeping cabin*
Home based business
Individual access point
Residential group home (a)
Conservation

(a) Not a permitted *use* on lakes listed in Schedule E as being of high sensitive or over threshold.

Discretionary Uses, Buildings and Structures

DISCRETIONARY USES (a)
One single *detached dwelling*
Residential group home
Secondary suite
Garden suite
Similar *uses* to those permitted

(a) Provided that the criteria established in Schedule D for such *uses* have been satisfied.

Provisions for all residential lots

a) MINIMUM LOT AREA FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A new back*lot* with public *road frontage*	4 ha (9.9 a)	Up to 5%	Over 5%
A new *lot* on an island of less than 4 ha (9.9 a) in area	0.8 ha (2 a)	Up to 5%	Over 5%
An *individual access point*	700 sq. m. (7535 sq. ft.)	Up to 5%	Over 5%
Lakes identified in Schedule E as being of high sensitivity	*Existing*	None	Any – subject to the requirements of C.3.1
Lakes identified in Appendix 2 as being over threshold and in Schedule E as being of moderate or low sensitivity	*Existing*	None	None

Lakes identified in Schedule E as being highly sensitive and in Appendix 2 as over threshold	*Existing*	None	None
Within a heritage area Where a WEP1 *development* permit area exists along the entire frontage of the *lot* Where a residential compound exists	*Existing*	N/A	Other
All other situations	0.4 ha (1 a)	Up to 5%	Over 5%

b) MINIMUM WATER FRONTAGE FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a Category 3 lake, as identified in Appendix 1;	152 metres (492.1 ft.)	Up to 5%	Over 5%
On a category 2 lake, as identified in Appendix 1 On a *narrow waterbody* which measures less than 90 metres (295.3 ft.)across Where slopes of greater than 40% exist	120 metres (393.7 ft.)	Up to 5%	Over 5%
On a *narrow waterbody* which measures between 90 and 150 metres (492.1 ft.)across Where slopes of 30% to 40% exist Where a WEP1 *Development* Permit Area exists along more than 50% of the *lot* frontage	90 metres (295.4 ft.)	Up to 5%	Over 5%
Lakes identified in Schedule E as being of high sensitivity	*Existing*	None	Any – subject to the requirements of C.3.1
Lakes identified in Appendix 2 as being over threshold and in Schedule E as being of moderate or low sensitivity	*Existing*	None	None
Lakes identified in Schedule E as being highly sensitive and in Appendix 2 as over threshold	*Existing*	None	None
Within a heritage area Where a WEP1 *development* permit area exists along the entire frontage of the *lot* Where a residential compound exists	*Existing*	N/A	Other
All other situations	60 metres (196.9 ft.)	Up to 5%	Over 5%

c) MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot on a provincial highway or on a District Class A *road*	150 metres (492.1 ft.)	Up to 5%	Over 5%
Lot on a District Class B *road* *Backlot*	135 metres (442.9 ft.) (In the case of a *backlot*, frontage required on a year round maintained public *road*)		
Shoreline lot on a *Township road*	45 metres (147.6 ft.)		
Shoreline lot on a *private road*	N/A		

d) *MINIMUM SHORELINE YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
The *lot* abuts a WEP1 *Development* Permit Area	30 metres (98.4 ft.)	33% upon submission of a fisheries assessment	Over 33%
The *lot* is located on one of the following lakes: Dickie Lake Echo Lake Grandview Lake Lake of Bays Paint Lake Ril Lake	20 metres (65.6 ft.)	Up to 10%	Over 10%
All other situations The *lot* contains an *existing* residential compound.	30 metres (98.4 ft.)		

e) *MINIMUM FRONT YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
For *lots* other than *shoreline lots*	10 metres (32.8 ft.)	Up to 50%	Over 50%
Adjacent to a Provincial Highway	19 metres (62.3 ft.)		
Adjacent to a District *road*.	14.5 metres (47.6 ft.)		

f) MINIMUM INTERIOR SIDE YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	4.5 metres (14.7 ft.)	Up to 20%	Over 20%

g) MINIMUM EXTERIOR SIDE YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	10 metres (32.8 ft.)	Up to 50%	Over 50%
Adjacent to a Provincial Highway	19 metres (62.3 ft.)		
Adjacent to a District *road*.	14.5 metres (47.6 ft.)		

h) MINIMUM REAR YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	10 metres (32.8 ft.)	Up to 50%	Over 50%
Adjacent to a Provincial Highway	19 metres (62.3 ft.)		
Adjacent to a District *road*.	14.5 metres (47.6 ft.)		

i) *MAXIMUM LOT COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
An *individual access point*.	5% to a maximum of 93 square metres (1001.1 sq. ft.)	Coverage – up to 25% of requirement No variance for the maximum *footprint*	Over 25% of the coverage requirement Any variance to the maximum *footprint*
A *backlot* with public *road frontage*.	5%		
All other situations	10% with a maximum of 510 sq. m. (5499 sq.ft). *footprint* constructed between 20 metres (65.6 ft.) and 60 metres (196.0 ft.) of the *shoreline* (a)		

(a) Where an existing dwelling is located within the shoreline yard, its footprint area shall be included in the calculation of lot coverage.

See Appendix 5 for clarification regarding lot coverage.

j) *MAXIMUM BUILDING HEIGHT*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
An *accessory shoreline structure*	4.2 metres (13.8 ft.)	None	Any
Other *accessory structures*	4.5 metres (14.8 ft.)	10%	Over 10%
A garage	7 metres (23 ft.)	10%	Over 10%
A *detached dwelling*	8.5 metres (27.9 ft.)	10%	Over 10%

See Appendix 5 for clarification regarding the measurement of building height.

k) MAXIMUM SHORELINE ACTIVITY AREA FRONTAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A waterfront residential *lot*	25% to a maximum of 23 metres (75.5 ft.)	Up to 5%	Over 5%
An *individual access point*	33%		

a) That portion of existing dwellings and sleeping cabins which are located within the shoreline yard will be included in the calculation of shoreline activity area frontage.

l) *MAXIMUM SHORELINE ACTIVITY AREA COVERAGE*

SITUATION	STANDARD (a)	STAFF VARIATION	COUNCIL VARIATION
All	40%	None	Any

(a) That portion of existing dwellings and sleeping cabins which are located within the shoreline activity area as of the date of the passing of this by-law will not be included in the calculation of shoreline activity area coverage.

5.1.2 Provisions for *Shoreline* Residential Cluster Development

a) MINIMUM AREA PER LOT OR UNIT

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	0.4 ha (1 a)	Up to 5%	Over 5%

b) MINIMUM ROAD FRONTAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A *lot* or unit fronting onto a Provincial Highway or a District Class A *road*.	150 metres (492.1 ft.)	Up to 5%	Over 5%
A *lot* or unit fronting onto a District Class B *road*.	135 metres (442.9 ft.)		
All other situations.	60 metres (196.9 ft.)		

c) MINIMUM WATER FRONTAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	15 metres (49.2 ft.) of *water frontage* within the *Open space* block for each unit in the cluster	Up to 5%	Over 5%

d) MINIMUM FRONT YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	10 metres (32.8 ft.)	Up to 10%	Over 10%

5.2 WATERFRONT COMMERCIAL DEVELOPMENT PERMIT AREAS

5.2.1 Waterfront Commercial *Development* Permit Areas include the following:

Waterfront *Resort* Commercial *Development* Permit Area (WRC)
Waterfront *Resort* Commercial *Backlot Development* Permit Area (WRCB)
Waterfront *Resort* Commercial *Open space Development* Permit Area (WRCOS)
Waterfront Service Commercial *Development* Permit Area (WSC)
Waterfront Service Commercial *Backlot Development* Permit Area (WSCB)

5.2.2 In any Waterfront Commercial *Development* Permit Area, no person shall *use* any land or erect, alter or *use* any *building* or *structure*, or alter *existing* grades or remove *vegetation* except in accordance with the provisions of this section.

5.2.3 WATERFRONT RESORT COMMERCIAL DEVELOPMENT PERMIT AREA

Permitted Uses, Buildings and Structures

PERMITTED *USES, BUILDINGS* AND *STRUCTURES* (a)
Bed and Breakfast, Commercial
Institutional tourist establishment
Toruist establishment
Motel
Resort
Accessory dwelling

(a) Permitted uses and structures include accessory uses and structures, unless specifically listed, but exclude shooting ranges, archery ranges or similar

Discretionary Uses, Buildings and Structures

DISCRETIONARY *USES*, *BUILDINGS* AND *STRUCTURES* (a)(b)
Similar *uses*
Accessory golf course
Accessory driving range

(a) Discretionary uses and structures include accessory uses and structures, unless specifically listed, but exclude shooting ranges, archery ranges or similar
(b) Subject to the criteria in Schedule D

Provisions

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
LOT AREA	*Existing*	N/A
ROAD FRONTAGE (public *road*)	*Existing*	N/A
WATER FRONTAGE	*Existing*	N/A
SHORELINE ACTIVITY AREA FRONTAGE	33%	Up to 20%
SHORELINE YARD	30 m (98.4 ft.)	Up to 10%
FRONT YARD (a)	10 m (32.8 ft.)	Up to 50%
REAR YARD (a)	10 m (32.8 ft.)	Up to 50%
SIDE YARD	10 m (32.8 ft.)	Up to 50%
EXTERIOR SIDE YARD (a)	10 m (32.8 ft.)	Up to 50%
MAXIMUM REQUIREMENTS		
HEIGHT (principal)	8.5 m (27.9 ft.)	Up to 20%
HEIGHT (shoreline *accessory*)	4.2 m (13.8 ft.)	Up to 20%
HEIGHT (other *accessory*)	7 m (23 ft.)	Up to 20%
LOT COVERAGE	N/A	N/A
SHORELINE ACTIVITY AREA COVERAGE	50%	Up to 10% (max of 55%)
LOT COVERAGE BETWEEN 20 m – 120 m (65.6 ft. – 393.7 ft.)	30% of this area	Up to 15% (max of 35% or 10 % of total *lot coverage*, whichever is less)
Lot coverage (including all lands > 120 m (393.7 ft.) from *shoreline*	10%	Up to 25% (max of 12.5%)
GROSS *FLOOR AREA*	367 sq. m. per ha (1600 sq. ft. per acre) where *water frontage* is less than 120 m (398 ft.)	Up to 494 sq. m. (2152 sq. ft. per acre) where *water frontage* is less than 120 m (398 ft.)
	741sq. m. per ha (3229 sq. ft. per acre) where *water frontage* is at least 120 m (398 ft.)	Up to 988 sq. m. per ha (4306 sq. ft. per acre) where *water frontage* is at least 120 m (398 ft.)
# DOCKING SPACES (also subject to *Shoreline activity area* provisions)	14	50% (subject to boat impact assessment)

a) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

5.2.4 WATERFRONT RESORT COMMERCIAL BACKLOT DEVELOPMENT PERMIT AREA

Permitted Uses, Buildings and Structures

PERMITTED *USES*, *BUILDINGS* AND *STRUCTURES* (a)
Uses accessory to '*Resort* Commercial' permitted *uses*

(a) *Permitted uses include accessory uses and structures, unless specifically listed, but exclude shooting ranges, archery ranges or similar*

Discretionary Uses, Buildings and Structures

DISCRETIONARY *USES, BUILDINGS* AND *STRUCTURES* (a) (b)
Uses permitted in '*Resort* Commercial', only as part of a *shoreline* '*Resort* Commercial' *use*
Similar *uses*
Accessory golf course
Accessory driving range
Accessory stables

(a) *Discretionary uses include accessory uses and structures, unless specifically listed, but exclude shooting ranges, archery ranges or similar*
(b) Subject to the criteria in Schedule D

Provisions

MINIMUM REQUIREMENTS	STANDARD	VARIATION
LOT AREA	4 ha (9.9 a)	Up to 10%
ROAD FRONTAGE (public *road*)	134 m (439.6 ft.)	Up to 10%
WATER FRONTAGE	N/A	N/A
SHORELINE YARD	N/A	N/A
FRONT YARD (a)	10 m (32.8 ft.)	Up to 50%
REAR YARD (a)	10 m (32.8 ft.)	Up to 50%
SIDE YARD	10 m (32.8 ft.)	Up to 50%
EXTERIOR SIDE YARD (a)	10 m (32.8 ft.)	Up to 50%
MAXIMUM REQUIREMENTS		
HEIGHT (principal)	8.5 m (27.9 ft.)	Up to 20%
HEIGHT (*shoreline accessory*)	N/A	N/A
HEIGHT (other *accessory*)	7 m (23 ft.)	Up to 20%
LOT COVERAGE	8%.	Up to 20%` (max of 10%)
GROSS *FLOOR AREA*	741 sq. m. per ha (3229 sq. ft. per acre)	Up to 988 sq. m. per ha (4306 sq. ft. per acre)

(a) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

5.2.5 WATERFRONT RESORT COMMERCIAL OPEN SPACE DEVELOPMENT PERMIT AREA

Permitted Uses, Buildings and Structures

PERMITTED *USES*, *BUILDINGS* AND *STRUCTURES* (a)
Accessory open space uses

(a) Permitted uses include accessory uses, unless specifically listed, but exclude shooting ranges, archery ranges or similar

Discretionary Uses, Buildings and Structures

DISCRETIONARY *USES*, *BUILDINGS* AND *STRUCTURES* (a) (b)
Other *accessory uses* to *Resort* Commercial
Accessory stables
Accessory golf course
Accessory driving range
Similar *uses*

(a) Discretionary uses include accessory uses and structures, unless specifically listed, but exclude shooting ranges, archery ranges or similar
(b) Subject to the criteria outlined in Schedule D.

Provisions

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
LOT AREA	*Existing*	N/A
ROAD FRONTAGE (public *road*)	*Existing*	N/A
WATER FRONTAGE	*Existing*	N/A
SHORELINE ACTIVITY AREA FRONTAGE	33%	Up to 20%
SHORELINE YARD	20 m (65.6 ft.) or 30 m (98.4 ft.) *abutting* Type 1 habitat	
FRONT YARD (a)	10 m (32.8 ft.)	Up to 50%
REAR YARD (a)	10 m	Up to 50%
SIDE YARD	10 m (32.8 ft.)	Up to 50%
EXTERIOR SIDE YARD (a)	10 m (32.8 ft.)	Up to 50%
MAXIMUM REQUIREMENTS		
HEIGHT (principal)	11 m (36 ft.)	Up to 20%
HEIGHT (*shoreline accessory*)	4.2 m (13.8 ft.)	Up to 20%
HEIGHT (other *accessory*)	11 m (36 ft.)	Up to 20%
SHORELINE ACTIVITY AREA COVERAGE	N/A	N/A
LOT COVERAGE BETWEEN 20 m – 120 m (65.6 ft. – 393.7 ft.)	N/A	N/A
Total *Lot coverage* (including all lands > 30 m (98.4 ft.) from *shoreline*)	N/A	N/A
GROSS *FLOOR AREA*	N/A	N/A
# DOCKING SPACES (also subject to *Shoreline activity area* provisions)	N/A	N/A

5.2.6 WATERFRONT SERVICE COMMERCIAL DEVELOPMENT PERMIT AREA

Permitted Uses, Buildings and Structures

PERMITTED *USES*, *BUILDINGS* AND *STRUCTURES*	
Marina	*Outfitter*
Waterfront Landing	*Recreational vehicle* establishment
Boat storage	*Accessory dwelling*
Contractor's establishment	

Discretionary Uses, Buildings and Structures

DISCRETIONARY *USES, BUILDINGS* AND *STRUCTURES* (a)
Similar *uses*

(a) Subject to the criteria in Schedule D

Provisions

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
LOT AREA	*Existing*	N/A
ROAD FRONTAGE (public *road*)	*Existing*	N/A
WATER FRONTAGE	*Existing*	N/A
SHORELINE ACTIVITY AREA FRONTAGE	50%	Up to 20%
SHORELINE YARD	30 m (98.4 ft.)	Up to 10%
FRONT YARD (a)	N/A	N/A
REAR YARD (a)	10 m (32.8 ft.)	Up to 50%
SIDE YARD	10 m (32.8 ft.)	Up to 50%
EXTERIOR SIDE YARD (a)	10 m (32.8 ft.)	Up to 50%
MAXIMUM REQUIREMENTS		
HEIGHT (principal)	8.5 m (27.9 ft.)	Up to 20%
HEIGHT (*shoreline accessory*)	4.2 m (13.8 ft.)	Up to 20%
HEIGHT (other *accessory*)	7 m (23 ft.)	Up to 20%
SHORELINE ACTIVITY AREA COVERAGE	50%	Up to 10%
LOT COVERAGE BETWEEN 20 m – 120 m (65.6ft. – 393.7 ft.)	30%	Up to 15%
Lot coverage (including all lands > 120m (400 ft.) from *shoreline*)	10%	Up to 25% (max of 12.5%)
GROSS *FLOOR AREA*	N/A	N/A
# DOCKING SPACES (also subject to *Shoreline activity area* provisions)	14	50% (subject to boat impact assessment)

b) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

5.2.7 WATERFRONT SERVICE COMMERCIAL BACKLOT DEVELOPMENT PERMIT AREA

Permitted Uses, Buildings and Structures

PERMITTED *USES*, *BUILDINGS* AND *STRUCTURES*	
Uses accessory to "Service Commercial" permitted *uses*	
Boat storage	*Outfitter*
Contractor's *yard*	*Recreational vehicle* establishment
Accessory dwelling	

Discretionary Uses, Buildings and Structures

DISCRETIONARY *USES*, *BUILDINGS* AND *STRUCTURES* (a)
Similar *uses*

(a) Subject to the criteria in Schedule D

Provisions

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
LOT AREA	4 ha (9.9 a)	10%
ROAD FRONTAGE (public *road*)	134 m (439.6)	10%
WATER FRONTAGE	N/A	N/A
SHORELINE YARD	N/A	N/A
FRONT YARD (a)	10 m (32.8 ft.)	50%
REAR YARD (a)	10 m (32.8 ft.)	50%
SIDE YARD	10 m (32.8 ft.)	50%
EXTERIOR SIDE YARD (a)	10 m (32.8 ft.)	50%
MAXIMUM REQUIREMENTS		
HEIGHT (principal)	8.5 m (27.9 ft.)	20%
HEIGHT (*shoreline accessory*)	N/A	N/A
HEIGHT (other *accessory*)	7 m (23 ft.)	20%
LOT COVERAGE	8%	20% (max of 10%)
GROSS *FLOOR AREA*	N/A	N/A

c) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

5.3 WATERFRONT ENVIRONMENTAL PROTECTION DEVELOPMENT PERMIT AREAS

5.3.1 Waterfront Environmental Protection *Development* Permit Areas include the following:

Waterfront Environmental Protection *Development* Permit Area (WEP)
Waterfront Environmental Protection *Development* Permit Area One (WEP1)

5.3.2 In a Waterfront Environmental Protection *Development* Permit Area, no person shall *use* any land or erect, alter or *use* any *building* or *structure*, or alter *existing* grades or remove *vegetation* except in accordance with the provisions of this section.

Permitted Uses, Buildings and Structures

	PERMITTED *USES*, *BUILDINGS* AND *STRUCTURES*
WEP	• An *existing detached dwelling* • *Conservation*
WEP1	• *Conservation* • An *existing dock* • An expansion to an *existing dock* associated with an *abutting* Waterfront Residential *Development* Permit Area provided it is not wider than the average width of the *existing structure*

Discretionary Uses

	DISCRETIONARY *USES*, *BUILDINGS* AND *STRUCTURES*
WEP (a)	• *Interpretive centre* • A new *dock*, a *boathouse* or a *boatport* associated with a new or *existing dwelling* in an *abutting* Waterfront Residential *development* permit area • Similar *uses* to those permitted
WEP1 (b)(c)	• A new *dock*, a *boathouse* or a *boatport* associated with a new or *existing dwelling* in an *abutting* Waterfront Residential *development* permit area

(a) Provided that a site evaluation demonstrates to the satisfaction of the Township that there would be no negative impacts to the features and functions of the area.

(b) Provided that a fish habitat impact assessment demonstrates to the satisfaction of the Township that there would be no negative impacts to the features and functions of the area

(c) Within Plan of Subdivision M-698, a boathouse will also be permitted provided that approval is obtained from the Department of Fisheries and Oceans prior to the issuance of a development permit.

Provisions for Environmental Protection Development Permit Areas

a) MINIMUM SIDE YARD

STANDARD	STAFF VARIATION	COUNCIL VARIATION
4.5 m (14.8 ft.) from the *side lot line*	Up to 50%	Over 50%

b) MAXIMUM SHORELINE ACTIVITY AREA FRONTAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
25%	None	Any

5.4 WATERFRONT OPEN SPACE DEVELOPMENT PERMIT AREA

5.4.1 In the Waterfront *Open space Development* Permit Area, no person shall *use* any land or erect, alter or *use* any *building* or *structure*, or alter *existing* grades or remove *vegetation* except in accordance with the provisions of this section.

Permitted Uses, Buildings and Structures

PERMITTED USES, BUILDINGS AND STRUCTURES
An *existing detached dwelling* *Structures accessory* to an *abutting* 'Residential' *development* permit area in the same ownership *Individual access point* *Public park* *Conservation*

Discretionary Uses, Buildings and Structures

DISCRETIONARY USES, BUILDINGS AND STRUCTURES (a)
Similar *uses* to those permitted *Waterfront Landing* for a maximum of 14 watercraft Mini *golf course*

a) Subject to the criteria in Schedule D

Provisions

a) MINIMUM LOT AREA

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Commercial *Open space*	0.4 ha (1 a)	Up to 5%	Over 5%
Waterfront landing for up to 14 watercraft	1400 sq. m. (15070 sq. ft.)		
Individual access point	700 sq. m. (7535 sq. ft.)		
All other situations	No minimum		

b) MINIMUM WATER FRONTAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Commercial *Open space*	60 metres (196.9 ft.)	Up to 10%	Over 10%
Waterfront landing for up to 14 watercraft	30 metres (98.4 ft.)		
Individual access point	15 metres (49.2 ft.)		
All other situations	No minimum		

c) MINIMUM ROAD FRONTAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Located on a provincial highway or District Class A *road*	150 metres (492.1 ft.)	Up to 10%	Over 10%
Located on a District Class B *road*	135 metres (442.9 ft.)		
Commercial *Open space Waterfront landing* for up to 14 watercraft	30 metres (98.4 ft.)		
Individual access point	15 metres (49.2 ft.)		
All other situations	No minimum		

d) MINIMUM SHORELINE YARD

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Abutting WEP1 *Development* Permit Area	30 metres (98.4 ft.)	Up to 10%	Over 10%
Parking areas and *structures,* other than *shoreline structures*	20 metres (65.6 ft.)		
Undersized *shoreline lot* used in conjunction with a *lot* on the opposite side of a *street* and islands under 0.2 ha (0.5 a)	Subject to the provisions of the *abutting Development* Permit Area		

e) MINIMUM SIDE YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Open space Crown land *Individual access point* *Waterfront landing* for up to 14 watercraft	10 m (32.8 ft.)	Up to 25%	Over 25%
Undersized *shoreline lot* used in conjunction with an adjacent developable *lot* Lands under water	Subject to the provisions of the *abutting development* permit area	Subject to the provisions of the *abutting development* permit area	Subject to the provisions of the *abutting development* permit area

f) MINIMUM FRONT YARD, REAR YARD AND EXTERIOR SIDE YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Open space Crown land *Individual access point* *Waterfront landing* for up to 14 watercraft	10 m (32.8 ft.)	Up to 25%	Over 25%
Adjacent to a District *road*	14.5 metres 47.6 ft.)		
Adjacent to a provincial highway	19 metres (62.3 ft.)		
Undersized *shoreline lot* used in conjunction with an adjacent developable *lot* Lands under water	Subject to the provisions of the *abutting development* permit area	Subject to the provisions of the *abutting development* permit area	Subject to the provisions of the *abutting development* permit area

g) LOT COVERAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Individual access point *Waterfront landing*	The lesser of 5% or 93 sq. m. (1001 sq. ft.)	Up to 25% of requirement	Over 25%
Open space Crown land	5%		
Undersized *shoreline lot* used in conjunction with an adjacent developable *lot* Islands less than 0.2 hectare (0.5 a) Lands under water	Subject to the provisions of the *abutting development* permit area	Subject to the provisions of the *abutting development* permit area	Subject to the provisions of the *abutting development* permit area

h) MAXIMUM BUILDING HEIGHT

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Shoreline structures	4.2 metres (13.8 ft.)	None	Any
Other *structures*	11 metres (36 ft.)	Up to 10%	Over 10%

i) MAXIMUM SHORELINE ACTIVITY AREA FRONTAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Open space Commercial *open space*	25% to a maximum of 23 metres (75.5 ft.)	Up to 5%	Over 5%
Undersized *shoreline lots* used in conjunction with an adjacent residential *lot*	Subject to the provisions of the *abutting Development* Permit Area		
Waterfront landings *Individual access point*s	33%		

j) MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Undersized *shoreline lots* used in conjunction with an adjacent residential *lot*	Subject to the provisions of the *abutting Development* Permit Area	None	Any
All other situations	40%		

6. CONDITIONS

The development permit system allows for the imposition of conditions that must be fulfilled prior to the issuance of a development permit and conditions that must be fulfilled as part of a development permit. In addition, agreements may be registered on title. One of the advantages of this new planning system is that agreements should generally not be required to be registered (as was previously the case with the site plan control system) and it is intended that in the vast majority of cases, agreements will not be necessary. Examples where they may be necessary include substantial shoreline re-vegetation requirements, road widening requirements and easement requirements. In general, agreements may be necessary where more than 65% of a shoreline has been cleared.

6.1 When a *Development* Permit is required, the following conditions may be imposed prior to the issuance of a *development* permit, as a condition of a *development* permit, or in an agreement registered on title. Where a report is required, it must be undertaken to the satisfaction of the *Township* and the recommendations of that report may be required to be implemented through a condition imposed prior to the issuance of a *development* permit, as a condition of a *development* permit, or in an agreement registered on title, and may include greater requirements than specified in other provisions of this by-law.

a) the proposed *development* shall be required to be undertaken in accordance with a *development* permit, including plans and drawings, and provisions for the maintenance or restoration of *shoreline vegetation*;

b) *road* widenings may be required to the extent established in the *Township* and Muskoka *Official Plans;*

c) in the case of commercial *development*, facilities may be required to provide access to and from the *lot*, such as access ramps, curbings, turning lanes and traffic direction signs;

d) lighting facilities shall be required to minimize the impacts on lake views, night skies and environmental features;

e) walls, fences, hedges, trees, shrubs or other ground cover or facilities for the landscaping of the lands or the protection of adjoining lands may be required;

f) in the case of commercial *development*, garbage storage facilities may be required;

g) easements may be required in favour of the municipality for the construction, maintenance or improvement of *watercourses,* ditches, land drainage works and other public utilities;

h) in the case of commercial *development*, facilities may be required for the disposal of storm, surface and waste water from the land and from any *buildings* or *structures* thereon;

i) the dedication of *park*land or the payment of cash-in-lieu, equal to 2% of the land for commercial *development* and 5% of the land for all other *development* may be required, except where it has already been taken at the time of *lot* creation, for new *lot* creation or changes in land *use*;

j) maintenance of any of the works described in subsections (a) to (i) above;

k) in the case of a *lot* where *development* constraints, as set forth in the *Official plan* and further defined in this by-law, exist, a site evaluation may be required;

l) in the case of *development* which is suspected to be within an area prone to flooding or erosion, a technical report may be required to confirm the flood or wave uprush hazard and if necessary, to demonstrate that a *building* can be appropriately floodproofed, or to demonstrate that there will be no significant off-site impacts.;

m) in the case of *development* within 400 metres (1312 ft.) of the design limit of a sewage lagoon facility, a technical report recommending mitigation measures that may be required;

n) in the case of *development* within 300 metres (984 ft.) of an active *pit* or 500 metres (1640 ft.) of an active *quarry*, an impact assessment to determine the compatibility of the proposed land *use* and to recommend mitigation measures may be required;

o) in the case of a *lot* which has suspected soil contamination constraints, an environmental site assessment shall be required;

p) a noise report shall be required where commercial *development* is likely to have an impact on adjacent *uses,* or where a sensitive land *use* is proposed in the vicinity of a noise generator such as a railway, highway, commercial or industrial *use*:

q) a site evaluation may be required where a *development*
    i. is located within 120 metres of a *provincially significant wetland*, or within 30 metres of any other *wetland*
    ii. is located within 30 metres of a *coldwater stream*;
    iii. is located on or immediately adjacent to a *steep slope*
    iv. is located within a *deer wintering area*
    v. is located within a *natural heritage area*

r) in the case of a *lot* containing or *abutting* Type 1 fish habitat or unknown fish habitat, a fish habitat impact assessment may be required if *development* is proposed within the *shoreline yard*, or if a variation to the *shoreline yard* is requested;

s) in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed.

6.2 When a *development* permit is required for a discretionary *use* or when the *use* requires a variation from the standards, the following conditions may be applied, in addition to those included in Section 6.1 above:

a) in the case of a *golf course*, a hydrogeological assessment, a surface water impact assessment, a pesticide and chemical management plan and an operation and management plan shall be required:

b) a visual impact analysis may be required;

c) a lighting impact analysis may be required;

d) a land *use* compatibility analysis may be required;

e) in the case where action is recommended by a technical report, conditions which address the recommendations may be imposed.

6.3 Where a *development* permit is required for the discretionary *uses* of a single *detached dwelling* or a new *residential group home*, a Phase 2 Water Quality Impact Assessment will be required that at a minimum demonstrates that *building* and septic system envelopes, together with appropriate mitigation measures, including but not limited to, detailed construction mitigation plans, *shoreline setbacks* and *buffer*s will protect water quality and where these requirements are implemented in the *development* permit. In addition, the *use* of a septic system with soils that have a demonstrated ability to effectively eliminate phosphorus will be required.

6.4 Where provided for in the provisions of this by-law, *development* may be required to be undertaken in accordance with plans and drawings, including provisions for the maintenance or restoration of *shoreline vegetation*.

7. EXCEPTIONS

WR-E1	On lands designated WR-E1, as shown on Schedule “A” attached hereto, Part 1, Plan 35R-5656 and Part 1, Plan 19R- 1605 are deemed to be one *lot* for the purposes of this By-law.
WR-E2	Lands designated WR-E2, as shown on Schedule “A” attached hereto are deemed to be one *lot* for the purposes of this By-law.
WR-E3	On lands designated WR-E3, as shown on Schedule “A” attached hereto, Parts 4, 8, 9, 10, 11, 12 and 13 of Plan 35R-8487 are deemed to be one *lot* for the purposes of this By-law.
WR-E4	On lands designated WR-E4, as shown on Schedule “A” attached hereto, Parts 2, 6 and 7 of Plan BR-261 are deemed to be one *lot* for the purposes of this By-law.
WR-E5	Lands designated WR-E5, as shown on Schedule “A” attached hereto are deemed to be one *lot* for the purposes of this By-law.
WR-E6	On lands designated WR-E6, as shown on Schedule “A” attached hereto, Parts 6, 12, 14, 16 and 18 on Plan 35R-3481 are deemed to be one *lot* for the purposes of this By-law.
WR-E7	On lands designated WR-E7, as shown on Schedule “A” attached hereto, Block A on Plan M195 and Part 2 on Plan 35R-14634 are deemed to be one *lot* for the purposes of this By-law.
WR-E8	On lands designated WR-E8, as shown on Schedule "A" attached hereto, Parts 77 and 78 on Plan BR-1119 are deemed to be one *lot* for the purposes of this By-law.
WR-E9	On lands designated WR-E9, as shown on Schedule “A” attached hereto, Parts 39 and 40 on Plan BR-1119 are deemed to be one *lot* for the purposes of this By-law.
WR-E10	On lands designated WR-E10, as shown on Schedule "A" attached hereto, *Lots* 3, 4 and 5 on Plan M-34 are deemed to be one *lot* for the purposes of this By-la
WR-E11	On lands designated WR-E11, as shown on Schedule "A" attached hereto, the minimum required *lot area* are 1.6 hectares.
WR-E12	On lands designated WR-E12, as shown on Schedule “A” attached hereto, Parts 2, 7, 10 and 11 on Plan 35R-10591 are deemed to be one *lot* for the purposes of this By-law.
WR-E13	On lands designated WR-E13, as shown on Schedule "A" attached hereto, Parts 1 and 4 on Plan 35R-12284 are deemed to be one *lot* for the purposes of this By-law.
WR-E14	On lands designated WR-E14, as shown on Schedule "A" attached hereto, *Lot* 1 on Plan M195 and Part 1 on Plan 35R-14634 are deemed to be one *lot* for the purposes of this By-

law.

WR-E15 On lands designated WR-E15, as shown on Schedule "A" attached hereto, Part 1 on Plan 35R-11403 and Parts 1 and 2 of Plan RD-484 are deemed to be one *lot* for the purposes of this By-law.

WR-E16 On lands designated WR-E16, as shown on Schedule “A” attached hereto, Part 1 on Plan BR-1294, including Parts 1, 5 and 6 of Plan 35R-16442 are deemed to be one *lot* for the purposes of this By-law.

WR-E17 On lands designated WR-E17, as shown on Schedule “A” attached hereto, Part 2 on Plan BR-1294, including Parts 7, 9 and 10 on Plan 35R-16442 are deemed to be one *lot* for the purposes of this By-law.

WR-E18 Lands designated WR-E18, as shown on Schedule “A” attached hereto are deemed to be one *lot* for the purposes of this By-law.

WR-E19 On lands designated WR-E19, as shown on Schedule “A” attached hereto, Parts 4, 5, 8, 9 and 12 on Plan 35R-10591 are deemed to be one *lot* for the purposes of this By-law.

WR-E20 On lands designated WR-E20, as shown on Schedule “A” attached hereto, *Lots* 16 and 17 on Plan M-19 are deemed to be one *lot* for the purposes of this By-law.

WR-E21 On lands designated WR-E21, as shown on Schedule “A” attached hereto, Part 3, Plan 35R-7994 and Part 3, Plan 35R-9403 are deemed to be one *lot* for the purposes of this By-law.

WR-E22 Lands designated WR-E22, as shown on Schedule “A” attached hereto, are deemed to be one *lot* for the purposes of this By-law.

WR-E23 Lands designated WR-E23, as shown on Schedule “A” attached hereto, are deemed to be one *lot* for the purposes of this By-law.

WR-E24 On lands designated WR-E24, as shown on Schedule “A” attached hereto, no person shall undertake any *development* except in accordance with the “Waterfront Residential” *Development* Permit Area, except that the minimum easterly *interior side yard setback* for any *shoreline structure* is 25 metres.

WR-E25 On lands designated WR-E25, as shown on Schedule “A” attached hereto, no person shall undertake any *development* except in accordance with the “Waterfront Residential” *Development* Permit Area, except that the minimum *lot area* shall be 11.9 ha and the minimum *water frontage* shall be 167.5 metres.

WSC-E26 All lands designated WSC-E26, as shown on Schedule “A” attached hereto, shall be deemed to be one *lot* for the purposes of this By-law. In addition, the following *uses* shall also be permitted:

Bed and breakfast, commercial;

Institutional tourist establishment;
Tourist establishment;
Motel;
Resort;
Restaurant.

Notwithstanding Section 5.2.6 of this By-law, a total *lot coverage* of 30% shall be permitted.

WSC-E27 All lands designated WSC-E27, as shown on Schedule "A" attached hereto, shall be deemed to be one *lot* for the purposes of this By-law. In addition the following *uses* shall also be permitted:

Bed and breakfast, commercial;
Institutional tourist establishment;
Tourist establishment;
Motel;
Resort;
Restaurant.

Notwithstanding Section 5.2.6 of this By-law, a total *lot coverage* of 30% shall be permitted.

WR-E28 "On lands designated WR-E28, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area, except that two *dwellings* shall be permitted.

i) Provisions:

a) MINIMUM LOT AREA FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	8.5 ha (21 ac)	None	None

b) MINIMUM WATER FRONTAGE FOR NEW LOTS

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	396 metres (1299 ft)	None	None

c) MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
Shoreline lot on a *Township Road*	241.7 metres (792 ft)	None	None

"

WR-E29 On lands designated WR-E29, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential"

Development Permit Area, except that two *dwellings* shall be permitted.

WR-E30

On lands designated "WR-E(30)", as shown on Schedules "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the provisions of the "Waterfront Residential" *development* permit area, subject to the following exemptions:

Uses Permitted:

a maximum of six (6) detached single family *dwellings* as shown on Schedule "B"

Zone Provisions:

a) *Lot area* (minimum): 1.4 hectares

b) The six (6) detached single family *dwellings* as shown on Schedule "B" shall be subject to the following regulations:

	Detached Single Family Dwelling					
Regulation:	**1**	**2**	**3**	**4**	**5**	**6**
Water *Setback*: (minimum)	*existing*	*existing*	35metres	*existing*	*existing*	35 metres
Exterior side yard: (minimum)	11 metres	11 metres	11 metres	11 metres	7.7 metres	11 metres
Gross *Floor area*: (maximum)	1991 sq ft	1991 sq ft	1991 sq ft	1744 sq ft	1744 sq ft	1991 sq ft

	Detached Single Family Dwelling					
Regulation:	**1**	**2**	**3**	**4**	**5**	**6**
No. of Bedrooms	3	3	3	3	3	3
Height: (maximum)	*existing*	*existing*	9.0 metres	See provision "d"	See provision "d"	9.0 metres

c) There shall be no increase in the width of the *footprint* of the wall located adjacent to the *shoreline* for each of nearest single family *dwelling* nos. 4 and 5. The width of the foot print of the wall located nearest to the *shoreline* for each of detached single family *dwelling* nos. 3 and 6 shall not exceed 8.5 metres;

d) Detached single family *dwelling* nos. 4 & 5 as shown on Schedule "B" to By-law 03-62 may be erected, rebuilt or repaired only to the extent that any interior *habitable* room located above the first *storey* which is nearest to the *shoreline*, shall be located within a roof line which is attached to the first *storey*. The maximum *height* of these *buildings* shall be 8.0

metres. *Height* means the vertical distance between the *existing finsihed grade* to the highest point of the roof, excluding any *accessory* roof construction such as chimneys, steeples or antennae;

e) The maximum number of *dwellings* for this *lot* shall be six (6), as illustrated on Schedule "B" attached;

f) No *accessory structure*, other than a *boathouse* or a *dock*, shall be located between the *shoreline* and the *existing* and/or permitted detached single family *dwellings*;

g) *Sleeping cabins* are prohibited.

h) Notwithstanding the *shoreline activity area coverage* provisions, the total maximum *lot coverage* for this *lot* shall be 6 %, as illustrated on Schedule "B";

WR-E31 On lands designated WR-E31, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area, except that a *cemetery* and a church are permitted in addition to the other permitted *uses.*

WOS-E32 On lands designated WOS-E32, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront *Open space*" *Development* Permit Area, except that the only permitted *building* or *structure* is a *dock*.

WR-F-E33 On lands designated WR-F-E33, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area, except that no openings to a *habitable* area of any *building* shall be located below the elevation of 311.6 metres above sea level according to the Geodetic Survey of Canada datum.

WRC-E34 On lands designated WRC-E34, on Schedule "A" attached hereto, no person shall *use* any *lot*, alter or *use* any *building* or *structure* except in accordance with the "Waterfront *Resort* Commercial" *Development* Permit Area provisions, subject to the following exceptions:

a)	*Gross Floor area* (maximum) (not devoted to Guest Rooms or Rental Cabins)	535 sq. m.
b)	Guest Rooms or Rental Cabins (maximum)	26
c)	*Gross Floor area* (maximum) (for each Guest Room or Rental Cabin)	150 sq. m.
d)	*Gross Floor area* (average) (including all Guest Rooms and Rental Cabins)	55 sq. m.

"In addition, Lands designated WRC-E130 and lands designated WRC-E34, as shown on Schedule "A" attached hereto are deemed to be one *lot* for the purposes of this By-law."

WR-E35 On lands designated WR-E35 on Schedule "A", attached hereto, *building*s and *structures* shall be located, developed, rebuilt or repaired only to the extent that they are shown on Schedule "B" attached hereto, without an amendment to the By-law.

WR-E36 On lands designated WR-E36 on Schedule "A" attached hereto, the provisions of the Waterfront Residential *Development* Permit Area shall apply except that a *boathouse* shall not be permitted.

WR-E37 On lands designated WR-E37 on Schedule "A" attached hereto, the provisions of the Waterfront Residential *Development* Permit Area shall apply except that the minimum *lot area* shall be 1 hectare.

WR-E38 On lands designated WR-E38, on Schedule "A" attached hereto, the *uses* and provisions of the Waterfront Residential *Development* Permit Area shall apply except that a *sleeping cabin* shall not be permitted and the maximum gross *floor area* of the *dwelling* shall not exceed 55 square metres.

WR-E39 On lands designated WR-E39, as shown on Schedule "A" attached hereto, the lands shall be developed in accordance with the provisions of Schedule "B" attached hereto.

WR-E40 On lands designated WR-E40, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions except that two *sleeping cabins* – the first having a maximum gross *floor area* of 29 square metres (312 square feet) and the second having a maximum gross *floor area* of 89.1 square metres (960 square feet) shall be permitted.

WR-E41 On lands designated WR-E41, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the Waterfront Residential *Development* Permit Area except that the only permitted *shoreline structure* is a *dock*.

WR-E42 On lands designated WR-E42, on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exemptions:

Permitted *Uses:* three detached *dwellings;*

two sleeping cabins – the first having a maximum gross *floor area* of 18.2 square metres (195.2 square feet) and the second having a maximum gross *floor area* of 61.8 square metres (664.4 square feet).

WR-E43 On lands designated WR-E43, on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions except that:

two *sleeping cabin*s, each having a maximum gross *floor area* of 29 square metres, may be permitted, so long as they remain an *accessory use* to a permitted *dwelling* on a *lot* which complies with the minimum requirements of this By-law, for *lot area*, *road frontage* and *water frontage*.

WR-E44 On lands designated WR-E44, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential"

Development Permit Area provisions, subject to the following exceptions:

a) A *sleeping cabin* may be permitted in the second *storey* of an *existing boathouse*;

b) The maximum gross *floor area* for a *sleeping cabin* shall not exceed 55.74 square metres;

c) An *existing boathouse* containing a *sleeping cabin* in the second *storey*, as well as an *existing* private garage may continue to exist in the absence of a permitted single family *dwelling* house;

d) The *existing boathouse* containing a *sleeping cabin* in the second *storey* shall not exceed 5.5 metres in *height*; and

e) An *existing* private garage may be located 15 metres from the *shoreline*.

WSC-E45 On lands designated WSC-E45 on Schedule "A" attached hereto, the provisions of the Waterfront Service Commercial (WSC) *Development* Permit Area shall apply except that the following *uses* shall also be permitted:

Bed and breakfast, commercial;
Institutional tourist establishment;
Tourist establishment;
Motel;
Resort;
Restaurant.

WR-E46 On lands designated WR-E46 on Schedule "A" attached hereto, the provisions of the Waterfront Residential (WR) *Development* Permit Area shall apply except that three *dwellings* are permitted and the minimum *lot area* is 18 hectares.

WR-E47 On the lands designated WR-E47, on Schedule "A" attached hereto, the provisions of the Waterfront Residential (WR) *Development* Permit Area shall apply except that *accessory shoreline structures* shall be limited to a private *dock* and a single access path, subject to the following provisions:

a) Maximum landscaped *Open space*: 1%

b) Maximum private *dock* width: 2 metres

c) Maximum private *dock* length: 7 metres

f) Maximum single access path width: 2 metres

WRC-E48 On lands designed WRC-E48, as shown on Schedule "A" attached hereto, Parts 1, 3, 4, 6,and 9, Plan 35R-8561 shall be deemed to be one *lot* for the purposes of this By-law.

WRC-OS- On lands designed WRC-OS-E49, as shown on Schedule "A" attached hereto, no person

E49 shall undertake any *developments* except in accordance with the "Waterfront *Resort* Commercial" *Development* Permit Area provisions, except that any *habitable structures* shall be discretionary *uses*, subject to the submission of a technical report to the satisfaction of the *Township* that confirms the compatibility of the *use* with respect to an identified active or inactive waste disposal site, as detailed in Schedule D.

In addition, Parts 1, 3, 4, 6,and 9, Plan 35R-8561 shall be deemed to be one *lot* for the purposes of this By-law.

WRC-B-E50 On lands designed WRC-B-E50, as shown on Schedule "A" attached hereto, no person shall undertake any *developments* except in accordance with the "Waterfront *Resort* Commercial" *Development* Permit Area provisions, except that any *habitable structures* shall be discretionary *uses*, subject to the submission of a technical report to the satisfaction of the *Township* that confirms the compatibility of the *use* with respect to an identified active or inactive waste disposal site, as detailed in Schedule D.

In addition, Parts 1, 3, 4, 6,and 9, Plan 35R-8561 shall be deemed to be one *lot* for the purposes of this By-law.

WR-E51 On lands designated WR-E51, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, except that a minimum 15 metre *side yard setback* shall be required.

WR-E52 On lands designated WR-E52, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, except that a *dwelling* shall be a discretionary *use*, subject to the submission of a technical report to the satisfaction of the *Township* that confirms the compatibility of the *use* with respect to an identified active or inactive waste disposal site, as detailed in Schedule D.

WRC-OS-E53 On lands designated WRC-OS-E53, as shown on Schedules "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront *Resort* Commercial – *Open space*" *Development* Permit Area provisions, subject to the following exceptions:

1) Permitted *Uses*:
   a parking *lot*;
   boat storage.

2) *Development* Permit Area Provisions:

Lot area (minimum)	12.9 hectares
Road frontage (minimum)	25 metres
Front yard Depth (minimum)	120 metres
Interior side yard Width (minimum)	30 metres

Rear yard Depth (minimum) 60 metres

3) A parking *lot* means a *parking area* which serves the *parking area* on the lands described as Parts 1, 2, 3, 4 and 5 on Plan 35R-14356, and the *uses* of land on Bigwin Island, and has facilities for ingress and egress from District *Road* No. 117 and Old Highway No. 117.

4) A *parking area* also means an area provided for the parking of *motor vehicles* and seasonal storage of boats, snowmobiles, golf carts and related trailer, which are used to facilitate access to Bigwin Island. The storage or dispensing of fuels or completion of mechanical repairs to any *motor vehicle*, boat, snowmobile, golf cart or related trailer on site is prohibited. This definition shall also include any related aisles, *parking spaces,* ingress and egress lands but does not include any part of a *street*. No *buildings* and *structures* are permitted except a boat storage *structure* and said *structure* shall not exceed 10.5 metres in *height*.

5) The *front lot line* shall be the *lot* line with the greater *road frontage*.

6) The permitted parking *lot* and boat storage shall not, apart from ingress and egress facilities, extend into any *yard.*

7) Except to permit the construction of an access *road*way, no tree removal will be allowed within any of the *yards* outlined in Subsection 2 herewith. Furthermore, within the *front yard*, no tress shall be removed within 60 metres of the surveyed top of bluff. The location of the top of bluff shall be determined jointly by the *Township* and Owner and is generally shown on Schedule “B”.

8) The land subject to the provisions shall not be used in accordance with this provision until such time as the following documents are provided which have been completed to the satisfaction of the Council of the *Township*:

   a) A Qualified Professional Engineer’s report addressing the design, location and construction of an access *road*way which traverses the slope on the northern portion of the site and provides consequent entry onto Old Highway No. 117;

   b) A Qualified Professional Engineer’s report address the storm water management and construction mitigation related to the *development* of the parking *lot* on the subject lands;

   c) Enter into an agreement with the *Township*, which contains language that requires, among other matters:

      i) the Owner to construct simultaneously both accesses to District *Road* No. 117 and Old Highway No. 117 and to *use* both accesses;

      ii) the restriction of construction timing of the *front yard* access *road* from the lifting of Half Load restrictions; and

iii) the completion of a pre-blast survey, acceptable to the municipality, be completed at the owner's expense.

d) The registration of, against the title of the subject lands, the above noted agreement.

WR-E54 On lands designated WR-E54, as shown in Schedules "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exemptions:

Permitted *Uses*:
a maximum of six (6) detached single family *dwellings*

Development Permit Area Provisions:

a) *Lot area* (minimum): 0.5 hectares

b) *Height* of *Building* (maximum): 7.3 metres

c) For purposes of this By-law, the Water *Setback* (minimum) for each of the permitted *dwellings* and *structures* shall be as illustrated on Schedule "B" attached hereto;

d) For purposes of this By-law, the *Front yard* Depth (minimum) for each of the permitted *dwellings* and *structures* shall be illustrated on Schedule "B" attached hereto;

e) For purposes of this By-law, the *Interior side yard* Width (minimum) for each of the permitted *dwellings* and *structures* shall be as illustrated on Schedule "B" attached hereto;

f) For purposes of this By-law, the *Rear yard* Width (minimum) for each of the permitted *dwellings* and *structures* shall be as illustrated on Schedule "B" attached hereto;

g) For purposes of this By-law, the *Dwelling unit* Area (maximum) for each of the permitted *dwellings* and *structures* shall be as illustrated on Schedule "B" attached hereto;

h) For purposes of this By-law, the *Lot coverage* (maximum) for this *lot* shall be 13%, (including the *shoreline activity area coverage* and the *lot coverage*) as illustrated on Schedule "B" attached hereto;

i) For purposes of this By-law, the maximum number of *dwellings* per *lot* shall be six (6), as illustrated on Schedule "B" attached hereto;

j) The *setback* from a *road* shall be 0.0 metres;

k) The water *setback* for the free standing *decks* and staircase providing access to the *dock* shall be as illustrated on Schedule "B" attached hereto.

WR-F-E55 On lands designated WR-F-E55, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exemptions:

a) The minimum water *setback* shall be as illustrated on Schedule "B" attached hereto;

b) For purposes of this By-law, the minimum floor elevation of a *dwelling unit* shall be 316.19 metres A.S.L..;

c) The minimum easterly *interior side yard setback* for any *shoreline structure* shall be 25 metres;

d) No *building* or *structure* that is erected on or over land covered by water, shall be situated closer than 25 metres from the production of the land covered by water of the easterly *side lot line* of the adjacent *lot*.

WOS-E56 On lands designated WOS-E56, as shown on Schedule "A" attached hereto, no person shall undertake any *development* unless a *Development* Permit is obtained. In order to issue a *Development* Permit, an Impact Assessment may be required by the *Township*.

WR-F-E57 On lands designated WR-F-E57, as shown on Schedule "A" attached hereto, no person shall undertake any *development* unless a *Development* Permit is obtained. In order to issue a *Development* Permit, an Impact Assessment may be required by the *Township*.

WRC-E58 On the lands designated WRC-E58, on Schedule "A" attached hereto, no person shall undertake any *development* for any purpose except one or more of the following special *uses*:

a) Permitted *Uses*:

an *accessory dwelling*;
a campground
a trailer *park*

b) Special Provisions for WRC-E58 *Development* Permit Area

Minimum *Lot area*	5.9 hectares

WEP-E59 On lands designated WEP-E59, as shown on Schedule "A" attached hereto, no *shoreline structures* shall be permitted.

WRC-B-E60 On lands designed WRC-B-E60, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront *Resort* Commercial" *Development* Permit Area provisions, except that any *habitable structures* shall be discretionary *uses,* subject to the submission of a technical report to the satisfaction of the *Township* that confirms the compatibility of the *use* with respect to an identified active or inactive waste disposal site, as detailed in Schedule D.

WSC-B-E61 On lands designed WSC-B-E61, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Service Commercial - *Backlot*" *Development* Permit Area provisions, except that the only permitted *uses* include boat storage and a septic system *accessory* to Waterfront *Resort* Commercial properties. Discretionary *uses* include an *accessory dwelling* and staff quarters *accessory* to Waterfront *Resort* Commercial properties.

A *development* permit may only be issued for a discretionary *use*, provided that a technical report is submitted to the satisfaction of the *Township* that confirms the compatibility of the *use* with respect to an identified active or inactive waste disposal site, as detailed in Schedule D.

WR-E62 On lands designated WR-E62, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exemptions:

a) The minimum *Lot area* shall be 1.22 hectares

b) For purposes of this By-law the Water *Setback* (minimum) for the various *buildings* and *structures* located on the *lot* shall be as follows:

i) *existing dwelling* of the *existing dwelling*; 17.4 metres from the northwest corner

ii) free standing *deck* of the free standing *deck*; 9.7 metres from the northeast corner

7.9 metres from the northwest corner of free standing *deck*;

iii) staircase for access to *shoreline*: 0.0 metres

WR-E63 On lands designated WR-E63, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exceptions:

a) *Lot area* (minimum): 0.8 hectares

b) *Lot* Frontage (minimum) 60 metres

c) For purposes of this by-law, the portion of the *lot* included within the "Environmental Protection (EP)" *Development* Permit Area shall be included in the calculation of the *lot area* and *lot* frontage provisions of the WR with an exception (WR-E63) *Development* Permit Area.

WR-E64 On lands designated as WR-E64, as shown on Schedule "A" attached hereto, a clubhouse

shall be permitted as an *accessory use* to a private *club*.

WRC-OS-E65 On lands designated WRC-OS-E65, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront *Resort* Commercial *Open space*" *Development* Permit Area provisions except that the following non residential *uses* are permitted: transportation facilities to Bigwin Island, commercial parking, a waster transfer facility, a business *office*, an *accessory retail store* limited to a maximum of 13.9 square metres of gross *floor area*, and a marshalling area for construction materials. The minimum number of *parking spaces* for the *golf course* located on Part of *Lots* 19, 20, 21, 22, 23, 24 and 25 and the Original *Shore road allowance* in front thereof, Concession 2, Franklin Ward, shall not be less than 110 spaces.

WR-E66 On lands designated WR-E66, on Schedules "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exemptions:

a) Permitted *Uses* will be limited to: a multiple *dwelling* house with a maximum of 79 *dwelling units*

b) *Development* Permit Area Provisions:

Minimum *Lot area* shall be:	5.4 hectares
Minimum *Water frontage* shall be:	220 metres
Minimum *Front yard* Depth shall be:	65.0 metres

c) On lands designated WR-E66 no *building* or *structure*, other than a *dock* or a *marina*, may be located less that 65 metres from the high water mark of a *navigable waterway*.

WSC-B-E67 On lands designated WSC-B-E67, as shown on Schedule "A", attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Service Commercial" *Development* Permit Area provisions, except that the following additional *uses* shall be permitted:

boat and *recreational vehicle* establishment
service or repair establishment
restaurant
office
home occupation
club
bed and breakfast establishment
tavern
resort
retail store

WR-E68 On lands designated WR-E68, as shown on Schedule "A", attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exemptions:

a) The minimum water *setback* shall be 18.9 metres;

b) The *interior side yard setback* for the framed *shed* shall be 1.98 metres.

WR-E69 On lands designated WR-E69, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exemptions;

a) *Lot area* (minimum); 1.99 hectares

b) *Road frontage* (minimum) 20 metres

c) Parts 1, 2, and 3, Plan 35R-29555 shall be deemed as one *lot* for the purposes of this By-law.

WR-E70 On lands designated WR-E70, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, subject to the following exemptions:

a) For purposes of this by-law, the portion of the *lot* included within the "Environmental Protection (EP)" *Development* Permit Area shall be included in the calculation of the *lot area* and *lot* frontage provisions of the "Waterfront Residential" *Development* Permit Area;

b) For purposes of this by-law, where a portion of the *lot* is within the "Waterfront Environmental Protection (WEP)" *Development* Permit Area, the *side yard setback* shall be measured from the EP *Development* Permit Area boundary.

c) For purposes of this by-law, where a portion of the *lot* is within the "Waterfront Environmental Protection (WEP)" *Development* Permit Area, the *interior side yard setback* for any *shoreline structure* shall be 4.5 metres from the WEP *Development* Permit Area boundary.

WR-E71 On lands designated WR-E71, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, except that the minimum *front yard setback* shall be 20 metres.

WR-E72 On lands designated WR-E72, as shown on Schedule "A" attached hereto, in addition to those *uses* permitted in the Waterfront Residential *development* permit area, the following *uses* will be permitted:

a) A home occupation may be conducted from the *dwelling unit* and a permitted *accessory building*.

b) The craft making portion of the home occupation conducted within the *dwelling unit* shall not exceed 65 square metres. The woodworking portion of the home occupation conducted within the *accessory building* shall not exceed 77.3 square metres. The

wood storage portion of the home occupation conducted within the *accessory building* shall not exceed 29 square metres.

c) No *building* which is *accessory* to a permitted residential *use* shall exceed 7.02 metres in *height*.

WR-E73 On lands designated WR-E73, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions except that the minimum *lot area* shall be 4 hectares.

WR-E74 On lands designated WR-E74, as shown on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, except that the minimum *lot area* shall be 6 hectares.

WR-E75 On lands designated "WR-E75" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, subject to the following exceptions:

(a) *Lot area* (minimum): 0.8 hectares
(b) *Water frontage* (minimum): 120 metres
(c)) Additionally, on Part of *Lot* 10, and all of *Lots* 8 and 9, Plan 35M-698,the minimum *setback* from the *shoreline* shall be 36 metres.

WR-E76 On lands designated "WR-E76" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, subject to the following exceptions:

(a) *Shoreline yard* (minimum): 30 metres
(b) Notwithstanding Clause (a) herein, a reserve *leaching bed* may be set back a minimum distance of 20 metres from the *shoreline* on *Lot* 18, Plan 35M-698.

WR-E77 On lands designated "WR-E77" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the minimum *shoreline yard* shall be 36 metres.

WOS-E78 On lands designated "WOS-E78" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WOS *Development* Permit Area provisions, subject to the following exceptions:

a) A *golf course* shall be a permitted *use* in addition to the other *uses* permitted in the WOS *Development* Permit Area.

b) Notwithstanding any provision of this by-law to the contrary, a clubhouse shall be permitted as an *accessory use* to a *golf course*.

c) For the purposes of this exception, a "clubhouse" shall mean a *building* or part of a *building* in which food and beverages are offered for sale to the public for

immediate consumption on or about the premises. This definition does not include a boarding or lodging house. Said *building* or a part of a *building*, may also be used for the purpose of offering or keeping for sale at retail, golf related goods, wares, and merchandise. In addition, any aspect of conducting business services related to the operation of the *golf course* is permitted within the "clubhouse" *building*.

d) The minimum number of *parking spaces,* located on Part *Lot* 23, Concession 13, Ridout Ward, now in the *Township* of Lake of Bays, for such *golf course* shall be not less than 110 spaces.

WR-E79 On lands designated "WR-E79" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the "Waterfront Residential" *Development* Permit Area provisions, except that the minimum *water frontage* shall be 70 metres. "Minimum *lot* frontages, if any, and minimum *lot area*s, shall be determined through a site specific amendment to this by-law in order to allow for future phasing within Block 78, Plan 35M-698 for future *resort* commercial *development*."

WR-E80 On lands designated "WR-E80" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions and Schedule "B".

WR-E81 On lands designated "WR-E81" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the *shoreline yard* shall be a minimum of 18.9 metres.

WSC-B-E82 On lands designated "WSC-B-E82" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WSC-B *Development* Permit Area provisions, except that a parking *lot* shall also be permitted, subject to a 15 metre *buffer* being maintained along Port Cunnington *Road*.

WOS-E83 On lands designated "WOS-E83" on Schedule "A" hereto, no *development* shall be permitted.

WR-E84 On lands designated "WR-E84" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the *shoreline yard* shall be a minimum of 20 metres.

WR-E85 On lands designated "WR-E85" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the minimum *water frontage* shall be 121 metres.

WR-E86 On lands designated "WR-E86" on Schedule "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

Area "A"

Minimum *lot area*:	5.7 hectares
Minimum *road frontage*:	128 metres

Minimum *setback* from Fox Point *road* for *sleeping cabin*: 3.3 metres

In addition, Parts 1, 2, 4, 5, 6, 8, 16 and 18, Plan 35R-19915 shall be deemed to be one *lot* for the purposes of this by-law.

Area B

minimum *front yard*: 10 metres, measured from the westerly point of Part 14, Plan 35R-19915 and Part 1, Plan 35R-17026.

In addition, Parts 11, 12 and 14, Plan 35R-19915 shall be deemed to be one *lot* for the purposes of this by-law.

-E87 Not used.

WR-E88 On lands designated "WR-E88" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the minimum *road frontage* shall be 22 metres.

WR-E89 On lands designated "WR-E89" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

Minimum *rear yard*: 4 metres
Maximum *height* of garage: 6.1 metres

In addition, no *habitable* space shall be permitted in the garage.

WR-E90 On lands designated "WR-E90" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

a) The northerly *interior side yard setback* for any *shoreline structure* shall be 23 metres, and

b) No *building* or *structure* shall be situated closer than 23 metres from the production over the land covered by water of the northerly *side lot line* of the adjacent *lot*.

WR-E91 On lands designated "WR-E91" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

a) Minimum southerly *interior side yard setback* for any *building* or *structure* shall be 9.1 m
b) No *building* or *structure* shall be situated closer than 9.1 metres from the production over the land covered by water of the southerly *side lot line* of the adjacent *lot*.

WR-E92 On lands designated "WR-E92" on Schedule "A" hereto, no person shall undertake any

development except in accordance with the WR *Development* Permit Area provisions, except for the following:

Minimum *lot area*:	0.11 hectares
Minimum *road frontage*:	88 metres
Minimum *water frontage*:	88 metres
Maximum *dwelling* area:	45 square metres.

WR-E93 On lands designated "WR-E93" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

a) the minimum northeasterly *interior side yard setback* for any *shoreline structure* shall be 186 metres;
b) no *building* or *structure* shall be situated closer than 186 metres from the production over the land covered by water at the northeasterly *side lot line*;
c) the minimum *interior side yard setback* from the northeasterly *lot* line shall be 100 metres; and
d) the minimum *interior side yard setback* from the westerly *lot* line shall be 9 metres.

WR-E94 On lands designated "WR-E94" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

a) minimum *water frontage*: 91 metres
b) minimum easterly *interior side yard setback* for any *shoreline structure*: 9 m
c) no *building* or *structure* shall be situated closer than 9 metres from the production over the land covered by water at the northeasterly *side lot line* .

WR-E95 On lands designated "WR-E95" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the minimum southeasterly *interior side yard setback* for any *dwelling* shall be 30 metres.

WR-E96 On lands designated "WR-E96" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

a)	Minimum *lot area*:	.11 hectares
b)	Minimum *road frontage*:	33.5 metres
c)	Minimum *water frontage*:	38.4 metres
d)	Minimum *shoreline yard*:	9.1 metres for the *dwelling* and 4.6 metres for the attached *deck*

WR-E97 On lands designated "WR-E97" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

a) Minimum *lot area*: .31 hectares
b) Minimum *shoreline yard*: 5.5 metres for the *dwelling* and 5.2 metres for the attached *deck*
c) Minimum *rear yard setback*: 5.5 metres for the *dwelling* and 5.2 metres for the attached *deck*

WR-E98 On lands designated "WR-E98" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the minimum *lot area* shall be .97 hectares and that notwithstanding the *shoreline activity area* and other *lot coverage* provisions, the maximum total *lot coverage* shall not exceed 10%. The maximum projection of any *shoreline structure* out over the water shall not exceed 9.1 metres (29.9 feet).

WR-E99 On lands designated "WR-E99" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that a *secondary suite* is permitted until March 1, 2007, subject to the following:

a) Minimum *shoreline yard* for a garage: 1.8 metres
b) Northeasterly *interior side yard setback*: 2.7 metres

In addition, notwithstanding the *shoreline activity area* and other *lot coverage* provisions, the maximum total *lot coverage* shall not exceed 16.4%.

WR-E100 On lands designated "WR-E100" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the minimum *lot area* shall be 1.6 hectares.

WR-F-E101 On lands designated "WR-F-E101" on Schedule "A" hereto, no person shall undertake any *development* except that no *habitable structures* shall be permitted below the 315.6 metre G.S.C. contour (flood plain elevation) and the minimum *rear yard setback* shall be 140 metres.

WR-F-E102 On lands designated "WR-F-E102" on Schedule "A" hereto, no person shall undertake any *development* except that no *habitable structures* shall be permitted below the 315.6 metre G.S.C. contour (flood plain elevation) and the minimum *rear yard setback* shall be 120 metres.

WR-E103 On lands designated "WR-E103" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

a) Minimum *lot area*: 6.9hectares
b) Minimum *shoreline yard*: 20 metres
c) Minimum easterly *interior side yard setback*: 70.1 metres
d) minimum westerly *interior side yard setback*: 128 metres
e) no *building* or *structure* shall be situated closer than 70.1 metres from the production over the land covered by water at the easterly *side lot line* .

f) no *building* or *structure* shall be situated closer than 128 metres from the production over the land covered by water at the westerly *side lot line* .

WR-E104 On lands designated "WR-E104" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

a) Minimum *lot area*: 6.8 hectares
b) Minimum easterly *interior side yard*: 60 metres
c) no *building* or *structure* shall be situated closer than 60 metres from the production over the land covered by water at the westerly *side lot line* .

WR-E105 On lands designated "WR-E105" on Schedules "A" and "B" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the only permitted *development* in the area shown in a cross-hatch on Schedule "B" shall be *accessory structures* or an *accessory* staircase.

WR-E106 On lands designated "WR-E106" on Schedules "A" and "B" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following provisions:

LOT A
a) Minimum *lot area*: 5.7 hectares
b) Minimum easterly *interior side yard setback* for *shoreline structures:* 119 metres

LOT B
a) Minimum *lot area*: 6.5 hectares
b) Minimum westerly *interior side yard setback* for *shoreline structures*: 100 metres

LOT C
a) Minimum *lot area*: 6.3 hectares
b) Minimum easterly *interior side yard setback* for *shoreline structures*: 185 metres
c) Minimum westerly *interior side yard setback* for *shoreline structures:* 121 metres

WR-E107 On lands designated "WR-E107" on Schedules "A" and "B" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following provisions:

a) Minimum *lot area*: 647 square metres
b) Minimum *rear yard*: 0 metres
c) Minimum *lot* depth: 23 metres
d) Maximum *lot coverage*: 16.2%

WR-E108 On lands designated "WR-E108" on Schedule "A" hereto, no person shall undertake any

development except in accordance with the WR *Development* Permit Area provisions, except that *habitable* space is not permitted above the garage and the following provisions:

a) Minimum water *setback* 20 metres
b) Maximum *height* of garage: 5.5 metres

WR-E109 On lands designated "WR-E108" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following provisions:

a) Minimum *lot area*: 1255 square metres
b) Minimum *road frontage*: 20 metres
c) Minimum *water frontage*: 29 metres
d) Minimum *interior side yard*: 3.7 metres
e) Maximum *lot coverage*: 16.9%

WR-E110 On lands designated WR-E110, as shown on Schedules "A" and "B" attached hereto, *Lot* 19, Plan M171 and Parts 4 and5, Plan 35R17655 and Part of *Lots* 20 and 21, Plan M171 shall be deemed to be one *lot* for the purposes of this By-law. No person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except in accordance with Schedule "B" and the following provisions:

a) *Lot coverage* for *Lot* 19, Plan M171 and Parts 4 and 5, Plan 35R17655: 17.5%
b) Permitted *uses* for *Lots* 20 and 21, Plan M171: *accessory* garage
c) *Lot coverage* for *Lots* 20 and 21, Plan M171: 2.5%
d) Minimum *lot area* for combined properties: 0.43 hectares.

WR-E111 On lands designated "WR-E111" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following provisions:

a) Minimum *lot area*: 1216 square metres
b) Minimum *road frontage*: 26.5 metres
c) Minimum water *setback*: 11.6 metres
d) Minimum *rear yard*: 5.6 metres
e) Maximum *lot coverage*: 12.8%

WR-E112 On lands designated "WR-E112" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following provisions:

a) Minimum *lot area*: 315.2 square metres
b) Minimum *road frontage*: 19 metres

c) Minimum *water frontage*: 11 metres
d) Maximum *lot coverage*: 32%.

In addition, a Category 1 *development* permit will be required for any *development*.

WR-E113 On lands designated "WR-E113" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following provisions:

a) Minimum *road frontage*: 24 metres
b) Minimum *water frontage*: 27 metres.

In addition, a Category 1 *development* permit will be required for any *development*.

WR-E114 On lands designated "WR-E114" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following provisions:

a) Minimum *lot* depth: 22 metres
b) Minimum water *setback*: 14 metres.

In addition, a Category 1 *development* permit will be required for any *development*.

WR-E115 On lands designated "WR-E115" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that a *sleeping cabin* with a maximum *floor area* of 58 square metres and a maximum *height* of 4.88 metres shall be permitted.

WR-116 On lands designated "WR-E116" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following provisions:

a) Minimum *lot area*: 485 square metres
b) Minimum water *setback*: 11.6 metres for the *dwelling*
2.1 metres for the *deck*
c) Minimum *rear yard*: 0.3 metres for the *dwelling*
1.5 metres for the *deck*
4.5 metres for the boat ramp
d) Maximum *lot coverage*: 27%

WR-E117 On lands designated "WR-E117" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except that the *existing* frontage on Colonization *Road* is deemed to comply with the public *road* provisions of this by-law. This *road* is not maintained by a *public authority* and there shall be no obligation on the *Township* to provide *road* maintenance as is provided to *lots* fronting on a year round publicly maintained public *road*.

WRC-OS- On lands designated "WRC-OS-E118" on Schedules "A" and "B" hereto, no person shall

E118 undertake any *development* except in accordance with the WRC-OS *Development* Permit Area provisions, except that the *existing structures*, as shown approximately on Schedule "B" are permitted, subject to the following provisions:

Solitaire Lake Lodge (sleeping accommodation for 18 people)
Helve Fishing Lodge (sleeping accommodation for 8 people)
Helve Fishing Camp (sleeping accommodation for 8 people)

In addition, a lodge on Buck Lake, providing sleeping accommodation for a maximum of 16 people is permitted in approximately the location shown on Schedule "B", and subject to the provisions of this by-law.

In addition, trails on the property, including those within the *shoreline yard*, are permitted without the need to obtain a *development* permit, provided the average width does not exceed 1.5 metres (5 feet).

WRC-E119 On lands designated "WRC -E119" on Schedule "A" hereto, no person shall undertake any *development* except in accordance with the WRC *Development* Permit Area provisions, except that permitted *uses* are limited to the following:

two *accessory dwellings*
an *accessory* two-unit *dwelling*
a home occupation
a *resort*
a hotel
a *motel*
a parking *lot*.

The provisions of the WRC *Development* Permit Area apply except for the following:

a)	Minimum *water frontage*:	81 metres
b)	Maximum *lot coverage*:	35%
c)	Maximum number of *accommodation unit*s:	73
d)	Maximum *floor area* of an accommodation unit:	55 square metres

WR-E120 "On lands designated WR-E120 on Schedules "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the WR *Development* Permit Area provisions, except for the following:

<u>Parcel 1</u>

Minimum *lot area*:	0.19 hectares
Minimum water *setback*:	6 metres
Minimum *lot* depth:	23 metres
Minimum *setback* from a District *road*:	4.5 metres."

<u>Parcel 2</u>

Minimum *water frontage*:	56 metres
Minimum *lot area*:	0.22 hectares
Minimum water *setback*:	10.5 metres

Minimum *lot* depth: 18.5 metres
Minimum *setback* from a District *road*: 6 metres.

WRC-E121 *Idylwyld*

"On lands designated "WRC-E121" on Schedules "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the "WRC" *Development* Permit Area provisions, except for the following:

MAXIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Gross *Floor area*	988 sq. m. per ha (4306 sq. ft. per acre)	None

WRC-OS-E122 *Idylwyld*

"On lands designated "WRC-OS-E122" on Schedules "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the "WRC-OS" *Development* Permit Area provisions, except that the only permitted or discretionary *use* is a pumphouse and no *vegetation* removal or *site alteration* is permitted.

WRC-E124 *Birkendale*

"On lands designated "WRC-E124" on Schedules "A" and "B" attached hereto, no person shall undertake any *development* except in accordance with the "WRC" *Development* Permit Area provisions, except for the following:

MINIMUM REQUIREMENTS	STANDARD	VARIATION
Shoreline Yard	30 m (100 ft.)	In accordance with Schedule "B" as a Staff Variation subject to the submission and implementation of a fisheries assessment.

MAXIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Gross *Floor area* **(a)**	988 sq. m. per ha (4306 sq. ft. per acre)	1115 sq. m. per ha (4861 sq. ft. per acre)
Lot coverage	15%	33% (up to 20% total)

(a) For the purposes of this exception, gross *floor area* means the total *floor area* of all *storeys* contained within the exterior faces of the exterior walls of accommodation or housekeeping units, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces and their enclosing assemblies, *decks* or uncovered porches.

In addition, on lands designated "WRC-E124", a Category 1 staff *development* permit shall be required prior to any *site alteration* or *vegetation* removal and shall be subject to the

submission of a plan showing the location of *site alteration* or *vegetation* removal in relation to proposed *buildings* or *structures.*

WRC-E125 *Boyce's Bay*

"On lands designated "WRC-E125" on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "WRC" *Development* Permit Area provisions, except for the following:

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Shoreline Yard	25 metres (82 feet)	None
MAXIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Gross *Floor area* **(a)**	988 sq. m. per ha (4306 sq. ft. per acre)	None
Lot coverage	20%	None

(a) For the purposes of this exception, gross *floor area* means the total *floor area* of all *storeys* contained within the exterior faces of the exterior walls of accommodation or *housekeeping units,* including the space occupied by interior walls and partitions, but not including exits, vertical service spaces and their enclosing assemblies, *decks* or uncovered porches.

In addition, on lands designated "WRC-E125", a Category 1 staff *development* permit shall be required prior to any *site alteration* or *vegetation* removal and shall be subject to the submission of a plan showing the location of *site alteration* or *vegetation* removal in relation to proposed *buildings* or *structures.*

WRC-E126 *Bondi Village*

"On lands designated "WRC-E126" on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "WRC" *Development* Permit Area provisions, except for the following.

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Lot area	*Existing*	0.8 ha (2 acres) **(b)**
Road frontage	*Existing*	134 metres (440 feet)**(b)**
Water frontage	*Existing*	76.2 m (250 feet) **(b)**
MAXIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Gross *Floor area* **(a)**	988 sq. m. per ha (4306 sq. ft. per acre)	None

(a) For the purposes of this exception, gross *floor area* means the total *floor area* of all *storeys* contained within the exterior faces of the exterior walls of accommodation or *housekeeping units,* including the space occupied by interior walls and partitions, but not including exits, vertical service spaces and their enclosing assemblies, *decks* or uncovered porches.

(b) The prerequisites for a Council Variation are the following:
i) The granting of a provisional consent under the Planning Act by the appropriate

authority;
ii) A consent agreement wherein the owner agrees that the parcels will be operated as one *resort*
iii) A consent agreement wherein the owner agrees that any future down zoning requests will be required to meet the tests outlined in the *Official plan*, as if the parcel was still part of the larger parcel *existing* as of the date of approval of this by-law; and
iv) An amendment to the *development* permit by-law that deems the parcels to be one *lot* for the purposes of this by-law.

In addition, on lands designated "WRC-E126", a Category 1 staff *development* permit shall be required prior to any *site alteration* or *vegetation* removal and shall be subject to the submission of a plan showing the location of *site alteration* or *vegetation* removal in relation to proposed *buildings* or *structures.*

WRC-E127

Grove Park

"On lands designated "WRC-E127" on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "WRC" *Development* Permit Area provisions, except for the following:

i) The following *lot* frontage and area provisions shall apply:

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Lot area	*Existing*	1.0 ha (2.5 acres) **(a)**
Road frontage	*Existing*	60 m (197 feet) on Old Highway 117; 152 m (500 feet) on new Highway 117 **(a)**

(a) The prerequisites for a Council Variation are the following:
i) The granting of a provisional consent under the Planning Act by the appropriate authority;
ii) A consent agreement wherein the owner agrees that the parcels will be operated as one *resort*
iii) A consent agreement wherein the owner agrees that any future down zoning requests will be required to meet the tests outlined in the *Official plan*, as if the parcel was still part of the larger parcel *existing* as of the date of approval of this by-law; and
iv) An amendment to the *development* permit by-law that deems the parcels as one *lot* for the purposes of this by-law.

ii) Within the first 76 metres (250 feet) of the *lot* line *abutting* Old Highway 117, the following Gross *Floor area* provisions shall apply:

MAXIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Gross *Floor area* **(a)**	988 sq. m. per ha (4306 sq. ft. per acre)	1056 sq. m. (4600 sq. ft. per acre) **(b)**

Lot coverage	10%	None

(a) For the purposes of this exception, *gross floor area* means the total *floor area* of all *storeys* contained within the exterior faces of the exterior walls of accommodation or *housekeeping units,* including the space occupied by interior walls and partitions, but not including exits, vertical service spaces and their enclosing assemblies, *decks* or uncovered porches.

(b) Subject to the removal of the two *storey* lodge *building existing* on the date of the approval of this by-law

iii) On the balance of the lands designated WRC-E127 (lands beyond 250 *setback* from Old highway 117), the following *Gross Floor area* provisions shall apply:

MAXIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Gross *Floor area* **(a)**	988 sq. m. per ha (4306 sq. ft. per acre)	1239 sq. m. (5400 sq. ft. per acre) **(b)**
Lot coverage	5%	None

(a) For the purposes of this exception, *gross floor area* means the total *floor area* of all *storeys* contained within the exterior faces of the exterior walls of accommodation or *housekeeping units,* including the space occupied by interior walls and partitions, but not including exits, vertical service spaces and their enclosing assemblies, *decks* or uncovered porches.
(b) Variation subject to submission and endorsement by the *Township* of a site plan showing dispersion of units across the *development* permit area.

iv) On lands designated "WRC-E127", a Category 1 staff *development* permit shall be required prior to any *site alteration* or *vegetation* removal and shall be subject to the submission of a plan showing the location of *site alteration* or *vegetation* removal in relation to proposed *buildings* or *structures*.

v) No *vegetation* removal or *site alteration* shall be permitted within 20 metres (66 feet) of the property identified by roll number 442703001105400

WRC-E128 *Lumina*

"On lands designated "WRC-E128" on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "WRC" *Development* Permit Area provisions, except for the following:

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Lot area	*Existing*	1.0 ha (2.5 acres) **(b)**
Road frontage	*Existing*	134 metres (440 feet)**(b)**
Water frontage	*Existing*	76 m (250 feet) **(b)**
Shoreline Yard (lands south of creek)	30 m (100 feet)	Up to 33% (minimum of 20 m (66 feet) **(c)**
Shoreline Yard (lands north of creek)	30 m (100 feet)	Up to 10%
MAXIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION

Gross Floor area ***(a)***	2065 sq. m. per ha (9000 sq. ft. per acre)	2754 sq. m. per ha (12000 sq. ft. per acre)

(a) *Gross floor area*, as defined in Section 4 of the *Development* Permit By-law.

(b) The prerequisites for a Council Variation are the following:

i) The granting of a provisional consent under the Planning Act by the appropriate authority;

ii)A consent agreement wherein the owner agrees that the parcels will be operated as one *resort*

iii) A consent agreement wherein the owner agrees that any future down zoning requests will be required to meet the tests outlined in the *Official plan*, as if the parcel was still part of the larger parcel *existing* as of the date of approval of this by-law; and

iv) An amendment to the *development* permit by-law that deems the parcels to be one *lot* for the purposes of this by-law.

(c) Subject to the following:

i) Removal of *existing buildings* within 20 m (66 feet) of the *shoreline*; and

ii) Maintenance or re-establishment, where necessary, of a vegetative *buffer* in accordance with the provisions of this by-law.

On lands designated "WRC-E128", a Category 1 staff *development* permit shall be required prior to any *site alteration* or *vegetation* removal and shall be subject to the submission of a plan showing the location of *site alteration* or *vegetation* removal in relation to proposed *buildings* or *structures*.

In addition, *development* shall not be permitted on lands shown in the cross-hatched area on Schedule "B" attached hereto, except for a *parking area* on slopes of less than 15%.

WRC-E129 *Lumina – The Point*

Amend Schedule "A" by labelling the lands shown on the attached Schedule "B" as WRC-E129 and insert a new site specific exception as follows:

"On lands designated "WRC-E129" on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "WRC" *Development* Permit Area provisions, except for the following:

MAXIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
Gross Floor area **(a)(b)**	557 sq. m. (6000 sq. ft.) total	N/A

(a) *Gross Floor area* as defined in Section 4 of this By-law.

(b) For the entire area within the "WRC-E130" *development* permit area

In addition, the issuance of a *development* permit shall be subject to the following:

i) Removal of *existing buildings* within 20 m (66 feet) of the *shoreline*; and

ii) Maintenance or re-establishment, where necessary, of a vegetative *buffer* in accordance with the provisions of this by-law.

iii) Establishment of a *buffer* along the northern *lot* line adjacent to the parcel identified by roll number 442701001202800.

On lands designated "WRC-E129", a Category 1 staff *development* permit shall be required prior to any *site alteration* or *vegetation* removal and shall be subject to the submission of a plan showing the location of *site alteration* or *vegetation* removal in relation to proposed *buildings* or *structures.*

WRC-130 *Port Cunnington Lodge*

"On lands designated "WRC-E130" on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "WRC" *Development* Permit Area provisions, except for the following:

MINIMUM REQUIREMENTS	STANDARD	COUNCIL VARIATION
REAR YARD	0 m	N/A
SIDE YARD	0 m	N/A

In addition, Lands designated WRC-E130 and lands designated WRC-E34, as shown on Schedule "A" attached hereto are deemed to be one *lot* for the purposes of this By-law."

WRC-OS-E131 *Grove Park*

"On lands designated "WRC-OS-E131" on Schedule "A" attached hereto, no person shall undertake any *development* except in accordance with the "WRC-OS" *Development* Permit Area provisions, except that no *development* shall be permitted within 20 metres (66 feet) of the property identified by roll number 442703001105400 or within 20 metres (66 feet) of Old Highway 117.

WR-E132 "On lands designated "WR-E132", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR Zone provisions, subject to the following exemptions:

a) Despite the requirements of Section No. 4.64 a) to the contrary, the maximum allowable length of a *boathouse* shall be 37 metres (122 ft).
b) Despite the requirements of Section No. 4.64 c) to the contrary, the maximum allowable length of the *dock* shall be 40.2 metres (132 ft).
c) Despite the requirements of Section 4.70 to the contrary, the maximum allowable *shoreline activity area*s permitted on or *abutting* a residential *lot* shall be three. Any future *vegetation* removal or permitted *structures* will only be located within the *Shoreline activity area*s associated with the main *dwelling* and *shed*, as identified on the attached Schedule "B".

d) Zone Provisions:

k) MAXIMUM *SHORELINE ACTIVITY AREA FRONTAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A waterfront	Maximum of	None	Any

residential *lot*	28.6 metres (94 feet)		

l) MAXIMUM *SHORELINE ACTIVITY AREA COVERAGE*

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
All	49%	None	Any

"

WR-E133 "On lands designated "WR-E133", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR Zone provisions, subject to the following exemptions:

i) Zone Provisions:

a) MINIMUM *LOT AREA* FOR NEW *LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	Minimum of 0.19 ha (0.46 ac) - dryland	None	None

b) MINIMUM *WATER FRONTAGE* FOR NEW *LOTS*

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	Minimum of 43.2 metres (142 ft)	None	None

c) MINIMUM *ROAD FRONTAGE* FOR NEW *LOTS*

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
Shoreline lot on a *Township road*	Minimum of 40.3 metres (132.5 ft)	None	None

"

WR-E134 "On lands designated "WR-E134", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR Zone provisions, subject to the following exemptions:

i) Zone Provisions:

a) MINIMUM *LOT AREA* FOR NEW *LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	Minimum of 0.15 ha (0.37 ac) - dryland	None	None

b) MINIMUM *WATER FRONTAGE* FOR NEW *LOT*

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION

All other situations	Minimum of 53.6 metres (176 ft)	None	None

"

WR-E135 "On lands designated "WR-E135", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR Zone provisions, subject to the following exemptions:

a) Zone Provisions:

d) *MINIMUM SHORELINE YARD*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A waterfront residential *lot*	Maximum of 17.3 metres (56.7 ft) for covered *deck* "A"	None	Any
	Maximum of 18.3 metres (60 ft) for the proposed *dwelling*	None	Any
	Maximum of 16.8 metres (55 ft) for covered *deck* "B"	None	Any

i) *MAXIMUM LOT COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	14%	None	Any

"

Despite the requirements of Section 4.12 to the contrary, the maximum allowable area an ornamental roof *structure* that contains no *floor area* shall be 4.65 square metres (50 sq.ft.).

WR-E136 "On lands designated "WR-E136", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

i) Provisions:

a) MINIMUM LOT AREA FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	2.9 ha (7.1 ac)	None	None

b) MINIMUM WATER FRONTAGE FOR NEW LOTS

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	122 metres	None	None

	(400 ft)		

c) MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
Shoreline lot on a *Township Road*	34.1 metres (111.9 ft)	None	None

"

WR-E137 "On lands designated "WR-E137", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

i) Provisions:

a) MINIMUM LOT AREA FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A new *backlot* with public *road frontage*	11.5 ha (28.4 ac)	None	None

c) MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
Backlot	237 metres (777 ft)	None	None

"

WR-E138 "On lands designated "WR-E138", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

a) Despite the requirements of Section No. 4.64 a) to the contrary, the maximum allowable length of a *boathouse* shall be 20 metres (66 ft).

b) Despite the requirements of Section No. 4.65 to the contrary, the minimum interior *side yard setback* distance for a flat roofed *boathouse* shall be 5.5 metres (18± feet) to the southeasterly corner of the *boathouse* which contains a peaked roof and maintain a distance of 9.1 metres (30 feet) to the south east corner of the flat roofed *deck* portion of the *boathouse*.

c) Provisions:

I) ***MAXIMUM SHORELINE ACTIVITY AREA COVERAGE***

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
All	58%	None	Any

"

WR-E139 "On lands designated "WR-E139", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with

the WR *Development* Permit Area provisions, subject to the following exemptions:

a) Provisions:

c) *MINIMUM ROAD FRONTAGE FOR NEW LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Backlot	133.1 metres (436 f t)	3.6%	Over 3.6%

e) *MINIMUM FRONT YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
For a *backlot*	30.48 metres (100 ft)	None	Any

"

WR-E140 "On lands designated "WR-E140", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

b) Provisions:

c) *MINIMUM ROAD FRONTAGE FOR NEW LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Backlot	134.5 metres (441 ft)	4.7%	Over 4.7%

"

WR-E141 "On lands designated "WR-E141", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

a) For purposes of *development*, *Lot* 1 on plan M-295, *Lot* 5 on M-295 and Part 1 on Plan 35R-8984 shall be treated as one property.

b) Zone Provisions for Lot 1 on Plan M-295 and Part 1 on 35R-8984:

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
8%	None	Any

c) Zone Provisions for Lot 5 on Plan M-295

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
5%	None	Any

d) Provisions for combined properties

MINIMUM LOT AREA

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.8 ha (2 ac.)	None	Any

"

WR-E142 "On lands designated "WR-E142", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

a) Despite the requirements of Section 4.5 to the contrary, the maximum *floor area* of a *sleeping cabin* shall not exceed 83 square metres (888 sq. ft.).

b) Provisions:

d) *MINIMUM SHORELINE YARD*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A waterfront residential *lot*	2.7 metres (9 ft) for *Dwelling* # 1	None	Any
	3.5 metres (11.5 ft) for the addition onto *Dwelling* # 1	None	Any
	8.5 metres (28 ft) for the porch onto *Dwelling* # 1	None	Any
	9.4 metres (31 ft) for the attached *gazebo* onto *Dwelling* # 1	None	Any
	4 metres (13 ft) for a marine storage *building*	None	Any
	4.6 metres (15 ft) for the *deck* attached to the marine storage *building*		
	3.3 metres (11 ft) for the attached stairs associated with the marine storage *building*	None	Any
	22.5 metres (74 ft) for a private *sleeping cabin*	None	Any
	20.7 metres (68	None	Any

	feet) for the porch and *deck* attached to the private *sleeping cabin*		

f) ***MINIMUM INTERIOR SIDE YARD SETBACK***

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	1.2 metres (4 ft) for an addition to *Dwelling* # 1	None	Any
	3.4 metres (11.3 ft) for an attached porch located on the easterly side of *Dwelling* # 1	None	Any

k) ***MAXIMUM SHORELINE ACTIVITY AREA FRONTAGE***

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A waterfront residential *lot*	28.7 metres (94 ft)	None	Any

l) MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	45%	None	Any

"

-E143 Not Used

WR-E144 "On lands designated "WR-E144", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

a) For purposes of *development*, Part 1 on Registered Plan 35R-20509 and Parts 2 and 3 on Registered Plan 35R-20509 shall be treated as one property.

b) Zone Provisions for Part 1 on Registered Plan 35R-20509:

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
1.7%	None	Any

c) Zone Provisions for Parts 2 and 3 on Registered Plan 35R-20509:

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL

		VARIATION
6.3%	None	Any

MINIMUM FRONT YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Adjacent to a District *road*	8.8 metres (29 ft) for the garage	None	Any

d) Provisions for combined properties

MINIMUM LOT AREA

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.37 ha (0.91 ac.)	None	Any

"

WR-E145 "On lands designated "WR-E145", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

a) Despite the requirements of Section No. 4.64 a) to the contrary, the maximum allowable length of a *boathouse* shall be 20.9 metres (68.5 ft).

b) Despite the requirements of Section No. 4.64 c) to the contrary, the maximum allowable length of the *dock* shall be 23.3 metres (76.5 ft).

c) *Development* Permit Area Provisions:

I) *MAXIMUM SHORELINE ACTIVITY AREA COVERAGE*

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
All	41.2%	None	Any

"

WR-E146 "On lands designated "WR-E146", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

a) For purposes of *development*, the *lots* described as Roll Nos. 030-011-09100 and 030-011-09101, also described as Parts 1 and 2 on the draft reference plan dated April 26, 2006, shall be treated as one property.

b) Zone Provisions for Roll No. 030-011-09101 (Part 1 on a draft reference plan dated April 26, 2006):

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
6.4%	None	Any

c) Zone Provisions for Roll No. 030-011-09100 (Part 2 on a draft reference plan dated April 26, 2006):

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COU NCIL VARIATION
11.1%	None	Any

d) Provisions for combined properties

MINIMUM LOT AREA

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.47 ha (1.2 ac.)	None	Any

"

WR-E147 "On lands designated "WR-E147", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the WR *Development* Permit Area provisions, subject to the following exemptions:

i) *MAXIMUM LOT COVERAGE*

SITUATION	STANDARD(a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	8% with a maximum of 655.94 sq.m. (7060.7 sq.ft.) *footprint* constructed between 20 metres and 60 metres of the *shoreline*.	None	Any

f) *MINIMUM INTERIOR YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	49.29 metres	None	Any

"

WR-E148 On-going

WR-E149 "On the lands designated "WR-E149" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, subject to the following exceptions:

a) Despite Section 5.1.1 (b) of By-law 04-180 to the contrary, the minimum *water frontage* for new *lots* shall be 49.76 metres (*existing*).

b) Despite Section 4.64 of By-law 04-180 to the contrary, a *boathouse*, *boatport*, and/or *dock* are not permitted within the *shoreline activity area*."

WR-E150 "On the lands designated "WR-E150" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, subject to the following exceptions:

a) Despite Section 4.64 of By-law 04-180 to the contrary, all permitted *accessory* marine *structures* shall not be constructed on cribs."

WR-E151 "On the lands designated "WR-E151" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, subject to the following exceptions:

a) Despite Section 4.64 of By-law 04-180 to the contrary, all permitted *accessory* marine *structures* shall not be constructed on cribs."

WR-E152 "On the lands designated "WR-E152" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, subject to the following exceptions:

a) Despite Section 4.64 of By-law 04-180, to the contrary, all permitted *accessory* marine *structures* shall not be constructed on cribs."

WR-E153 "On the lands designated "WR-E153" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, subject to the following exceptions:

a) Despite Section 4.64 of By-law 04-180, to the contrary, all permitted *accessory* marine *structures* shall not be constructed on cribs."

WR-E154 "On the lands designated "WR-E154" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, subject to the following exceptions:

a) Despite Section 4.64 of By-law 04-180, to the contrary, all permitted *accessory* marine *structures* shall not be constructed on cribs."

WR-E155 "On the lands designated "WR-E155" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, subject to the following exceptions:

a) Despite Section 5.1.1 d) of By-law 04-180, to the contrary, the minimum *shoreline yard setback* shall be 33 metres

b) Despite Section 4.64 of By-law 04-180, to the contrary, all permitted *accessory* marine *structures* shall not be constructed on cribs."

WR-E156 "On the lands designated "WR-E156" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, subject to the following exceptions:

a) Despite Section 5.1.1 d) of By-law 04-180, to the contrary, the minimum *shoreline yard setback* shall be 32 metres

b) Despite Section 4.64 of By-law 04-180, to the contrary, all permitted *accessory* marine *structures* shall not be constructed on cribs."

WR-E157 (07-29) "On the lands designated "WR-E157" on Schedule "A" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions amended by the following:

i) Despite Section 4.21 of By-law 04-180, to the contrary, for the purpose of this By-law, the minimum *lot area* for an *existing* vacant *backlot* shall be 0.45 hectares (1.1 acres)."

WR-E158 (07-30) "On lands designated "WR-E158", as shown on Schedule "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential *Development* Permit Area provisions, subject to the following exemptions:

a) For purposes of *development*, the *lots* described as Roll Nos. 030-011-08900 and 030-011-08901, shall be treated as one property.

b) Zone Provisions for Roll No. 030-011-08100 (Waterfront Lot):

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
8.7%	None	Any

c**) Zone Provisions for Roll No. 030-011-08901 (Backlot):**

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.0%	None	Any

d**) Provisions for combined properties**

MINIMUM LOT AREA (dryland portion)

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.26 ha (0.65 ac.)	None	Any

"

WR-E159 (07-40)

"On the lands designated "WR-E159", as shown on Schedule "B" attached to By-law 07-40, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area, amended by the following:

a) Despite Section 4.21 of By-law 04-180 to the contrary, for the purpose of this By-law, the *lot* may be developed by way of a Category 1 Staff *Development* Permit provided that there is a minimum 2.79 hectares (6.892 acres) of *lot area* and 331.8 metres (1088.63 ft.) of frontage on a public *road*, and provided that the proposal complies with all other provisions of the By-law.

b) Notwithstanding any provision of this By-law to the contrary, on lands included within the "WR-E(159) *Development* Permit Area**"**, access may be provided by way of a *road* allowance, however, there shall be no obligation on the *Township* to improve this *road*, nor to provide the same level of *road* maintenance or emergency services as is provided to *lots* fronting on an improved and maintained *road*."

WR-E160 (07-68)

"On the lands designated "WR-E160" on Schedules "B" and "C" attached to By-law 07-68, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exemptions:

i) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, a *dock* shall only be permitted no closer than 30 metres (98 ft) from the straight line extension of the northerly *side lot line*, and no closer than 56 metres (184 ft) from the straight line extension of the southerly *side lot line* of Part 1 on Plan 35R-21668, as shown on Schedule "C". The *dock* shall be no wider than 3 metres (10 ft).

ii) Despite Section 4.64 of By-law 04-180 to the contrary, for the purpose of this By-law, all permitted *accessory* marine *structures* shall not be constructed on cribs.

iii) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, a *boathouse*, *boatport* or swim platform may be permitted in accordance with the *shoreline activity area* provisions of By-law 04-180, provided the *structure* is located a minimum of 1.5 metres out into the water from the *ordinary water's edge* and joined to the dry-land by the *dock* location identified in Subsection 2(i).

iv) Despite Section 4.84 of By-law 04-180 to the contrary, for the purpose of this By-law the removal of *vegetation* within the *shoreline activity area* or *shoreline buffer* is not permitted except for the purpose of the establishment of a pervious pathway of a width not exceeding 1 metre or the removal of hazard or dead *vegetation*.

v) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, access may be provided by way of other municipal *roads* and portions of a *Township* of Lake of Bays *road*, however, there shall be no obligation on the *Township* of Lake of Bays to improve any portions of *road*, nor to provide the same level of *road* maintenance or emergency services as is provided to *lots* fronting on an improved and maintained *road*.

vi) **Zone Provisions:**

Minimum Water Frontage for New Lots	
On a Category 2 Lake	120 metres

WR-E161 (07-68)

"On the lands designated "WR-E161" on Schedules "B" and "C" attached to By-law 07-68, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions amended by the following:

i) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, a *dock* shall only be permitted no closer than 40 metres (131 ft) from the straight line extension of the southerly *side lot line*, and no closer than 57.9 metres (190 ft) from the straight line extension of the northerly southerly *side lot line* of Part 2 on Plan 35R-21668, as shown on Schedule "C". The *dock* shall be no wider than 3 metres (10 ft).

ii) Despite Section 4.64 of By-law 04-180 to the contrary, for the purpose of this By-law, all permitted *accessory* marine *structures* shall not be constructed on cribs.

iii) Despite Section 4.64 of By-law 04-180 to the contrary, for the purpose of this By-law, a *dock* accessed from dry-land may not exceed a width of 10 feet.

iv) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, a *boathouse*, *boatport* or swim platform may be permitted in accordance with the *shoreline activity area* provisions of By-law 04-180, provided the *structure* is located a minimum of 1.5 metres out into the water from the *ordinary water's edge* and joined to the dry-land by the *dock* location identified in Subsection 2(i).

v) Despite Section 4.84 of By-law 04-180 to the contrary, for the purpose of this By-law the removal of *vegetation* within the *shoreline activity area* or *shoreline buffer* is not permitted except for the purpose of the establishment of a pervious pathway of a width not exceeding 1 metre or the removal of hazard or dead *vegetation*.

vi) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, access may be provided by way of other municipal *roads* and portions of a *Township* of Lake of Bays *road*, however, there shall be no obligation on the *Township* of Lake of Bays to improve any portions of *road*, nor to provide the same level of *road* maintenance or emergency services as is provided to *lots* fronting on an improved and maintained *road*."

WR-E162 (07-97) "On lands designated "WR-E162", as shown on Schedules "A" and "B" attached to By-law 07-97, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exceptions:

i) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, the placement of *structures*, removal of *vegetation* or *site alteration* are not permitted within the first 30 metres (98 ft) from the waters edge identified on Parts 10 and 13 on Plan 35R-14629.

ii) **Development Permit Area Provisions:**

a) *MINIMUM LOT AREA FOR NEW LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	17 ha (42 ac)	None	None

b) *MINIMUM WATER FRONTAGE FOR NEW LOTS*

SITUATION	STANDARD (a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	*Existing* (at inner limit)	None	None

"

WR-E163 (07-97) "On lands designated "WR-E163", as shown on Schedules "A" and "B" attached to By-law 07-97, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exceptions:

i) Development Permit Area Provisions:

a) *MINIMUM LOT AREA FOR NEW LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	4.5 ha (11.2 ac)	None	None

b) *MINIMUM WATER FRONTAGE FOR NEW LOTS*

SITUATION	STANDARD (a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	121 metres (400 ft) at water's edge	None	None

"

WR-E164 (07-97) "On lands designated "WR-E164", as shown on Schedules "A" and "B" attached to By-law 07-97, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in

accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exceptions:

i) Development Permit Area Provisions:

a) *MINIMUM LOT AREA FOR NEW LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	6.7 ha (16.5 ac)	None	None

b) *MINIMUM WATER FRONTAGE FOR NEW LOTS*

SITUATION	STANDARD (a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	109 metres (360 ft) at water's edge	None	None

"

WR-E165 (07-97) "On lands designated "WR-E165", as shown on Schedules "A" and "B" attached to By-law 07-97, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exceptions:

i) Development Permit Area Provisions:

a) *MINIMUM LOT AREA FOR NEW LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	1.3 ha (3.3 ac)	None	None

b) *MINIMUM WATER FRONTAGE FOR NEW LOTS*

SITUATION	STANDARD (a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	109 metres (360 ft) at water's edge	None	None

"

WR-E166 (07-97) "On lands designated "WR-E166", as shown on Schedules "A" and "B" attached to By-law 07-97, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exceptions:

i) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, the placement of *structures,* other than permitted *shoreline activity area structures* are not permitted within the first 55 metres (180 ft) from the water's edge.

ii) **Development Permit Area Provisions:**

a) *MINIMUM LOT AREA FOR NEW LOTS*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	7.9 ha (19.5 ac)	None	None

b) *MINIMUM WATER FRONTAGE FOR NEW LOTS*

SITUATION	STANDARD (a)	STAFF VARIATION	COUNCIL VARIATION
All other situations	30.4 metres (100 ft) at water's edge	None	None

"

WR-E167 (07-94) "On lands designated "WR-E167", as shown on Schedules "A" and "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exceptions:

a) For purposes of this By-law, the *lots* described as Roll No.'s 030-011-06100 and 030-011-06101 (being Parts 1, 2 & 3 on Registered Plan 35R-12333 & Part 1 on Plan 35R-21743), shall be treated as one property.

b) Area Provisions for Roll No. 030-011-06100 (Part 3 on Plan 35R-12333 & Part 1 on Plan 35R-21742) (*Backlot*):

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	Any

c) Area Provisions for Roll No. 030-011-06101 (Part 2 on Plan 35R-12333) (Waterfront Parcel):

MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	Any

d) Provisions for combined properties:

MINIMUM LOT AREA (dry land portion)

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.32 ha (0.787 ac.)	None	Any

"

WR-E168 (07-94) "On lands designated "WR-E168", as shown on Schedules "A" and "B" attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exceptions:

a) For purposes of this By-law, the *lots* described as Roll No.'s 030-011-06000 and 030-011-06200, 030-011-06201 and 030-011-06001 (parts 2, 3 and 6 on Plan 35R-16158 and Parts 2, 3, 4, 6 & 7 on Plan 35R-21743), shall be treated as one property.

b) Area Provisions for Roll Nos. 030-011-06200 and 030-011-06000 (Parts 2 & 6 on Plan 35R-21743 (Waterfront Parcels):

MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	Any

c) Provisions for combined properties:

MINIMUM LOT AREA (dry land portion)

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.79 ha (1.943 ac.)	None	Any

WR-E169 (08-53) "On lands designated "WR-E169", as shown on Schedule "B" attached to By-law 08-53, no person shall *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, amended by the following:

a) Despite Section 4.30 (h) a *home based business* located within an *accessory structure* is permitted within an *exterior side yard*."

WR-E170 (07-132) "On lands designated "WR-E170", as shown on Schedule "B", for the purpose of this By-law, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential *Development* Permit Area provisions, subject to the following exceptions:

a) Despite the requirements of Section No. 4.4 to the contrary, one *accessory structure* (private cabin) that is not otherwise part of a *principal building* or *structure*, shall be permitted to be located closer to the *shoreline* than the *existing principal building* on the *lot*.

b) Despite the requirements of Section 4.89 to the contrary, a second private septic system to service a private cabin shall be permitted to be located 16 metres (52.5 ft) from the *ordinary water's edge* due to site constraints.

c) Development Permit Area Provisions:

d) *MINIMUM SHORELINE YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
For the *sleeping cabin* where the *lot* is located on Lake of Bays	12 m (39.3 ft)	None	Any

h) MINIMUM REAR YARD SETBACK

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Adjacent to a District *Road*	10.6 m (34.7 ft)	None	Any

i) MAXIMUM LOT COVERAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION	
All other situations	10.25%	None	Any	"

WR-E171 (07-142) "On lands designated "WR-E171", as shown on Schedule "B", attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential *Development* Permit Area provisions, subject to the following exceptions:

a) For purposes of *development*, the *lots* described as Roll No. 030-012-07700, being Parts 16 and 18 on Plan 35R-5179 and Part 6 on Plan 35R-10115, shall be treated as one property.

b) Zone provisions for Part 18 on Plan 35R-5179 & Part 6 on Plan 35R-10115 (waterfront parcel):

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	Any

c) Zone provisions for Part 16 on Plan 35R-5179 (north side of East Grandview Lake Road):

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
11.8%	None	Any

MINIMUM REAR YARD SETBACK

STANDARD	STAFF VARIATION	COUNCIL VARIATION
3.04 metres	None	Any

d) Provisions for combined properties (Parts 16 and 18 on Plan 35R-5179 and Part 6 on Plan 35R-10115):

MINIMUM LOT AREA

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.14 ha (0.34 ac.)	None	Any

"

WR-E172 (07-153) "On lands designated "WR-E172", as shown on Schedule "A", attached hereto, for the purpose of this By-law, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential *Development* Permit Area provisions, subject to the following exceptions:

i) Development Permit Area Provisions

a) *MAXIMUM EXTERIOR SIDE YARD SETBACK*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
7.01 metres for the open *deck* attached to the *dwelling* and 6.1 metres for the attached stairs	None	Any

b) MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
21%	None	Any

c) MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	Any

"

WR-E173 (07-154) "On lands designated "WR-E173", as shown on Schedule "A", attached hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential *Development* Permit Area provisions, amended by the following:

i) Despite Section 4.5 of By-law 04-180 to the contrary, for the purposes of this By-law, the maximum *floor area* for a *sleeping cabin* shall not exceed 66.9 square metres."

WR-E174 (09-108) "On lands designated "WR-E174", as shown on Schedules "A" & "B" attached to By-law 09-108, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) For the purpose of *development*, the *lots* described as Parts 22 and 24 on Plan 35R-5179 and Part 8 on Plan 35R-10115, shall be deemed to be one *lot*.

ii) Substituted *Development* Permit Area Provisions for Parts 22 and 24 on Plan 35R-5179 (waterfront parcel):

MINIMUM SHORELINE YARD SETBACK

STANDARD	STAFF VARIATION	COUNCIL VARIATION
12.2 metres (40 feet) for the construction of the *dwelling* 10.4 metres (34 feet) for the construction of an open attached *deck*	None	Any

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
15.6%	None	None

MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	None

iii) Provisions for combined properties (Parts 22 and 24 on Plan 35R-5179 and Part 8 on Plan 35R-10115):

MINIMUM LOT AREA

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.16 ha (0.4 ac.)	None	Any

iv) Despite any provision, a *Development* Permit will be required prior to the issuance of a *Building* Permit and a *Shoreline activity area* will not be identified to prevent any significant removal of *shoreline vegetation*. ”

WOS-E175 (08-23) “On lands designated “WOS-E175”, as shown on Schedule “B” hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront *Open space* (WOS) *Development* Permit Area provisions, subject to the following exemptions:

i) Despite the permitted *uses* found in Section 5.4.1, for the purpose of this By-law, the only permitted *use* shall be a hunt-recreation camp.

ii) For the purpose of this By-law, a Hunt-Recreation camp shall be defined as a *Hunt camp*.

iii) *Development* Permit Area Provisions

MINIMUM WATER FRONTAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
60 metres	None	Any

iv) Notwithstanding any provision of this By-law or those found in the *Development* Permit By-law No. 04-180 to the contrary, on lands included within the “WOS-E175 *Development* Permit Area”, access is provided via a *road* over Crown Lands, however, there shall be no obligation on the *Township* to improve this access, nor to provide the same level of *road* maintenance or emergency services as is provided to *lots* fronting on an improved *street*.”

WR-E176 (08-23) "On lands designated "WR-E176", as shown on Schedule "B" attached to By-law 08-23, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (**WR**) *Development* Permit Area provisions, subject to the following exceptions:

i) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, permitted marine *structure*(s) (i.e *dock* or *boathouse*) shall only be permitted no closer than 10 metres (33 ft) from the straight line extension of the northerly *side lot line*, and no closer than 4.5 metres (15 ft) from the straight line extension of the southerly *side lot line* as shown on the attached Schedule "B". The *structure* shall be no wider than 15 metres (50 ft).

ii) Despite Section 4.64 of By-law 04-180 to the contrary, for the purpose of this By-law, all permitted *accessory* marine *structures* shall not be constructed on cribs.

iii) Notwithstanding any provision of By-law 04-180 to the contrary, for the purpose of this By-law, a *boathouse*, *boatport* or swim platform is permitted in the areas identified in 2 (i) and in accordance with the applicable *shoreline activity area* provisions of By-law 04-180, provided the *structure* is located a minimum of 1.5 metres out into the water from the *ordinary water's edge* and joined to the *shoreline* by a *dock* not exceeding 2 metres in width.

iv) Despite Section 4.84 of By-law 04-180 to the contrary, for the purpose of this By-law, the removal of *vegetation* within the *shoreline yard* is not permitted except for the purpose of the establishment of a pervious pathway of a width not exceeding 2 metres or the removal of trees for safety reasons.

v) Zone Provisions:

Minimum *Shoreline* Yard *Setback*	**Standard**	**Staff Variation**	**Council Variation**
	33 metres	None	Any

"

WR-E177 (08-32) "On lands designated "WR-E177", as shown on Schedule "B" hereto, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area provisions, subject to the following exemptions:

i) Despite the requirements of Section 2.20 to the contrary, for the purpose of this By-law, a *development* permit is required for any *development* on the subject lands.

ii) Despite the requirements of Section No. 4.20 to the contrary, for the purposes of this By-law, the minimum allowable *water frontage* shall be 24.4 metres (80 ft).

iii) Despite the requirements of Section No. 4.64c) to the contrary, for the purposes of this By-law, the maximum length of a *dock* extending from the *shoreline* shall be 15 metres (50 ft).

iv) *Development* Permit Area Provisions:

MINIMUM ROAD FRONTAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
27 metres	None	Any

"

WR-E178 (08-45) "On lands designated "WR-E178", as shown on Schedule "A" attached to By-law 08-45, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and, amended by the following:

i) Despite Section 2.20, a *development* permit is required for any *development* on the subject lands.

ii) For the purpose of this By-law, the proposed additions to the *dwelling* will be calculated as *Lot coverage*.

iii) Substituted *Development* Permit Area Provisions

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
34.8%	None	Any

MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
48.3% (*Existing*)	None	Any

"

WR-E179 (08-46) "On lands designated "WR-E179", as shown on Schedule "A" attached to By-law 08-46, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and, amended by the following:

i) Despite Section 2.20, a *development* permit is required for any *development* on the subject lands.

ii) Substituted *Development* Permit Area Provisions:

MINIMUM SHORELINE YARD SETBACK

STANDARD	STAFF VARIATION	COUNCIL VARIATION
14.32 metres (*dwelling*) & 11.43 metres (open *deck*)	None	Any

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
21%	None	Any

MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
127 %	None	Any

"

WR-E180 (08-58) "On lands designated "WR-E180", as shown on Schedule "A" attached to By-law 08-58, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Despite Section 4.69, no part of a *shoreline activity area* is permitted within 4.5 metres of the *side lot line* projection which would be at right angles to the *shoreline*.

ii) Substituted *Development* Permit Area Provisions:

a) *MINIMUM FRONT YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
For *lots* other than *shoreline lots* – to the frame *shed*	2.2 m (7.3 ft)	None	Any

b) MAXIMUM LOT COVERAGE

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	10.8%	None	Any

"

WR-E181 (08-71) "On lands designated "WR-E181", as shown on Schedule "A" attached to By-law 08-71, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Despite the requirements of Section No. 4.64 a), the maximum allowable length of a *boathouse* shall be 17.3 metres from the *shoreline*.

ii) Despite the requirements of Section No. 4.64 c), the maximum allowable length of the *dock* shall be 23.7 metres from the *shoreline*.

iii) *Development* Permit Area Provisions:

I) *MAXIMUM SHORELINE ACTIVITY AREA COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	46.6%	None	Any

"

WR-E182 (08-69) "On lands designated "WR-E182", as shown on Schedule "A" attached to By-law 08-69, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and, amended by the following:

i) Despite any provision, a *Shoreline activity area* will not be identified to prevent any significant removal of *shoreline vegetation*.

ii) Substituted *Development* Permit Area Provisions

MAXIMUM LOT COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
19.1%	None	None

MAXIMUM SHORELINE ACTIVITY AREA COVERAGE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
87.7%	None	None

"

WR-E183 (08-92) "On lands designated "WR-E183", as shown on Schedule "A" attached to By-law 08-92, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and, amended by the following:

a) Despite the requirements of Section No. 4.5, the maximum allowable *floor area* of a *sleeping cabin* shall not exceed 57.2 square metres (616 sq. ft.).

WR-E184 (08-102) "On lands designated "WR-E184", as shown on Schedule "B" attached to By-law 08-102, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Substituted Zone Provisions:

i) Minimum *Shoreline Yard Setback*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Dwelling Open *Deck*	19.2 metres 13.6 metres	None	Any

ii) Minimum *Exterior side yard Setback*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	3.6 metres	None	Any

iii) Maximum *Lot coverage*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
	26.5%	None	Any

iv) Minimum *Rear yard Setback*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	9.2 metres	None	Any

"

WR-E185 (08-103) "On lands designated "WR-E185", no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and, amended by the following:

a) Despite the Section 6.64 (a), a *boathouse* may be considered within a *shoreline activity area* to a maximum of 17 metres (56 feet)."

WR-E186 (08-104) "On lands designated "WR-E186", as shown on Schedule "A" attached to By-law 08-104, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite any provision of By-law 04-180, the *shoreline activity area* shall be restricted to the width of the *existing dock structure* or 15 metres (whichever is

less).

b) Substituted Zone Provisions:

Minimum Requirements	
Shoreline Yard Setback	30 metres

"

WR-E187 (08-112) "On lands designated "WR-E187", as shown on Schedule "A", attached to By-law 08-112, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential *Development* Permit Area provisions, amended by the following:

ii) Despite Section 4.4 of By-law 04-180, a free-standing *gazebo* shall be located closer to a *shoreline* than the *principal building* on the *lot*."

WR-E188 (08-113) "On lands designated "WR-E188", as shown on Schedule "A" attached to By-law 08-113, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Substituted Zone Provisions:

Minimum Road Frontage Requirements	
Lot on a District Class A *Road*	101.4 metres

WR-E189 (08-113) "On lands designated "WR-E189", as shown on Schedule "A" attached to By-law 08-113, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

b) Substituted Zone Provisions:

Minimum Road Frontage Requirements	
Lot on a District Class A *Road*	57.2 metres

"

WR-E190 (08-126) "On lands designated "WR-E190", as shown on Schedule "A" attached to By-law 08-126, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Substituted Zone Provisions:

Minimum Water Frontage	
Category 3 Lake	45.7 metres

b) Substituted Zone Provisions:

Minimum *Lot area*	
	0.48 hectares

c) Notwithstanding any provision in By-law 04-180, a *Development* Permit shall be required prior to any *site alteration*, *vegetation* removal or issuance of the applicable *building* permits."

WR-E191 (08-127) "On lands designated "WR-E191", as shown on Schedule "A" attached to By-law 08-127, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite Section 4.92 of By-law 04-180 a minimum 15 metre *setback* to the proposed *building* envelops shall be maintained from the westerly stream and a minimum of 19.26 metre *setback* shall be maintained at its closest point to the proposed *building* envelope from the easterly stream as identified on Schedule B. These *setbacks* shall remain as a natural *buffer* to these streams.

b) Despite Section 4.92 of By-law 04-180, a minimum 1 metre *setback* to the proposed *shoreline structure building* envelope shall be maintained from the identified "Waterfront Environmental Protection One (WEP-1)" *Development* Permit Area.

c) Notwithstanding any provision in By-law 04-180, a *Development* Permit shall be required prior to any *site alteration*, *vegetation* removal or issuance of the applicable *building* permits."

WR-E192 (08-156) "On lands designated "WR-E192", as shown on Schedule "A", attached to By-law 08-156, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential *Development* Permit Area provisions, amended by the following:

i) Despite the requirements of Section No. 4.5, the maximum allowable *floor area* of a *sleeping cabin* shall not exceed 55.74 square metres (600 sq. ft.)."

WR-E193 (09-13) "On lands designated "WR-E193", as shown on Schedule "A" attached to By-law 09-13, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Despite the requirements of Section No. 4.64 c), the maximum allowable length of the *dock* shall be 31.7 metres from the *shoreline*.

ii) Substituted *Development* Permit Area Provisions:

I) **MAXIMUM *SHORELINE ACTIVITY AREA COVERAGE***

SITUATION	STANDARD (a)	STAFF VARIATION	COUNCIL VARIATION
All	71.0%	None	Any

"

WR-E194 (09-14) "On lands designated "WR-E194", as shown on Schedule "A" attached to By-law 09-14, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Despite any provision, a *Shoreline activity area* will not be identified to prevent any significant removal of *shoreline vegetation*.

ii) Substituted *Development* Permit Area Provisions:

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
11.6%	None	None

MAXIMUM *SHORELINE ACTIVITY AREA COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	None

"

WR-E195 (09-15) "On lands designated "WR-E195", as shown on Schedule "A" attached to By-law 09-15, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite the requirements of Section 4.21, the *lot* may be developed by way of Category 1 Staff *Development* Permit provided that there is a minimum 0.44 hectares (1.08 acres) of *lot area*, and provided that the proposal complies with all other provisions of the By-law."

WR-E196 "On lands designated "WR-E196", as shown on Schedule "A" attached to By-law 09-16,

(09-16) no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite any provision, a *Shoreline activity area* will not be identified to prevent any significant removal of *shoreline vegetation*.

b) Substituted *Development* Permit Designation Provisions:

i) MINIMUM SHORELINE YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
For attached open *deck*	14 m (46 ft)	None	Any

ii) MAXIMUM *LOT COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	13.8%	None	Any

iii) *SHORELINE ACTIVITY AREA*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	*Existing*	None	Any

"

WRC-E197 (09-17) On lands designated "WRC-E197", as shown on Schedule "A" attached to By-law 09-17, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront *Resort* Commercial (WRC) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite the requirements of Sections 4.37 and 4.41, the *existing* two *storey boathouse* may be expanded by 10.78 square metres (116 square feet) for a total area of 54.63 square metres (588 square feet).

b) Despite the requirements of Section 4.65, a flat roofed two *storey boathouse* shall maintain the *existing side yard setback*.

c) Despite the requirements of Sections 4.37 and 5.2.3, the maximum *height* for the *existing* two *storey boathouse* shall be 5.7 metres (18 feet, 8 inches)."

WR-E198 (09-30) "On lands designated "WR-E198", as shown on Schedule "B" attached to By-law 09-30, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in

accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite Sections 4.5 and 4.6 of By-law 04-180 to the contrary, for the purpose of this By-law, the maximum *floor area* of a *sleeping cabin* shall not exceed 65.1 square metres."

WR-E199 (09-29)

"On lands designated "WR-E199", as shown on Schedule "B" attached to By-law 09-29, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite Section 2.20, a *development* permit is required to re-vegetate portions of the *shoreline yard* prior to any *development* or *site alteration* on the subject lands.

b) Despite the requirements of Section No. 4.64 b), the maximum allowable extension for a covered boat port shall be 20 metres from the *shoreline*.

c) Substituted *Development* Permit Designation Provisions:

i) MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot on a Provincial Highway	52 metres	None	Any

ii) MAXIMUM *LOT COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	8.9%	None	Any

iii) *SHORELINE ACTIVITY AREA COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	39.2%	None	Any

WR-E200 (09-29)

"On lands designated "WR-E200", as shown on Schedule "B" attached to By-law 09-29, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation

permitted *uses* and amended by the following:

a) Substituted *Development* Permit Designation Provisions:

MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot on a Provincial Highway	59.7 metres	None	Any

"

WR-E201 (09-31) "On lands designated "WR-E201", as shown on Schedule "B" attached to By-law 09-31, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite Section 2.20, a *development* permit is required to re-vegetate portions of the *shoreline yard* prior to any *development* or *site alteration* on the subject lands.

b) Despite Section 4.39 an addition to a legal non-complying *dwelling* will be restricted to 375 square feet.

c) Substituted *Development* Permit Designation Provisions:

i) MAXIMUM *LOT COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All other situations	19%	None	Any

ii) MINIMUM *SHORELINE* YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Dwelling For attached open *deck*	14.3 metres 12.2 metres	None	Any

"

WR-E202 (09-40) "On lands designated "WR-E202", as shown on Schedule "B" attached to By-law 09-40, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) In addition to those *accessory structures* listed in Section 4.3 (Sequence of *Development*), a set of *accessory* stairs located in the *shoreline yard* is also permitted prior to the construction of the primary *use*/*structure*."

WEP-E203 (09-39) "On lands designated "WEP-E203", as shown on Schedule "A" attached to By-law 09-39, no person shall remove any *vegetation* and/or *use* any *lot* and/or erect, alter or *use* any *building* or *structure*."

WR-E204 (09-41) "On lands designated "WR-E204", as shown on Schedule "B" attached to By-law 09-41, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Substituted *Development* Permit Area Provisions:

MAXIMUM *LOT COVERAGE*

SITUATION	STANDARD
All other situations	18.3%

"

WRC-F-E205 (09-50) "On lands designated "WRC-F-E205", as shown on Schedule "A" attached to By-law 09-50, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront *Resort* Commercial (WRC) *Development* Permit Area designation permitted *uses* and amended by the following:

i) The *lots* described as Roll No. 010-018-03200, being Part of *Lots* 10 and 11, Concession 5, Geographic *Township* of Franklin now in the *Township* of Lake of Bays in the District Municipality of Muskoka and described as Parcels #10632, comprising Areas A, B and C on the survey sketch by E.J. Williams Surveying Ltd. Dated November 30, 2004, shall be deemed to be one *lot*.

ii) Despite any provision, a *Shoreline activity area* will not be identified to prevent any significant removal of *shoreline vegetation*.

iii) Despite Section 4.26, for the purpose of this By-law, the floodplain elevation adjacent to Lake of Bays shall be 316.4 metres GSC.

iv) Despite Section 4.27, for the purpose of this By-law, no basement, cellar or other enclosed area of a *building* shall be located below the 316.4 metres GSC flood level elevation adjacent to Lake of Bays.

v) Despite the contents of Schedule A within the *Development* Permit By-law No. 04-180, the identified *watercourse* traversing the subject lands shall be deemed to be a *coldwater stream*.

vi) Despite Section 4.92, relief from the required 30 metre *setback* to all new *structures*

from the stream as shown on the attached Schedule "B" to By-law 09-50.

vii) Substituted *Development* Permit Area Provisions For The Waterfront Parcel (Area C on the survey sketch referenced in 2i) above)

MAXIMUM GROSS FLOOR AREA

STANDARD	COUNCIL VARIATION
3163.9 square metres	None

MINIMUM *REAR YARD SETBACK*

STANDARD	COUNCIL VARIATION
8.3 metres	None

"

WR-E206 (09-51)

"On lands designated "WR-E206", as shown on Schedule "A" attached to By-law 09-51, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Despite the requirements of Section No. 4.5, the maximum allowable *floor area* of a *sleeping cabin* shall not exceed 55.89 square metres (602 sq. ft.).

ii) Substituted *Development* Permit Area Provisions:

MAXIMUM BUILDING HEIGHT OTHER *ACCESSORY* STRUCTURE

STANDARD	STAFF VARIATION	COUNCIL VARIATION
8.85 metres (*existing* private cabin)	None	Any

MINIMUM *SHORELINE* YARD *SETBACK*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
12.4 metres (*existing* private cabin)	None	Any

"

WR-E207 (09-72) "On lands designated "WR-E207", as shown on Schedule "A" attached to By-law 09-72, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Despite any provision, a *Shoreline activity area* will not be identified to prevent any significant removal of *shoreline vegetation*.

ii) Substituted *Development* Permit Area Provisions:

MINIMUM *SHORELINE* YARD *SETBACK*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
14.4 metres (47 feet)	None	Any

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
17.2%	None	Any

MAXIMUM *SHORELINE ACTIVITY AREA COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	Any

"

WR-E208 (09-81) "On lands designated "WR-E208", as shown on Schedule "A" attached to By-law 09-81, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Despite any provision, a *Shoreline activity area* shall not be identified to prevent any significant removal of *shoreline vegetation*.

ii) Despite Section 4.39 an addition to the legal non-complying *dwelling* will be permitted to a *height* of 7.74 metres (25.3 feet).

iii) Substituted *Development* Permit Area Provisions:

MINIMUM *SHORELINE* YARD *SETBACK*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
29.3 metres (96 feet)	None	Any

"

WR-E209 (09-96)

"On lands designated "WR-E209", as shown on Schedule "A" attached to By-law 09-96, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) For the purpose of *development*, the *lots* described as Roll Nos. 030-004-07902 and 030-004-07901, being Parts 1, 3 and 4 on Plan 35R-14848, shall be deemed to be one *lot*.

ii) Provisions for Parts 3 and 4 on Plan 35R-14848 (waterfront parcel):

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
Existing	None	Any

iii) Despite any provision, a *Shoreline activity area* shall not be identified to prevent any significant removal of *shoreline vegetation*.

iv) Provisions for combined properties (Parts 1, 3 and 4 on Plan 35R-14848):

MINIMUM *LOT AREA*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.951 ha (2.35 ac.)	None	Any

"

WR-E210 (09-97)

"On lands designated "WR-E210", as shown on Schedule "A" attached to By-law 09-97, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) For the purpose of *development*, the *lots* described as Roll Nos. 030-004-07903 and 030-004-07900, being Parts 1, 2 and 3 on Plan 35R-15323, shall be deemed to be one *lot*.

ii) For Parts 1 and 2 on Plan 35R-15323 (waterfront parcel), *Lot coverage* shall be calculated based on the *lot area* beyond 20 metres for the combined Parts 1 and 2 on Plan 35R-15323 only.

iii) Provisions for combined properties (Parts 1, 3 and 4 on Plan 35R-14848):

MINIMUM *LOT AREA*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.89 ha (2.2 ac.)	None	Any

WR-E211 (09-98) "On lands designated "WR-E211", as shown on Schedule "A" attached to By-law 09-98, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Substituted *Development* Permit Area Provisions:

MINIMUM *SHORELINE* YARD *SETBACK*
- A *lot abutting* a WEP1 *Development* Permit Area

STANDARD	STAFF VARIATION	COUNCIL VARIATION
20 metres (66 feet)	None	Any

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
18.9%	None	Any

ii) Despite any provision, a *Development* Permit must be submitted and issued to incorporate the technical reports and provide details for the re-establishing of the *shoreline yard*."

WR-E212 (09-111) "On lands designated "WR-E212", as shown on Schedule "B" attached to By-law 09-111, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Substituted *Development* Permit Area Provisions:

i) MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Backlot	134.1 metres	None	Any

ii) MINIMUM *REAR YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	260 metres along the westerly portion of the *lot* 242 metres along the easterly portion of the *lot*	None	Any

WR-E213 (09-111)

"On lands designated "WR-E213", as shown on Schedule "B" attached to By-law 09-111, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

b) Despite the contents of Schedule A within *Development* Permit By-law No. 04-180, the *watercourse* identified on Schedule "B" shall be included in Schedule A of By-law 04-180 and shall be deemed to be a warmwater stream.

c) Substituted *Development* Permit Designation Provisions:

iii) MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Backlot	134.1 metres	None	Any

iv) MINIMUM *REAR YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	242 metres along the westerly portion of the *lot* 281 metres along the easterly portion of the *lot*	None	Any

WR-E214 (09-111) "On lands designated "WR-E214", as shown on Schedule "B" attached to By-law 09-111, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

d) Despite the contents of Schedule A within *Development* Permit By-law No. 04-180, the *watercourse* identified on Schedule "B" shall be included in Schedule A of By-law 04-180 and shall be deemed to be a warmwater stream.

e) Substituted *Development* Permit Designation Provisions:

v) MINIMUM ROAD FRONTAGE FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Backlot	125.5 metres	None	Any

vi) MINIMUM *REAR YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	242 metres along the westerly portion of the *lot* 307 metres along the easterly portion of the *lot*	None	Any

"

WR-E215 (09-112) "On lands designated "WR-E215", as shown on Schedule "B" attached to By-law 09-112, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, *shoreline structures* will not be permitted within the identified "Waterfront Environmental Protection One (WEP1)" *Development* Permit Area located adjacent to these lands.

b) Notwithstanding any provision within *Development* Permit By-law No. 04-180, the only permitted *shoreline activity area structure* will be a *dock* not to exceed

a width of 2.44 metres (8 feet).

c) Notwithstanding any provision within *Development* Permit By-law No. 04-180, any *development* (including the removal of *vegetation*) will be *setback* 30 metres from the identified Waterfront Environmental Protection (WEP) *Development* Permit Area boundaries and the Waterfront Environmental Protection One (WEP1) *Development* Permit Area boundaries.

WR-E216 (09-112) "On lands designated "WR-E216", as shown on Schedule "B" attached to By-law 09-112, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, *shoreline structures* will not be permitted within the identified "Waterfront Environmental Protection One (WEP1)" *Development* Permit Area located adjacent to these lands.

b) Notwithstanding any provision within *Development* Permit By-law No. 04-180, the only permitted *shoreline activity area structure* will be a *dock* not to exceed a width of 2.44 metres (8 feet).

c) Notwithstanding any provision within *Development* Permit By-law No. 04-180, any *development* (including the removal of *vegetation*) will be *setback* 30 metres from the identified Waterfront Environmental Protection (WEP) *Development* Permit Area boundaries and the Waterfront Environmental Protection One (WEP1) *Development* Permit Area boundaries.

d) Substituted *Development* Permit Designation Provisions:

MINIMUM *WATER FRONTAGE* FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a Category 3 Lake	145.3 metres	None	Any

"

WR-E217 (09-112) "On lands designated "WR-E217", as shown on Schedule "B" attached to By-law 09-112, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, *shoreline structures* will not be permitted within the identified "Waterfront Environmental Protection One (WEP1)" *Development* Permit Area located adjacent to these lands.

b) Notwithstanding any provision within *Development* Permit By-law No. 04-180, the only permitted *shoreline activity area structure* will be a *dock* not to exceed a width of 2.44 metres (8 feet).

c) Notwithstanding any provision within *Development* Permit By-law No. 04-180, any *development* (including the removal of *vegetation*) will be *setback* 30 metres from the identified Waterfront Environmental Protection (WEP) *Development* Permit Area boundaries and the Waterfront Environmental Protection One (WEP1) *Development* Permit Area boundaries.

d) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *WATER FRONTAGE* FOR NEW LOTS

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a Category 3 Lake	145.1 metres	None	Any

"

WR-E218 (09-113) "On lands designated "WR-E218", as shown on Schedule "A" attached to By-law 09-113, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

i) Substituted *Development* Permit Area Provisions:

MINIMUM *SHORELINE* YARD *SETBACK*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
15.24 metres (50 feet) to the *dwelling* 12.8 metres (42 feet) to the attached open *deck*	None	Any

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
17.7%	None	None

ii) Notwithstanding any provision, *vegetation* removal within the *Shoreline Yard* will not be permitted."

WR-E219 (09-109) "On lands designated "WR-E219", as shown on Schedule "B" attached to By-law 09-109, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, *shoreline structures* will not be permitted within the identified "Waterfront Environmental Protection One (WEP1)" *Development* Permit Area located adjacent to these lands.

b) Substituted *Development* Permit Designation Provisions:

i) **MINIMUM ROAD FRONTAGE FOR NEW LOTS**

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot on a Provincial Highway	44.8 metres	None	Any

"

WR-E220 (09-129) "On lands designated "WR-E220", as shown on Schedule "B" attached to By-law 09-129, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, *shoreline structures* will not be permitted within the identified "Waterfront Environmental Protection One (WEP1)" *Development* Permit Area located adjacent to these lands.

b) Substituted *Development* Permit Designation Provisions:

i) **MINIMUM *WATER FRONTAGE***

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a Category 2 Lake	85 metres	None	Any

"

WR-E221 (09-131) "On lands designated "WR-E221", as shown on Schedule "B" attached to By-law 09-131, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, the removal of *shoreline yard vegetation* will not be permitted except for the construction of a pervious pathway and/or any dead, diseased or *vegetation* posing a hazard to people or property.

b) Notwithstanding the minimum *Shoreline Yard Setback* provision, the *building* envelope shall be *setback* a minimum of 15 metres from the identified Top of Bank as shown on the attached Schedule "B".

c) A *shoreline activity area* has been identified as shown on the attached Schedule "B"."

WR-E222 (09-131) "On lands designated "WR-E222", as shown on Schedule "B" attached to By-law 09-131, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, the removal of *shoreline yard vegetation* will not be permitted except for the construction of a pervious pathway and/or any dead, diseased or *vegetation* posing a hazard to people or property.

b) Notwithstanding the minimum *Shoreline Yard Setback* provision, the *building* envelope shall be *setback* a minimum of 15 metres from the identified Top of Bank as shown on the attached Schedule "B".

c) A *shoreline activity area* has been identified as shown on the attached Schedule "B"."

WR-E223 (09-144) "On lands designated "WR-E223", as shown on Schedule "B" attached to By-law 09-144, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, the removal of *shoreline yard vegetation* will not be permitted except for the construction of a pervious pathway and/or any dead, diseased or *vegetation* posing a hazard to people or property.

b) Notwithstanding the minimum *Shoreline Yard Setback* provision, the *building* envelope (including the *dwelling* and attached open *decks*) shall be *setback* a minimum of 5 metres from the identified Top of Bank as shown on the attached

Schedule "B".

c) Notwithstanding Section 4.4 of By-law 04-180, for the purpose of this By-law, an *accessory* private cabin shall be located in front of the *dwelling* and *setback* a minimum of 7.1 metres from the water's edge.

d) Substituted *Development* Permit Designation Provisions:

i) MAXIMUM BUILDING HEIGHT

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A *detached dwelling*	7.5 metres	None	Any

ii) MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
11%	None	Any

"

WR-E224 (09-154) "On lands designated "WR-E224", as shown on Schedule "B" attached to By-law 09-154, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, the removal of *shoreline yard vegetation abutting* any "Waterfront Environmental Protection One (WEP1)" *Development* Permit Area will not be permitted except for the construction of a pervious pathway and/or any dead, diseased or *vegetation* posing a hazard to people or property.

b) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, *shoreline structures* will not be permitted within the identified "Waterfront Environmental Protection One (WEP1)" *Development* Permit Area located adjacent to these lands."

WR-E225 (10-02) "On lands designated "WR-E225", as shown on Schedule "B" attached to By-law 10-02, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, the removal of any *vegetation* on the *lot* will not be permitted except for the construction of a garage as permitted in this By-law and/or the removal of any dead, diseased or *vegetation* posing a hazard to people or property.

b) Substituted *Development* Permit Designation Provisions:

i) MINIMUM INTERIOR YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	2.4 metres	None	Any

ii) MINIMUM *REAR YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Adjacent to a District *Road*	1.2 metres	None	Any

iii) MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
19.5%	None	Any

"

WR-E226 Not used.

WR-E227 (10-16) "On lands designated "WR-E227", as shown on Schedule "B" attached to By-law 10-16, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* except that all *development* shall be located within the identified *building* envelope."

WR-E228 (10-24) "On lands designated "WR-E228", as shown on Schedule "B" attached to By-law 10-24, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, the removal of any *vegetation* on the *lot* will not be permitted except for the construction of a *dwelling* as permitted in this By-law and/or the removal of any dead, diseased or *vegetation* posing a hazard to people or property.

b) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *SHORELINE* YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot located on Lake of Bays	10.7 metres	None	Any

ii) MINIMUM *REAR YARD SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Adjacent to a District *Road*	6.0 metres	None	Any

iii) MAXIMUM *SHORELINE ACTIVITY AREA COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	45.5%	None	Any

iv) MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
12.7%	None	Any

"

WR-E229 (10-35) "On lands designated "WR-E229", as shown on Schedule "B" attached to By-law 10-35, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Despite Section 4.21 of By-law 04-180 to the contrary, for the purpose of this By-law, the minimum *lot area* for an *existing* vacant *backlot* shall be 0.19 hectares (0.47 acres) and the minimum frontage on a *private road* shall be 31.6 metres (104

feet).

b) Notwithstanding any provision of this By-law or those found in the *Development* Permit By-law 04-180 to the contrary, on lands included within the WR-E229 *Development* Permit Area, access is provided via a *private road*, however there shall be no obligation on the *Township* to improve access, nor to provide the same level of *road* maintenance or emergency services as is provided to *lots* fronting on an improved *street*.

WR-E230 (10-36) "On lands designated "WR-E230", as shown on Schedule "B" attached to By-law 10-36, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provision within the *Development* Permit By-law No. 04-180, a *development* permit must be received prior to any *development* on the subject lands.

b) Notwithstanding any provisions within *Development* Permit By-law No. 04-180, the removal of any *vegetation* on the *lot* will not be permitted except for the construction of a *dwelling* as permitted in this By-law and/or the removal of any dead, diseased or *vegetation* posing a hazard to people or property.

c) Despite the requirements of Section 4.8, the maximum number of private *sleeping cabins* shall be two.

d) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *SHORELINE* YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot located on Lake of Bays	17.1 metres	None	Any

ii) MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
11.5%	None	Any

"

WR-E231 (10-37)

"On lands designated "WR-E231", as shown on Schedule "B" attached to By-law 10-37, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, no encroachments or *vegetation* removal is permitted within a 30 metre *buffer* of the *shorelines* of *watercourses* known as Menominee Creek.

b) Notwithstanding any provisions within the *Development* Permit By-law 04-180, no encroachments or *vegetation* removal is permitted within a 15 metre *buffer* of the shorelines of the intermittent *watercourses* flowing through these lands.

c) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, *vegetation* removal shall not be permitted within the first 20 metre *buffer* from the *shoreline* of Lake of Bays, except that a 2 metre pathway to access the *shoreline* and the removal of hazard trees and minor pruning of branches for lake views are permitted.

d) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, the only *structure* permitted within the 20 metres to 30 metre zone from the *shoreline* of Lake of Bays shall be a patio or *deck* and selective *vegetation* removal is permitted where the majority of significant *existing vegetation* shall remain.

e) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, except for the *existing side lot line setback* provisions, *docks* and/or a *boathouse* shall only be permitted within the first 30 metres of the southerly *side lot line*.

f) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *SHORELINE* YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot located on Lake of Bays	30 metres	None	Any

WR-E232 (10-37) "On lands designated "WR-E232", as shown on Schedule "B" attached to By-law 10-37, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, no encroachments or *vegetation* removal is permitted within a 15 metre *buffer* of the *shorelines* of the intermittent *watercourses* flowing through these lands.

b) Notwithstanding any provisions within the *Development* Permit By-law 04-180, no encroachments or *vegetation* removal is permitted within a 30 metre *buffer* of the *shorelines* of a *watercourse* known as Menominee Creek.

c) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, *vegetation* removal shall not be permitted within the first 20 metre *buffer* from the *shoreline* of Lake of Bays, except that a 2 metre pathway to access the *shoreline* and the removal of hazard trees and minor pruning of branches for lake views are permitted.

d) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, the only *structure* permitted within the 20 metres to 30 metre zone from the *shoreline* of Lake of Bays shall be a patio or *deck*.

e) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *SHORELINE* YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot located on Lake of Bays	30 metres	None	Any

"

WR-E233 (10-37) "On lands designated "WR-E233", as shown on Schedule "B" attached to By-law 10-37, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, no encroachments or *vegetation* removal is permitted within a 30 metre *buffer* of the *shorelines* of a *watercourse* known as Menominee Creek.

b) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, *vegetation* removal shall not be permitted within the first 20 metre *buffer* from the *shoreline* of Lake of Bays, except that a 2 metre pathway to access the *shoreline* and the removal of hazard trees and minor pruning of branches for lake views are permitted.

c) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, the only *structure* permitted within the 20 metres to 30 metre zone from the *shoreline* of Lake of Bays shall be a patio or *deck*.

d) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *SHORELINE* YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot located on Lake of Bays	30 metres	None	Any

WR-E234 (10-37) "On lands designated "WR-E234", as shown on Schedule "B" attached to By-law 10-37, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, no encroachments or *vegetation* removal is permitted within a 30 metre *buffer* of the *shorelines* of a *watercourse* known as Menominee Creek.

b) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, *vegetation* removal shall not be permitted within the first 20 metre *buffer* from the *shoreline* of Lake of Bays, except that a 2 metre pathway to access the *shoreline* and the removal of hazard trees and minor pruning of branches for lake views are permitted.

c) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, the only *structure* permitted within the 20 metres to 30 metre zone from the *shoreline* of Lake of Bays shall be a patio or *deck*.

d) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *SHORELINE* YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
Lot located on Lake of Bays	30 metres	None	Any

"

WR-E235 (10-34) "On lands designated "WR-E235", as shown on Schedule "B" attached to By-law 10-34, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structures* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) For the purpose of *development*, the *lots* described as Roll Nos. 010-001-07301

and 010-001-07601, being Parts 1, 2 and 3 on Plan 35R-2933 and Part 15 on Plan 35R-16480, shall be deemed to be one *lot*.

b) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, for the purpose of ensuring the *dwelling* is used by one single family, the entire *structure* shall contain only one *kitchen*.

c) Notwithstanding any provisions within the *Development* Permit By-law 04-180, a *Development* Permit must be received prior to any *development* on the subject lands in order to ensure the proposed *development* incorporates the planting plans.

d) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, the removal of any *vegetation* on the *lot* will not be permitted except for the construction of a *dwelling* as permitted in this By-law and/or the removal of any dead, diseased or *vegetation* posing a hazard to people or property.

e) Despite the requirements of Sections 4.70 and 4.72, the maximum number of *shoreline* activity areas is four (4).

f) Substituted *Development* Permit Designation Provisions:

MINIMUM *LOT AREA*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All Other Situations	4.1 ha (10.1 ac.)	None	None

MINIMUM *WATER FRONTAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All Other Situations	388.6 metres (1275 feet)	None	None

MINIMUM EXTERIOR YARD *SETBACK*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	0 metres (0 feet) for a one *storey* garage	None	None

MAXIMUM *LOT COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All Other Situations	5% with a maximum of 670.76 sq. m. (7220 sq. ft.) *footprint* constructed between 20 metres and 60 metres of the *shoreline*	None	None

MAXIMUM BUILDING HEIGHT

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A detached *dwelling*	9.4 metres (30.8 ft.) to the proposed 8.7 metre wide window peak on the westerly wing, 7.4 metres (24.3 ft. for the remaining portion of the westerly wing, 6.5 metres (21.4 ft.) for the central pod and 5.9 metres (19.4 ft) for the easterly wing	None	None

MAXIMUM *SHORELINE ACTIVITY AREA FRONTAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
A waterfront residential *lot*	61 metres (200 feet)	None	None

MAXIMUM *SHORELINE ACTIVITY AREA COVERAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
All	32% (To a maximum of 4146 sq. ft.)	None	None

"

WR-E236 On Going.

WR-E237 (10-49) "On lands designated "WR-E237", as shown on Schedule "B" attached to By-law 10-49, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, the only permitted marine *structure* shall be a *dock*.

b) Notwithstanding any provision within the *Development* Permit By-law 04-180, no *building* or *structure* that is erected on or over land covered by water, shall be situated closer than 120 metres for the northerly *side lot line* and 10 metres for the southerly *side lot line* for "Area 6" as shown on Schedule "B".

c) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, no *structure*, other than a marine *use* facility, shall be located within the Flood Plain of the South Branch of the Muskoka River. The Flood Plain shall be described as all land located below the 314.6 metre G.S.C. elevation as shown on Schedule "B".

d) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *WATER FRONTAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a *narrow waterbody* which measures less than 90 metres across	136 metres	None	Any

WR-E238 (10-49)

"On lands designated "WR-E238", as shown on Schedule "B" attached to By-law 10-49, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, the only permitted marine *structure* shall be a *dock*.

b) Notwithstanding any provision within the *Development* Permit By-law 04-180, no *building* or *structure* that is erected on or over land covered by water, shall be situated closer than 10 metres for the northerly *side lot line* and 92 metres for the southerly *side lot line* for "Area 5" as shown on Schedule "B".

c) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, no *structure*, other than a marine *use* facility, shall be located within the Flood Plain of the South Branch of the Muskoka River. The Flood Plain shall be described as all land located below the 314.6 metre G.S.C. elevation as shown on Schedule "B".

d) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *WATER FRONTAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a *narrow waterbody* which measures less than 90 metres across	128.8 metres	None	Any

WR-E239 (10-49)

"On lands designated "WR-E239", as shown on Schedule "B" attached to By-law 10-49, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, the only permitted marine *structure* shall be a *dock*.

b) Notwithstanding any provisions within the *Development* Permit By-law 04-180, no *building* or *structure* that is erected on or over land covered by water, shall be situated closer than 116 metres for the northerly *side lot line* and 4.5 metres from the southerly *side lot line* for "Area 3" as shown on Schedule "B".

c) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, no *building* or *structure* that is erected on or over land covered by water, shall be situated closer than 22 metres from the northerly *side lot line* and 84 metres from the southerly *side lot line* for "Area 4" as shown on Schedule "B".

d) For the purposes of this by-law, the portion of the *lot* included within the "Environmental Protection (EP)" Zone shall be included in the calculation of the *lot area* and *lot* frontage provisions of the "Waterfront Residential with an Exemption (WR-E239)" *Development* Permit Area.

e) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, no *structure*, other than a marine *use* facility, shall be located within the Flood Plain of the South Branch of the Muskoka River. The Flood Plain shall be described as all land located below the 314.6 metre G.S.C. elevation as shown on Schedule "B".

f) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *WATER FRONTAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a *narrow waterbody* which measures less than 90 metres across	136 metres	None	Any

WR-E 240 (10-49)

"On lands designated "WR-E240", as shown on Schedule "B" attached to By-law 10-49, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, the only permitted marine *structure* shall be a *dock*.

b) Notwithstanding any provisions within the *Development* Permit By-law 04-180, no *building* or *structure* that is erected on or over land covered by water, shall be situated closer than 116 metres for the northerly *side lot line* and 16 metres from the southerly *side lot line* for "Area 1" as shown on Schedule "B".

c) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, no *building* or *structure* that is erected on or over land covered by water, shall be situated closer than 60 metres from the northerly *side lot line* and 60 metres from the southerly *side lot line* for "Area 2" as shown on Schedule "B".

d) For the purposes of this by-law, the portion of the *lot* included within the "Environmental Protection (EP)" Zone shall be included in the calculation of the *lot area* and *lot* frontage provisions of the "Waterfront Residential with an Exemption (WR-E240)" *Development* Permit Area.

e) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, no *structure*, other than a marine *use* facility, shall be located within the Flood Plain of the South Branch of the Muskoka River. The Flood Plain shall be described as all land located below the 314.6 metre G.S.C. elevation as shown on Schedule "B".

f) Substituted *Development* Permit Designation Provisions:

i) MINIMUM *WATER FRONTAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a *narrow waterbody* which measures less than 90 metres across	146 metres	None	Any

WR-E241 (10-49)

"On lands designated "WR-E241", as shown on Schedule "B" attached to By-law 10-49, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provision of the *Development* Permit By-law No. 04-180, no

structure, other than a marine *use* facility, shall be located within the Flood Plain of the South Branch of the Muskoka River. The Flood Plain shall be described as all land located below the 314.6 metre G.S.C. elevation as shown on Schedule "B".

b) Substituted *Development* Permit Designation Provisions:

MINIMUM *WATER FRONTAGE*

SITUATION	STANDARD	STAFF VARIATION	COUNCIL VARIATION
On a *narrow waterbody* which measures less than 90 metres across	268 metres	None	Any

"

WR-E242 On Going.

WR-E243 (10-62) "On lands designated "WR-E243", as shown on Schedule "B" attached to By-law 10-62, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, a *Development* Permit must be received prior to any *development* (which includes the removal of *vegetation* or *site alteration*) on the subject lands in order to ensure the proposed *development* is located within the identified *building* envelope."

RM1-E100 (10-64) "On lands designated "RM1-E100", as shown on Schedule "B" attached to By-Law 08-30, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Community Multiple Residential One (RM1) Zone permitted *uses* and provisions, amended by the following:

a) *Lots* 3, 4, 5, 8, 9, 10, 11, 12, 13 &14 on Registered Plan M-1 Baysville, shall be deemed to be one *lot*.

b) Provisions for *Lots* 3, 4, 5, 8, 9 & 10 on Registered Plan M-1 Baysville (North *Road*):

i) The only permitted *uses* shall be a maximum of 14 residential *dwelling units* and 157.9 square metres of limited community service commercial *uses.*

ii) "Limited community service commercial" *uses* shall be defined as a *convenience store*, *office*, *retail store* and *restaurant uses*, and shall only be permitted on the first floor of the *building* fronting onto North and Young

Street.

iii) Despite Section 4.12, an ornamental roof *structure* that contains no *floor area* is permitted and the *footprint* shall be less than 1.5 square metres (16 square feet).

iv) Substituted Zone Provisions:

Maximum Requirements	
Height	8.3 metres (27.2 feet)

c) Provisions for *Lots* 11, 12, 13 & 14 on Registered Plan M-1 Baysville (East *Road* & Elizabeth *Street*):

i) The only permitted *uses* shall be a maximum of 1 residential *dwelling unit* and 261.6 square metres of limited community service commercial *uses*.

ii) "Limited community service commercial" *uses* shall be defined as a *convenience store*, *office*, *retail store* and *restaurant uses*, and shall only be permitted on the first floor of the *building*.

iii) Pursuant to Section 4.46, 9 *parking spaces* shall be made available for the permitted limited commercial *uses* identified in subsection (b) of this section.

iv) Substituted Zone Provisions:

Maximum Requirements	
Rear yard	5.18 metres (17 feet) (a)

Buffer
(a) A *buffer* located along the rear *lot* line will not be required.

d) Substituted Zone Provisions for Combined Properties (*Lots* 3, 4, 5, 8, 9, 10, 11, 12, 13 &14 on Registered Plan M-1 Baysville)

i)

Lot area	5955 square metres (64,099 sq.ft.)

"

WR-E244 (10-65) "On lands designated "WR-E244", as shown on Schedule "A" attached to By-law 10-65, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and provisions, amended by the following:

i) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, a *Development* Permit must be received prior to any *development* on the subject lands in order to ensure the proposed *development* incorporates a *shoreline* restoration planting plan.

ii) For the purpose of *development*, the *lots* on the north and south sides of North Ril Lake *Road*, described as Roll No. 030-005-04200, being part of *Lot* 3 on Plan M-155, shall be deemed to be defined as one *lot*.

iii) Provisions for the waterfront parcel (south side of North Ril Lake *Road*):

MINIMUM *SHORELINE* YARD *SETBACK*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
18.2 metres (60 feet)	None	None

iv) Provisions for combined properties (part of *Lot* 3 on Plan M-155):

MINIMUM *LOT AREA*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
0.17 ha. (0.43 ac.)	None	None

MAXIMUM *LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
17.6% including a 92.9 square metre (1000 sq.ft.) maximum *footprint* for a *dwelling*.	None	None

”

WR-E245 (10-66) “On lands designated “WR-E245”, as shown on Schedule “B” attached to By-law 10-66, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Residential (WR) *Development* Permit Area designation permitted *uses* and amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, the only permitted marine *structure* shall be a *dock*.

b) Substituted *Development* Permit Designation Provisions:

i) *MAXIMUM LOT COVERAGE*

STANDARD	STAFF VARIATION	COUNCIL VARIATION
21.2%	None	None

"

C2-E108 (10-67) "On lands designated "**C2-E108**", as shown on Schedules "A" & "B" attached hereto, for the purpose of this By-law, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the "Community Commercial (C2)" Zone provisions, except that:

a) In addition to those permitted *uses,* a microbrewery is also permitted.

b) For the purpose of this By-law, a microbrewery shall be defined as the *use* of 90% of the *building* or permitted *accessory structures* for the primary purpose of brewing beer or other beverages. The remaining 10% of the *building* and permitted *accessory structures* can be used for *accessory* and limited retail sales associated with the sale of beer or beverages and paraphernalia related to the brand of beer or beverage being brewed, tours of the facilities and tastings.

c) Substituted Zone Provisions:

Rear yard Setback	
	3 metres (9.8 feet)

***Rear yard Setback* for the Silo**	
	0.5 metres (1.6 feet)

"

WSC-E247 (10-83) "On lands designated "WSC-E247", as shown on Schedule "B" attached to By-law 10-83, no person shall *use* any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the Waterfront Service Commercial (WSC) *Development* Permit Area designation permitted *uses* and provisions amended by the following:

a) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, the only permitted *use* shall be a *Contractor's establishment*.

b) For the purpose of this By-law a *Contractor's establishment* shall be defined as the *use* of land for the importation, screening, storage and transportation of aggregate materials.

c) Notwithstanding any provisions within the *Development* Permit By-law No. 04-180, a *Development* Permit must be received prior to any *development* on the subject lands in accordance with Schedule C. "

WR-F-E248 On Going.

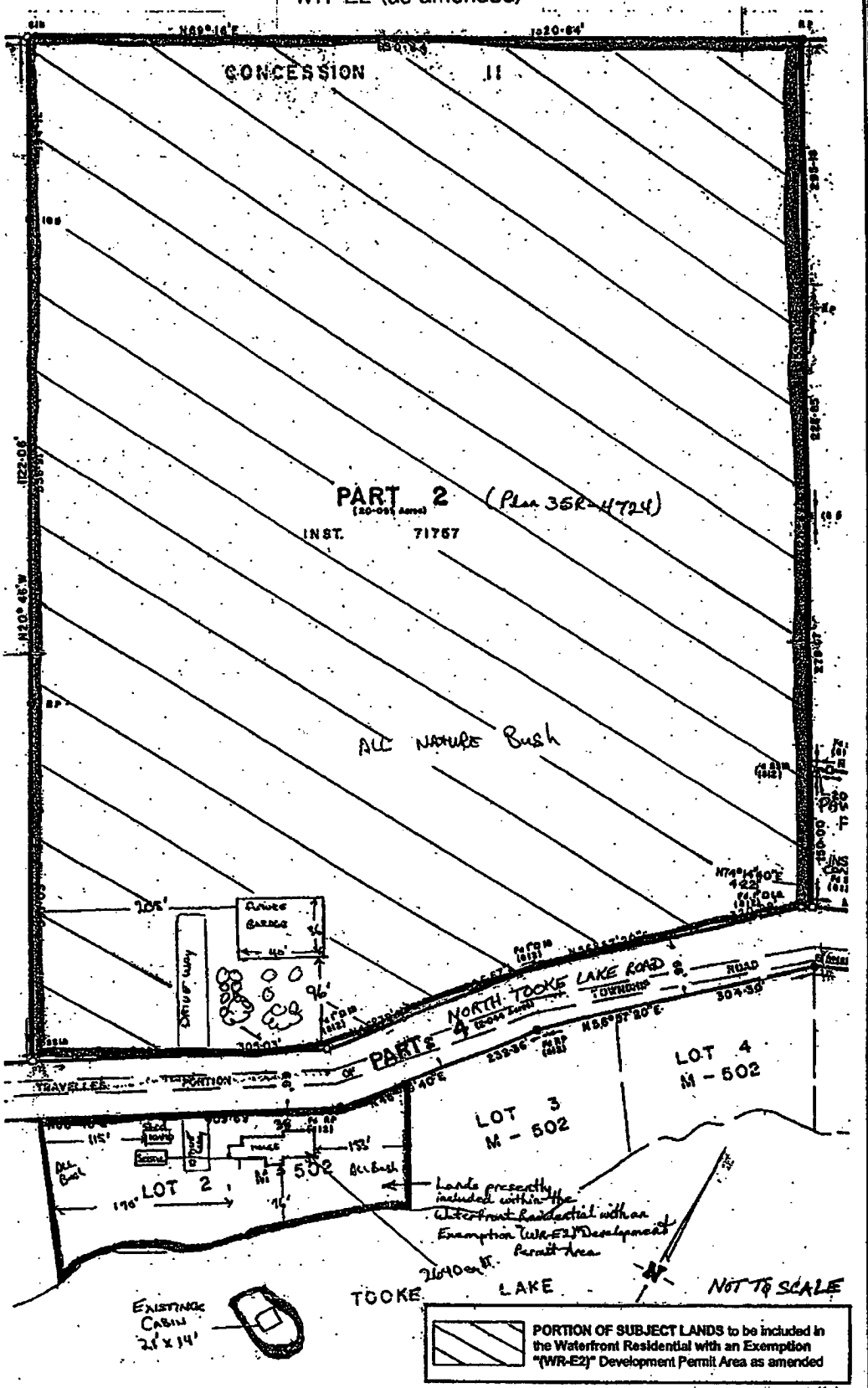
WR-E249 (10-127)	On Going.

SCHEDULE A

(MAPPING AVAILABLE SEPARATELY)

SCHEDULE B - Exceptions

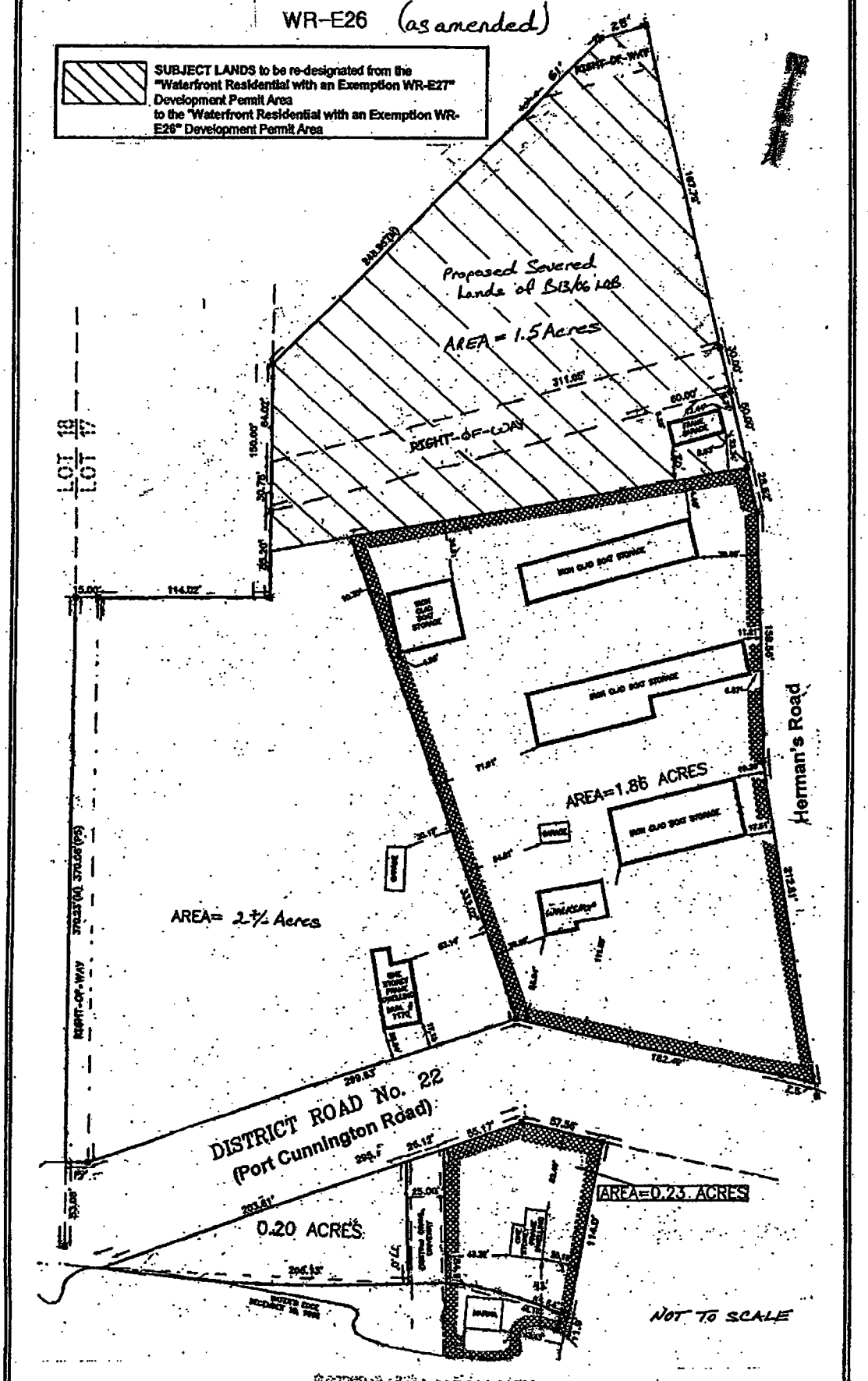
SCHEDULE "B"
By-law Amendment No. 06-181
WR–E2 (as amended)



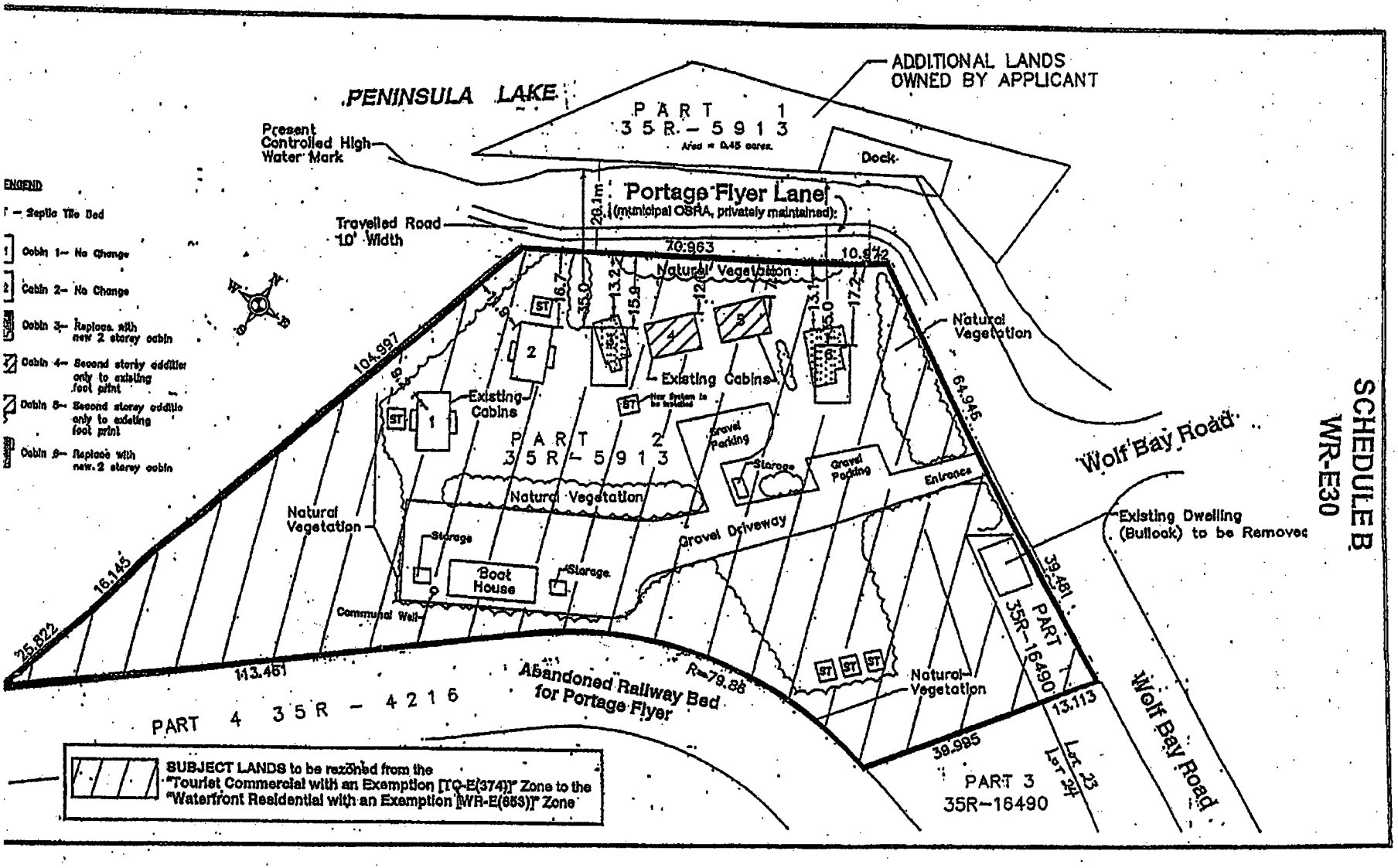
Property Roll No. 040-012-06101

SCHEDULE "B"
Zoning By-law No. 06-126

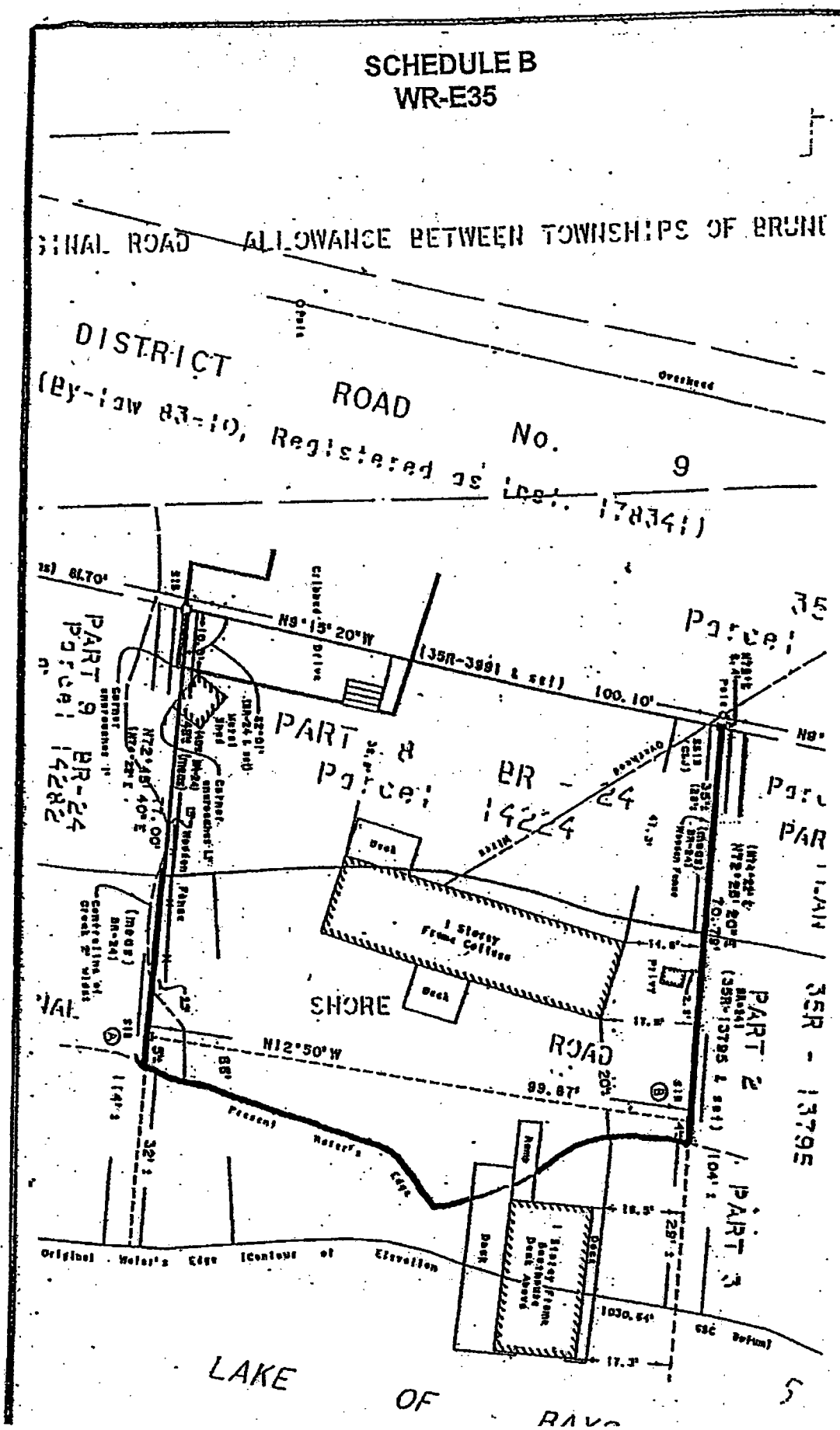
WR-E26 (as amended)

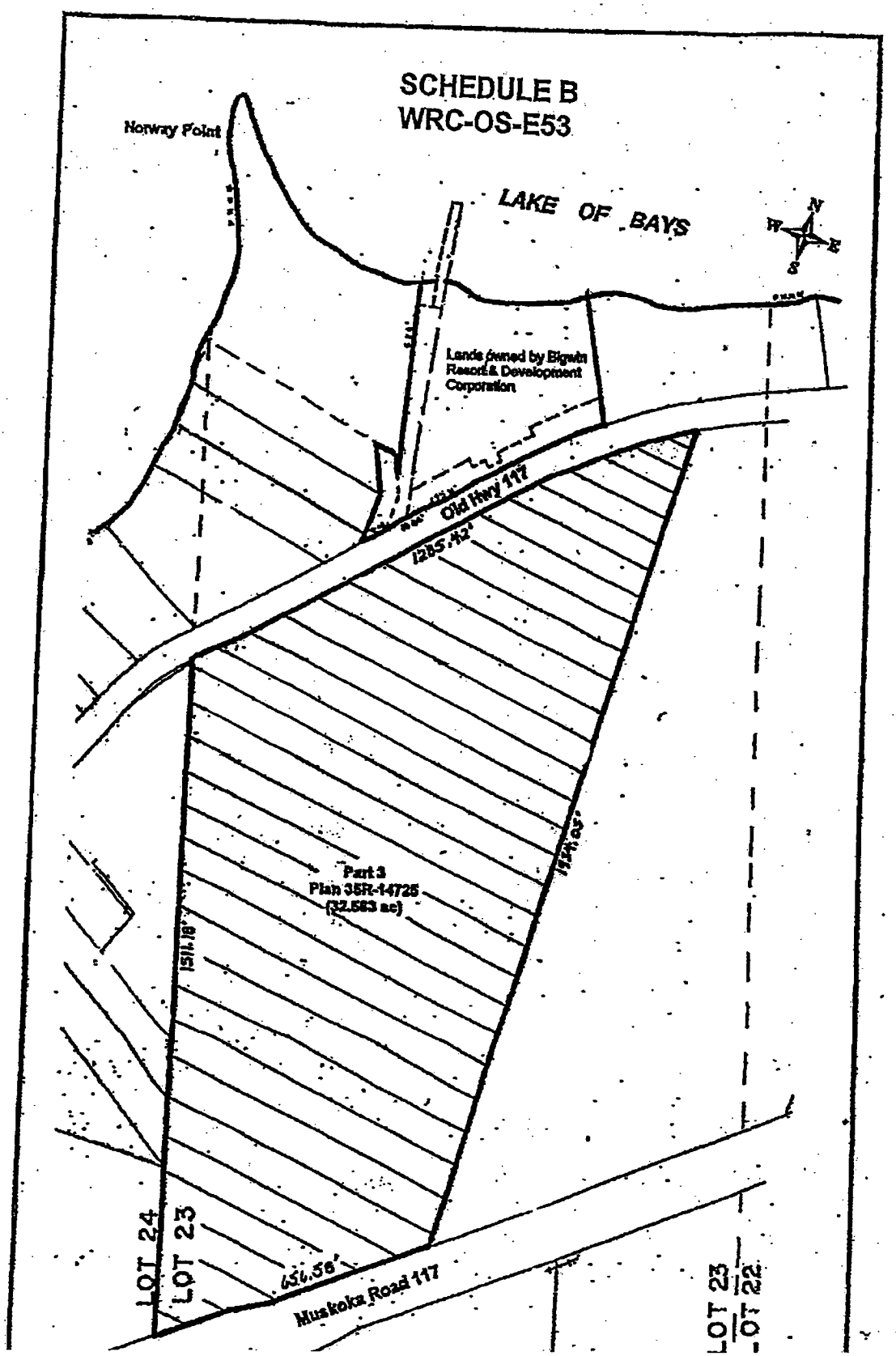


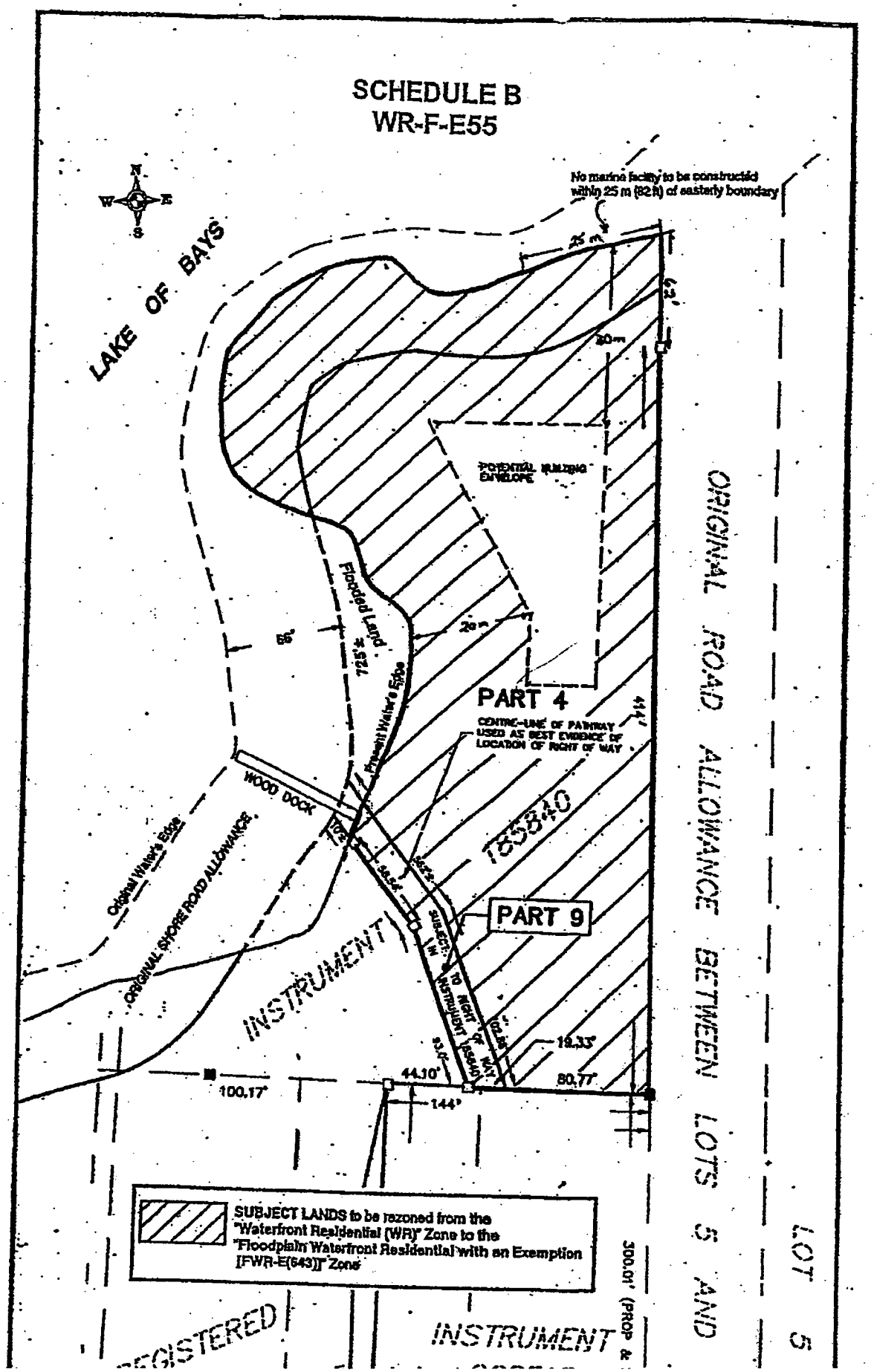
Property Roll No. 010-014-01500


SCHEDULE B
WR-E30
PENINSULA LAKE
ADDITIONAL LANDS OWNED BY APPLICANT
PART 1
35R-5913
Area = 0.45 acres
Present Controlled High Water Mark
Dock
Portage Flyer Lane
(municipal OSRA, privately maintained)
Travelled Road 10' Width
20.1m
70.963
Natural Vegetation
10.672
16.7
35.0
13.2
15.9
12.
13.1
35.0
17.2
Natural Vegetation
104.997
Existing Cabins
Existing Cabins
New System to be Installed
PART 2
35R-5913
Gravel Parking
Storage
Gravel Parking
Entrance
64.945
Wolf Bay Road
Natural Vegetation
Natural Vegetation
Gravel Driveway
Existing Dwelling (Bullock) to be Removed
Storage
Boat House
Storage
Communal Well
16.145
25.822
113.461
Abandoned Railway Bed for Portage Flyer
R=79.88
PART 4 35R-4216
39.481
PART 35R-16490
Natural Vegetation
13.113
39.995
Lot 23
Lot 24
PART 3
35R-16490
Wolf Bay Road
LEGEND
T - Septic Tile Bed
1 Cabin 1- No Change
2 Cabin 2- No Change
Cabin 3- Replace with new 2 storey cabin
Cabin 4- Second storey addition only to existing foot print
Cabin 5- Second storey addition only to existing foot print
Cabin 6- Replace with new 2 storey cabin
SUBJECT LANDS to be rezoned from the "Tourist Commercial with an Exemption [TC-E(374)]" Zone to the "Waterfront Residential with an Exemption [WR-E(663)]" Zone

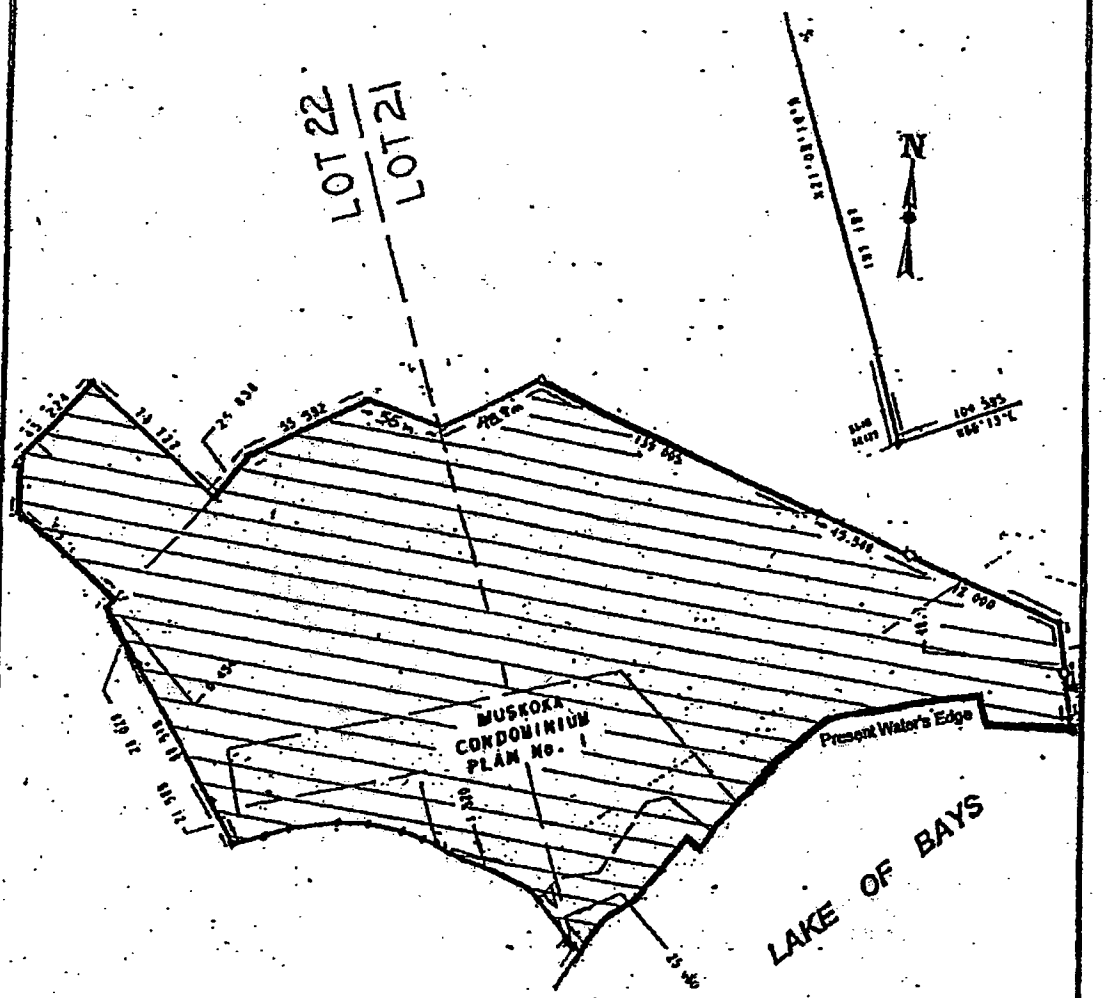
SCHEDULE B
WR-E35




SCHEDULE B
WRC-OS-E53
Norway Point
LAKE OF BAYS
N
W
E
S
Lands owned by Bigwin Resort& Development Corporation
Old Hwy 117
1285.42'
Part 3
Plan 35R-14725
(32.583 ac)
1511.18'
LOT 24
LOT 23
651.56'
Muskoka Road 117
LOT 23
LOT 22


SCHEDULE B
WR-F-E55
N
W
E
S
LAKE OF BAYS
No marine facility to be constructed within 25 m (82 ft) of easterly boundary
25 m
63'
20m
POTENTIAL BUILDING ENVELOPE
Flooded Land
Present Water's Edge
55'
20m
PART 4
CENTRE-LINE OF PATHWAY USED AS BEST EVIDENCE OF LOCATION OF RIGHT OF WAY
414'
WOOD DOCK
Original Water's Edge
ORIGINAL SHORE ROAD allowance
INSTRUMENT
PART 9
SUBJECT TO RIGHT OF WAY INSTRUMENT
53.0'
44.10'
100.17'
144'
19.33'
80.77'
ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 5 AND LOT 5
SUBJECT LANDS to be rezoned from the "Waterfront Residential (WR)" Zone to the "Floodplain Waterfront Residential with an Exemption [FWR-E(643)]" Zone
300.01' (PROP &
REGISTERED
INSTRUMENT

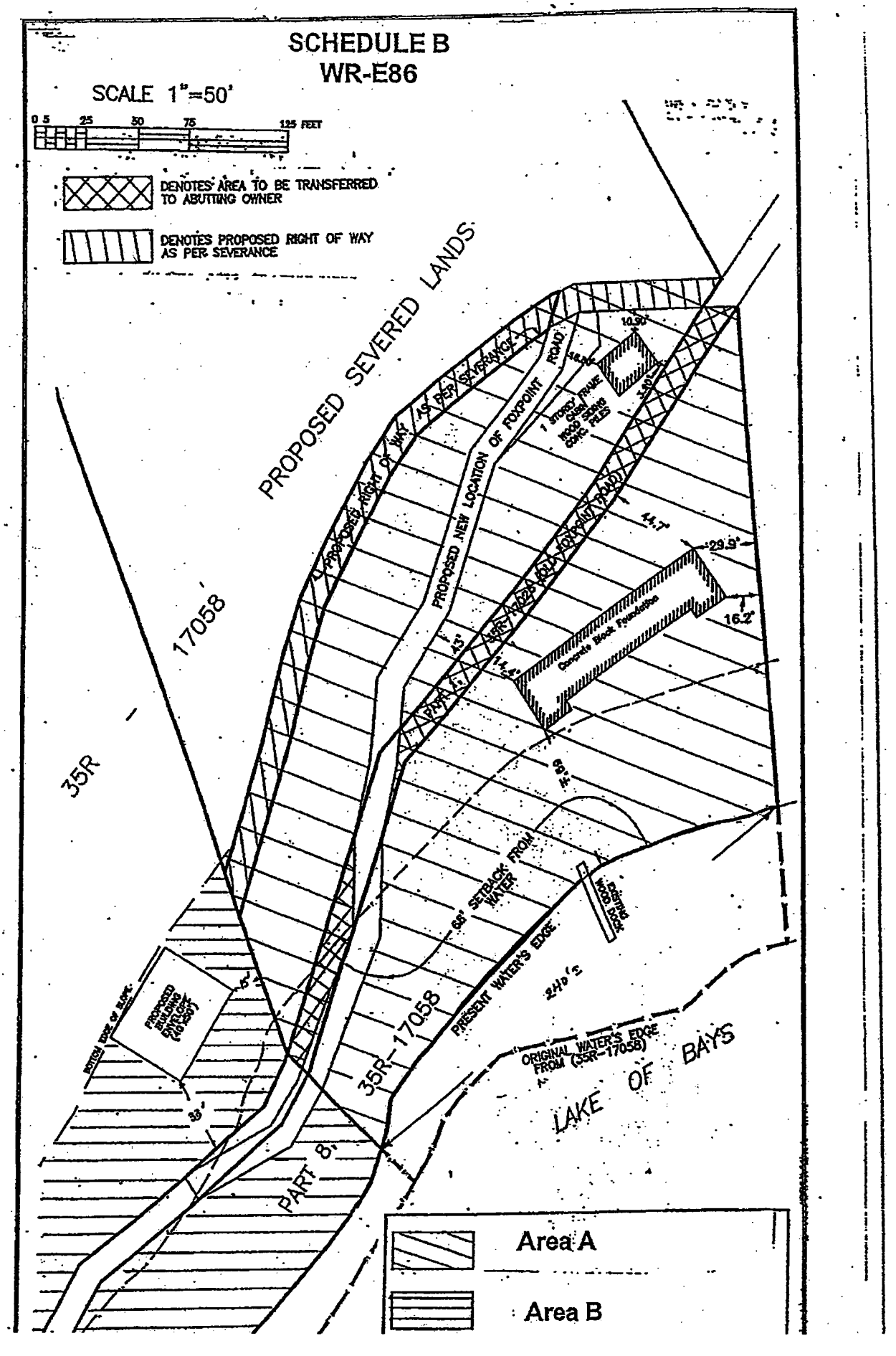
SCHEDULE B
WR-E66



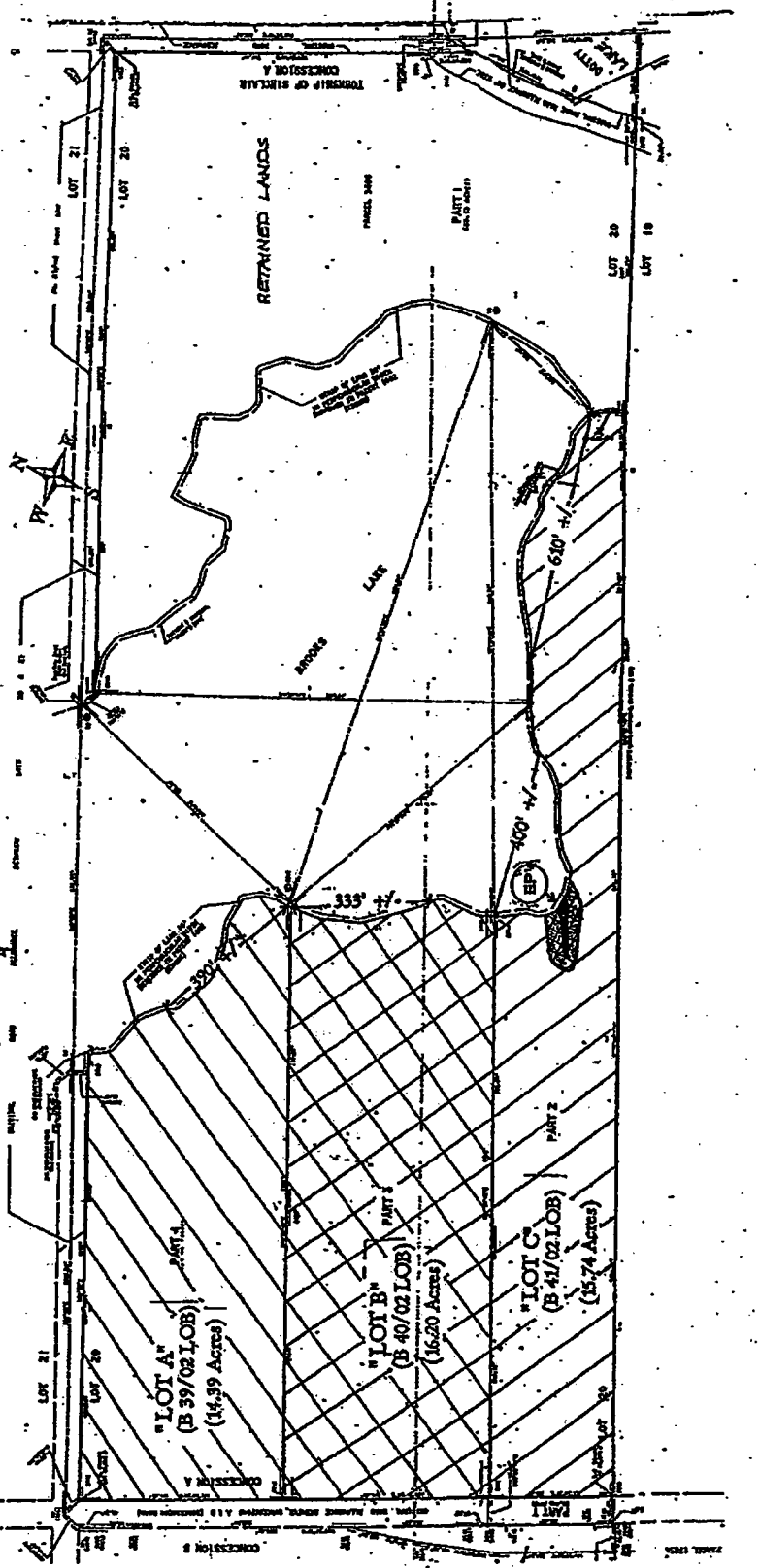
SCALE 1 : 2500

50 0 50 100 Metres

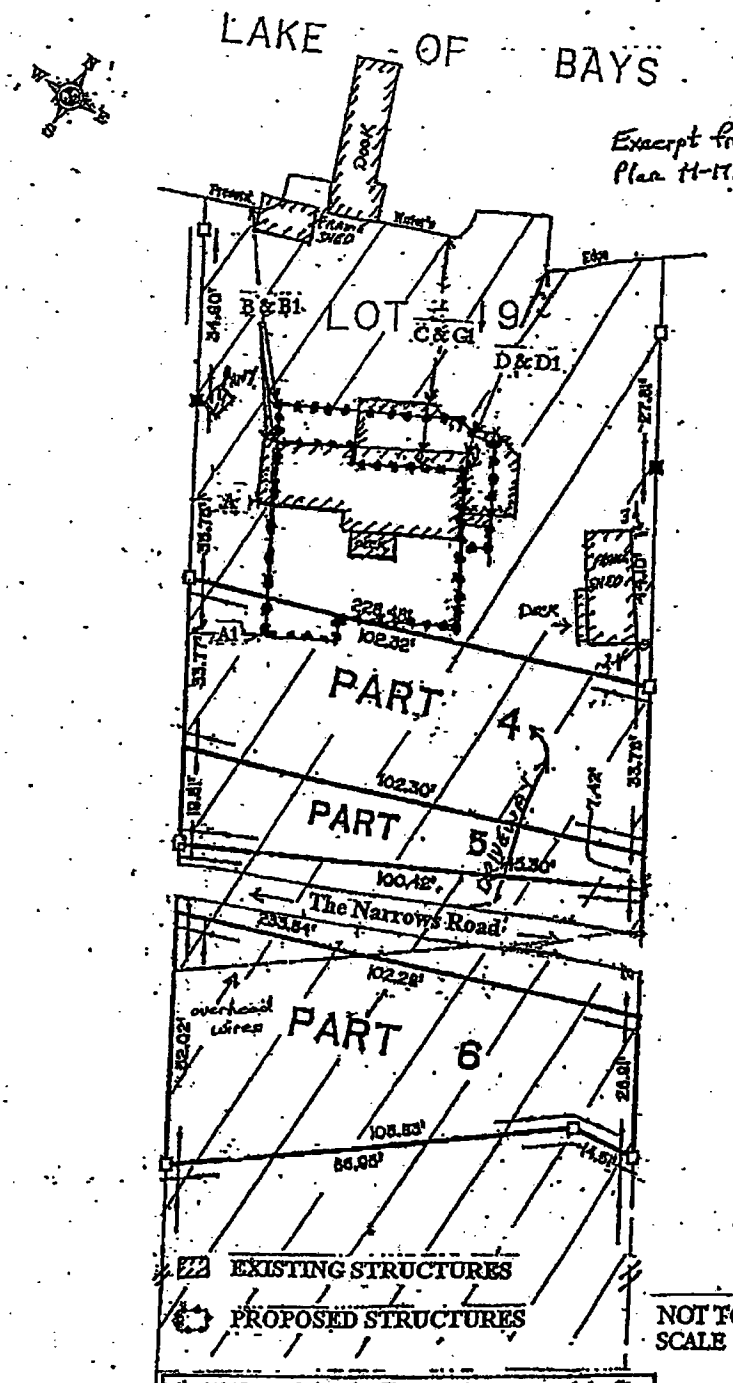
SUBJECT LANDS to be rezoned from the "Waterfront (W)" and "Rural (Ru)" Zones to a "Waterfront with an Exemption [W-E(629)]" Zone


SCHEDULE B
WR-E86
SCALE 1"=50'
0 5 25 50 75 125 FEET
DENOTES AREA TO BE TRANSFERRED TO ABUTTING OWNER
DENOTES PROPOSED RIGHT OF WAY AS PER SEVERANCE
PROPOSED SEVERED LANDS
PROPOSED NEW LOCATION OF FOXPOINT ROAD
17058
35R
35R-17058
PART 8
PROPOSED BUILDING ENVELOPE
1 STOREY FRAME CRIB WOOD CRIB SEWER PILES
Concrete Block Foundation
EXISTING WOOD DOCK
50' SETBACK FROM WATER
PRESENT WATER'S EDGE
ORIGINAL WATER'S EDGE FROM (35R-17058)
LAKE OF BAYS
Area A
Area B

SCHEDULE B
WR-E106



SCHEDULE B
WR-110



A 13'3" to existing dwelling & 16' to proposed dwelling
A1 15' closest point for proposed dwelling

B 46' to existing & proposed dwelling
B1 39' to proposed deck

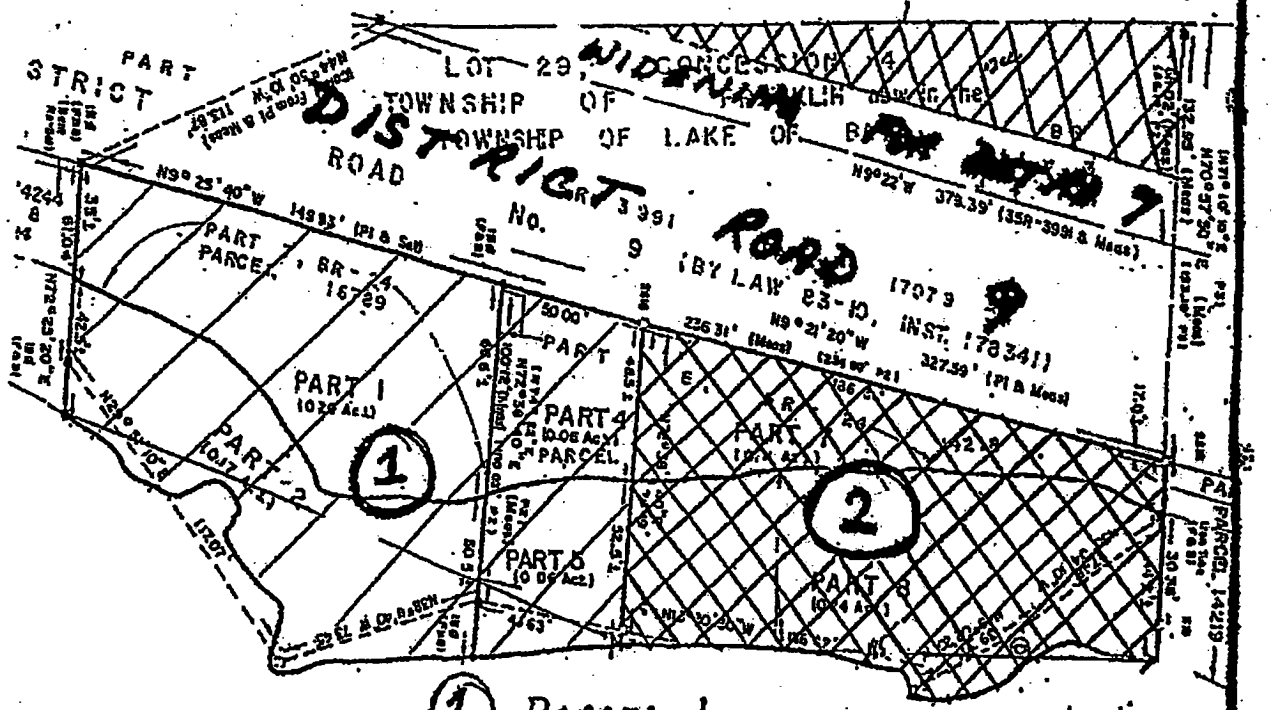
C 34' to existing deck/37' to proposed
C1 44' to existing dwelling/47' to proposed dwelling

D 36' to existing deck/37' to proposed deck
D1 42' to existing dwelling/43' to proposed dwelling

Property Roll Nos. 030-013-06700 and 06701

SCHEDULE B
WR-E120

ROAD ALLOWANCE BETWEEN TOWN OF HUNTSVILLE AND THE TOWNSHIP OF LAKE OF BAYS



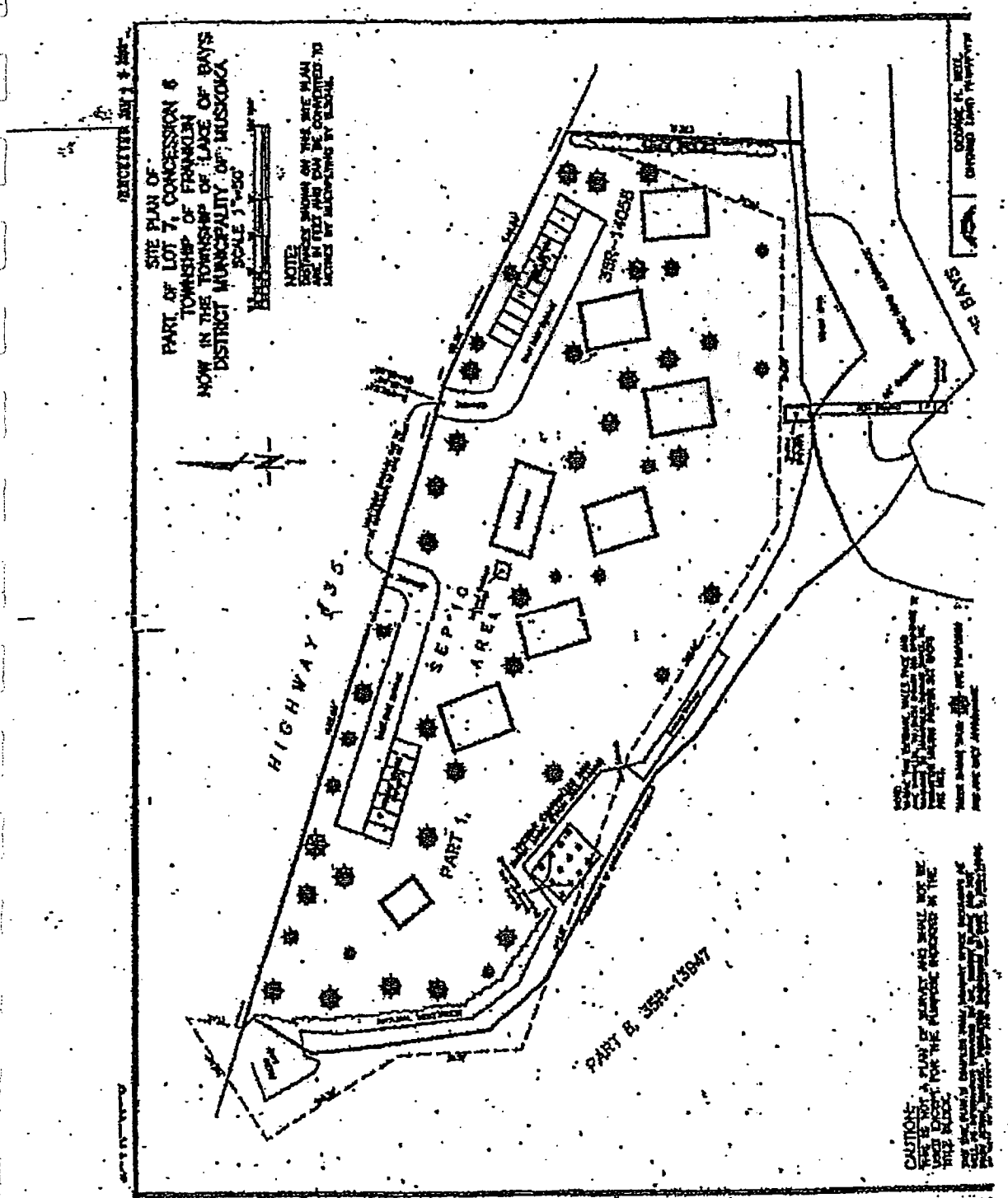
(1) PARCEL 1

(2) PARCEL 2

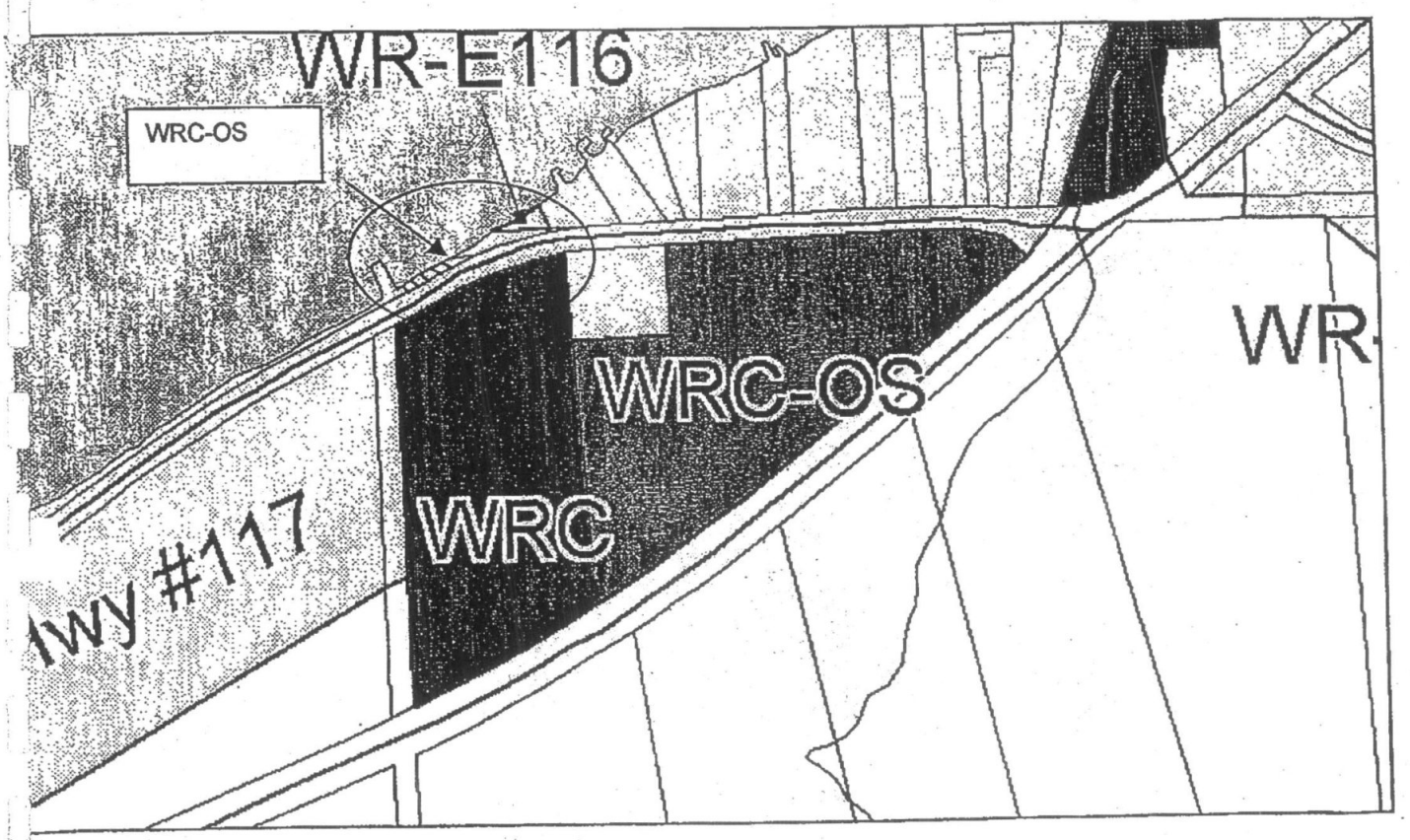
LAKE OF BAYS

SCHEDULE B

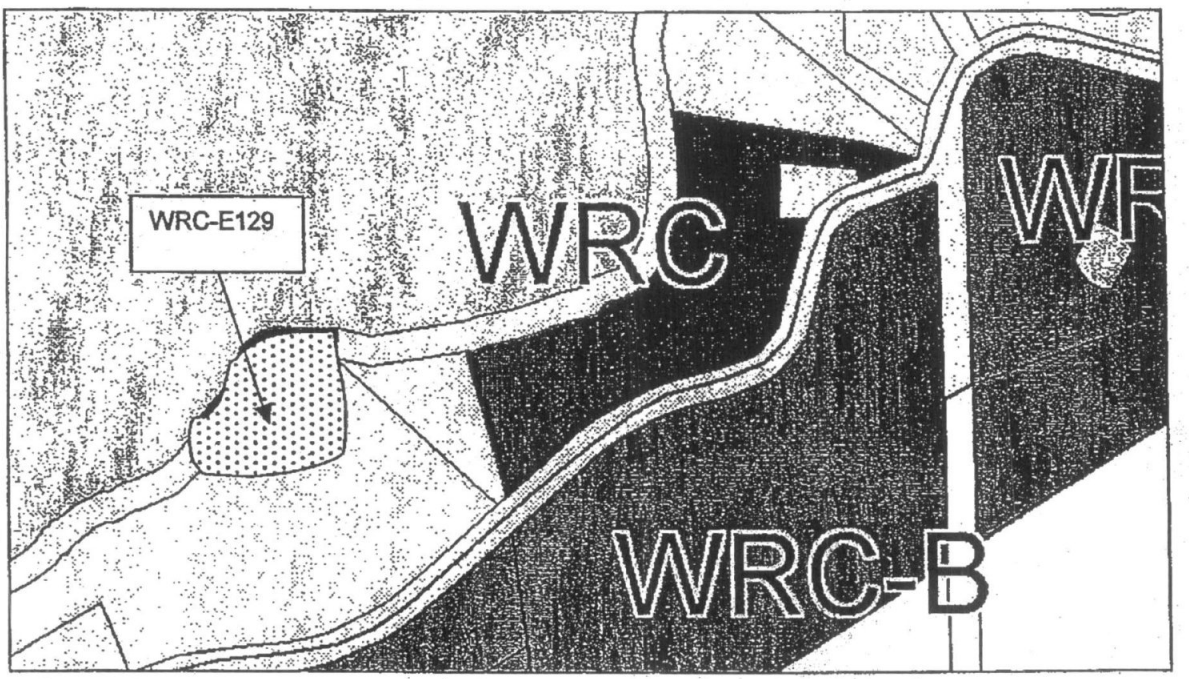
WRC-E124



SCHEDULE B
WRC-OS

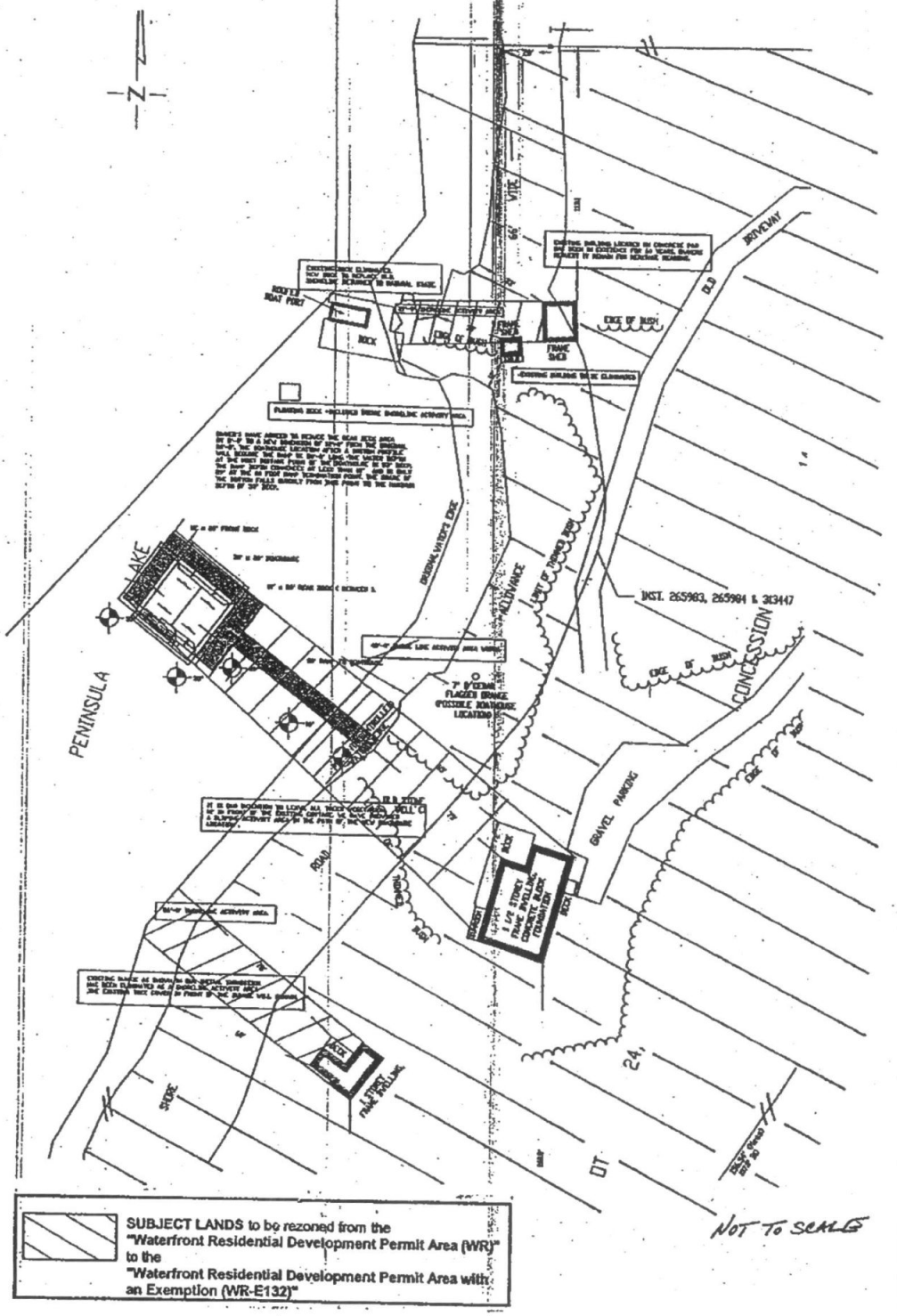


SCHEDULE B
WOS-E129



SCHEDULE "B"
Zoning By-law No. 06-61

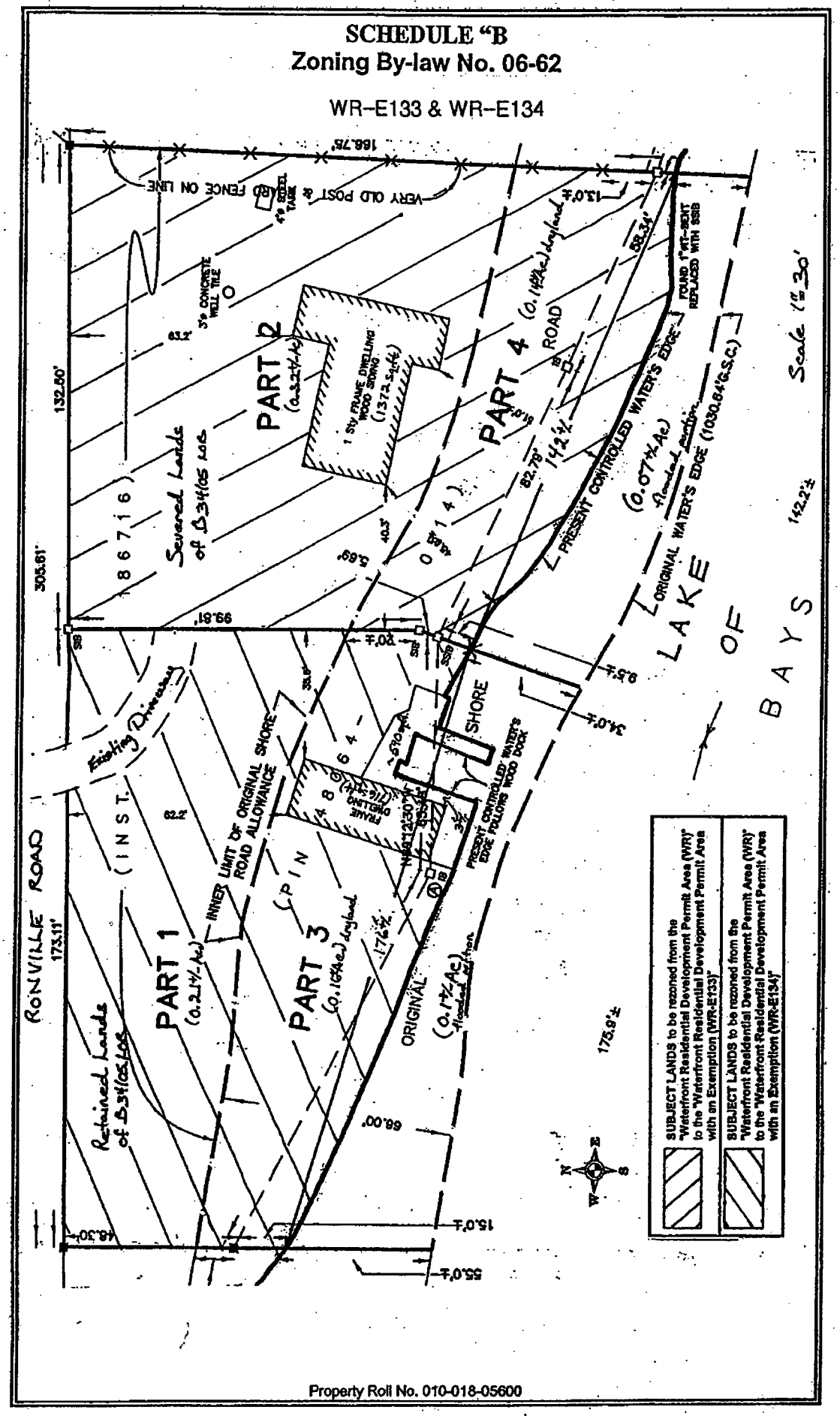
WR-E132



Property Roll No. 010-006-00200

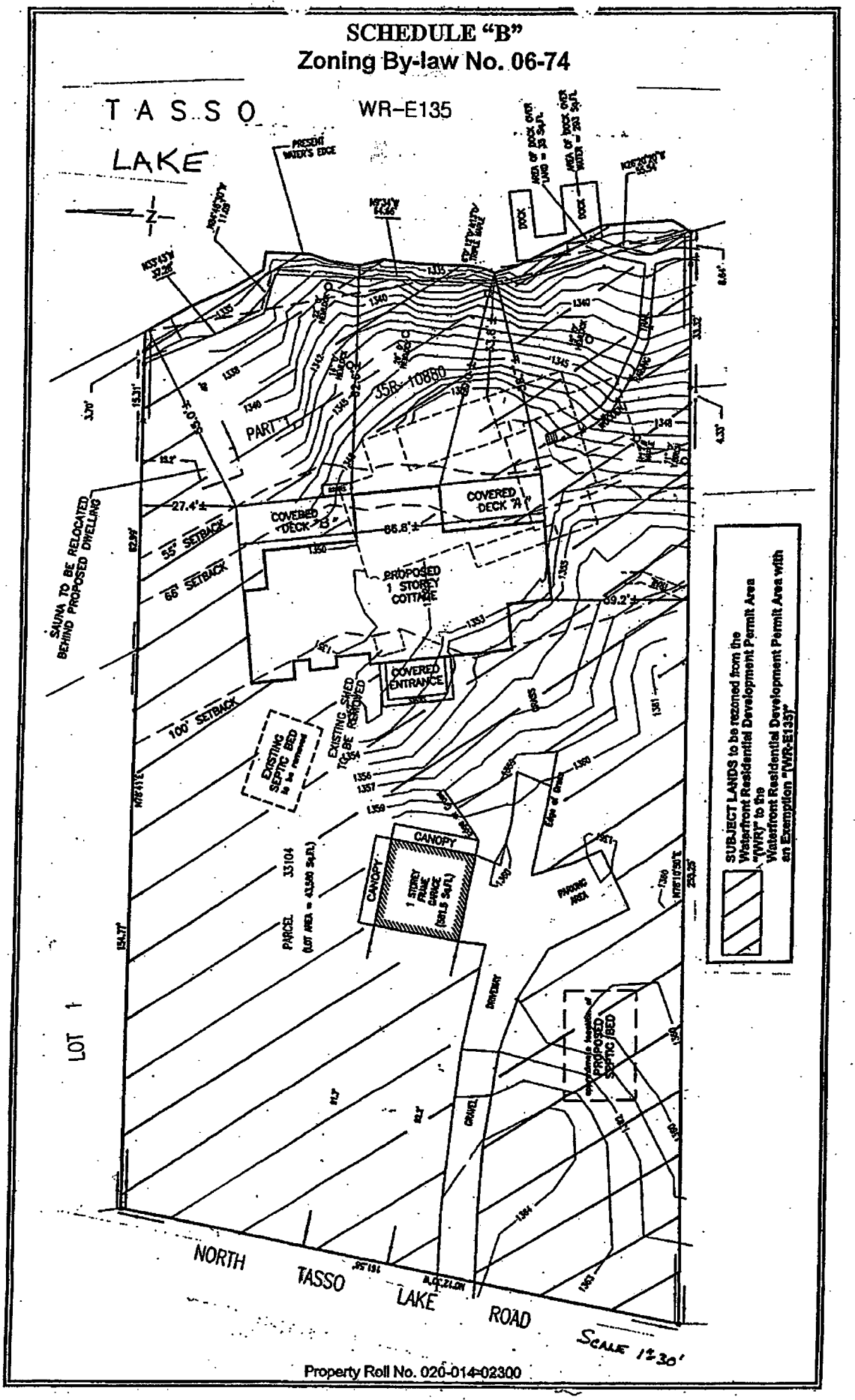
SCHEDULE "B
Zoning By-law No. 06-62

WR-E133 & WR-E134

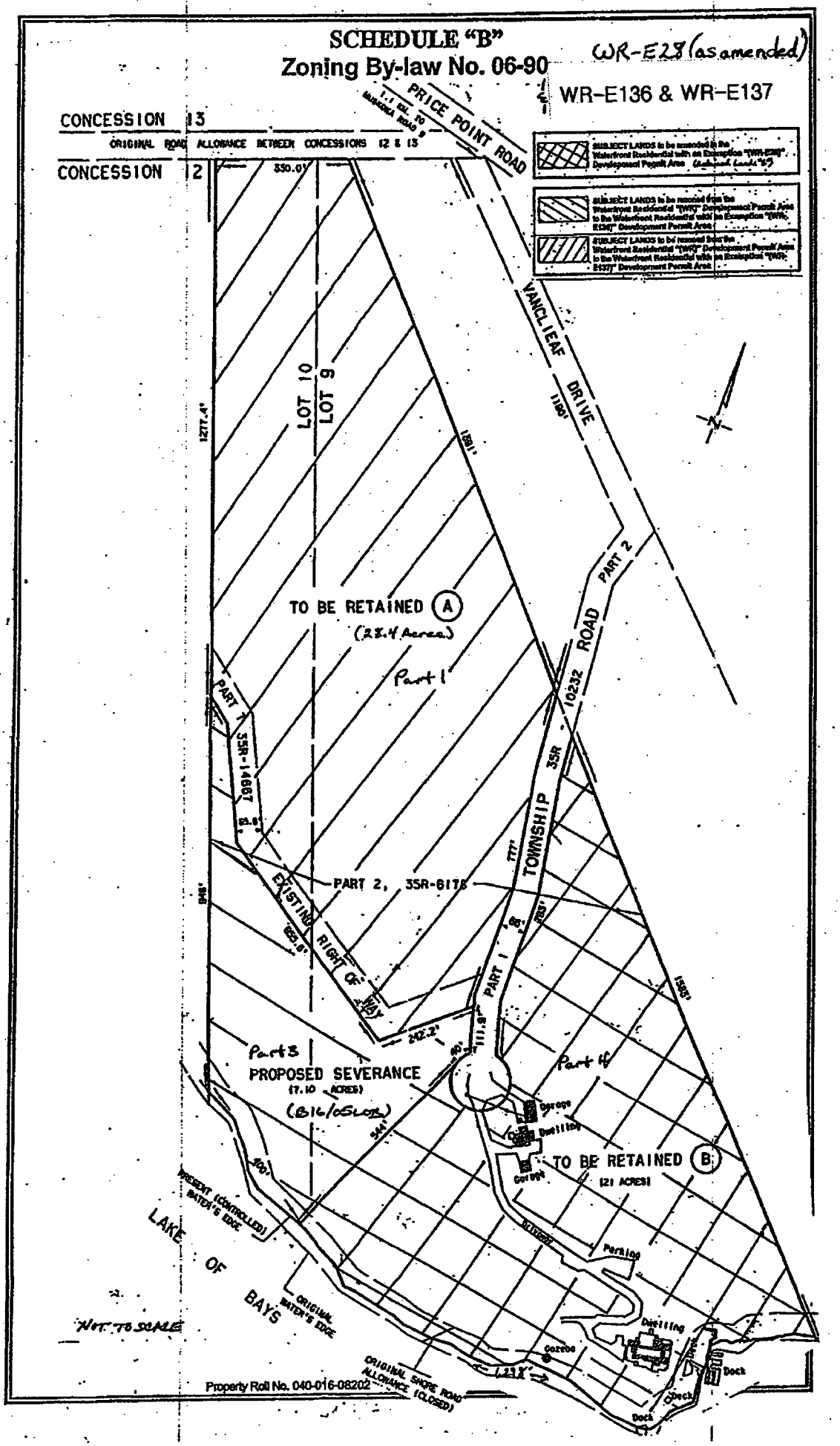


Property Roll No. 010-018-05600

SCHEDULE "B"
Zoning By-law No. 06-74

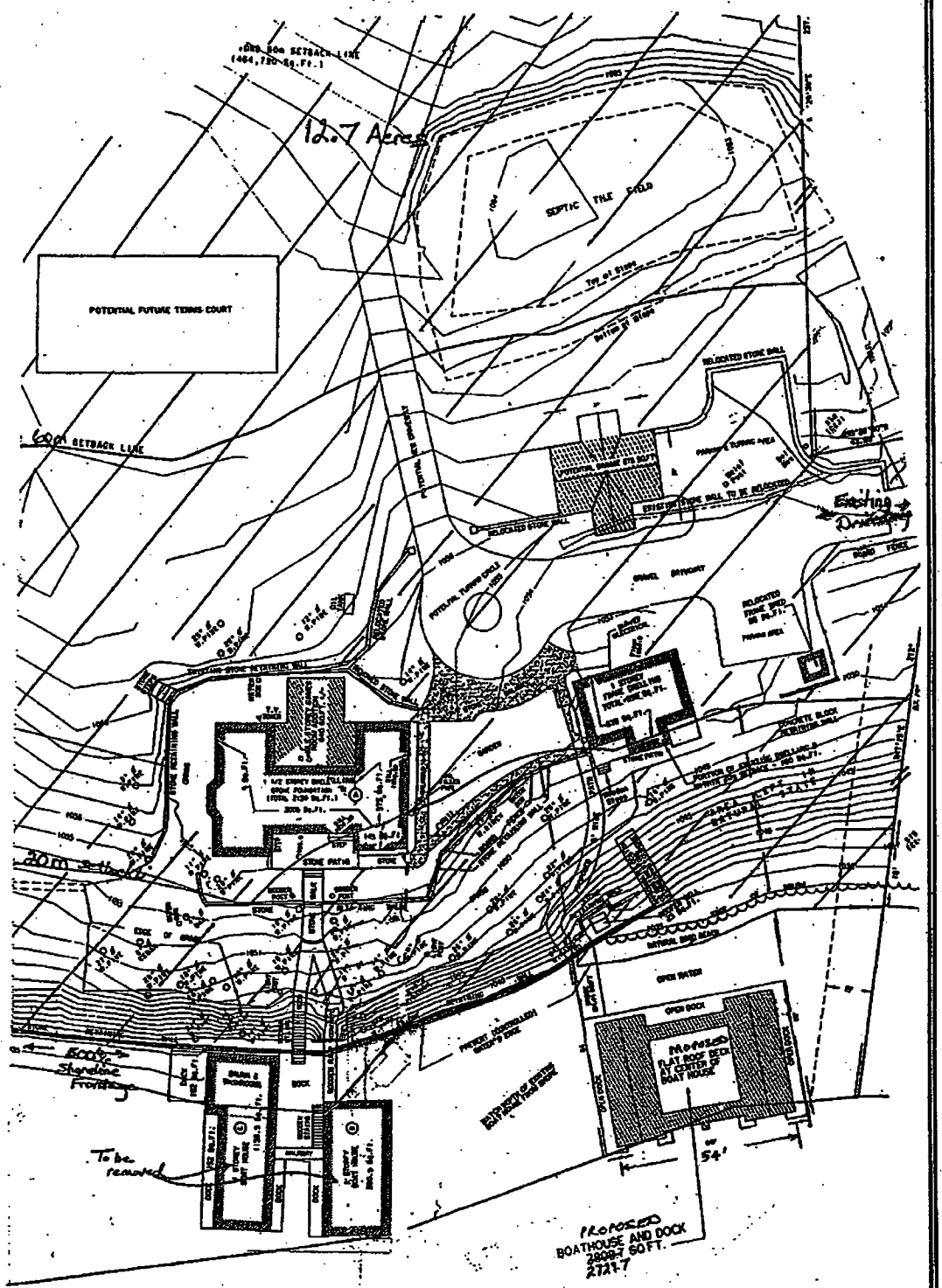


Property Roll No. 020-014-02300


SCHEDULE "B"
Zoning By-law No. 06-90
WR-E28 (as amended)
WR-E136 & WR-E137
CONCESSION 13
ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 12 & 13
CONCESSION 12
PRICE POINT ROAD
VANCLIEAF DRIVE
LOT 10
LOT 9
TO BE RETAINED (A)
(28.4 Acres)
Part 1
PART 1
35R-14867
PART 2
35R-10232
ROAD
PART 2, 35R-6178
EXISTING RIGHT OF WAY
TOWNSHIP
Part 3
PROPOSED SEVERANCE
(7.10 ACRES)
(BIG/OSLOB)
Part 4
TO BE RETAINED (B)
(21 ACRES)
Garage
Dwelling
Gazebo
Pavilion
Dwelling
Dock
Deck
PRESENT (CONTROLLED) WATER'S EDGE
ORIGINAL WATER'S EDGE
LAKE OF BAYS
ORIGINAL SHORE ROAD ALLOWANCE (CLOSED)
NOT TO SCALE
Property Roll No. 040-016-08202

SCHEDULE "B"
By-law No. 06-89

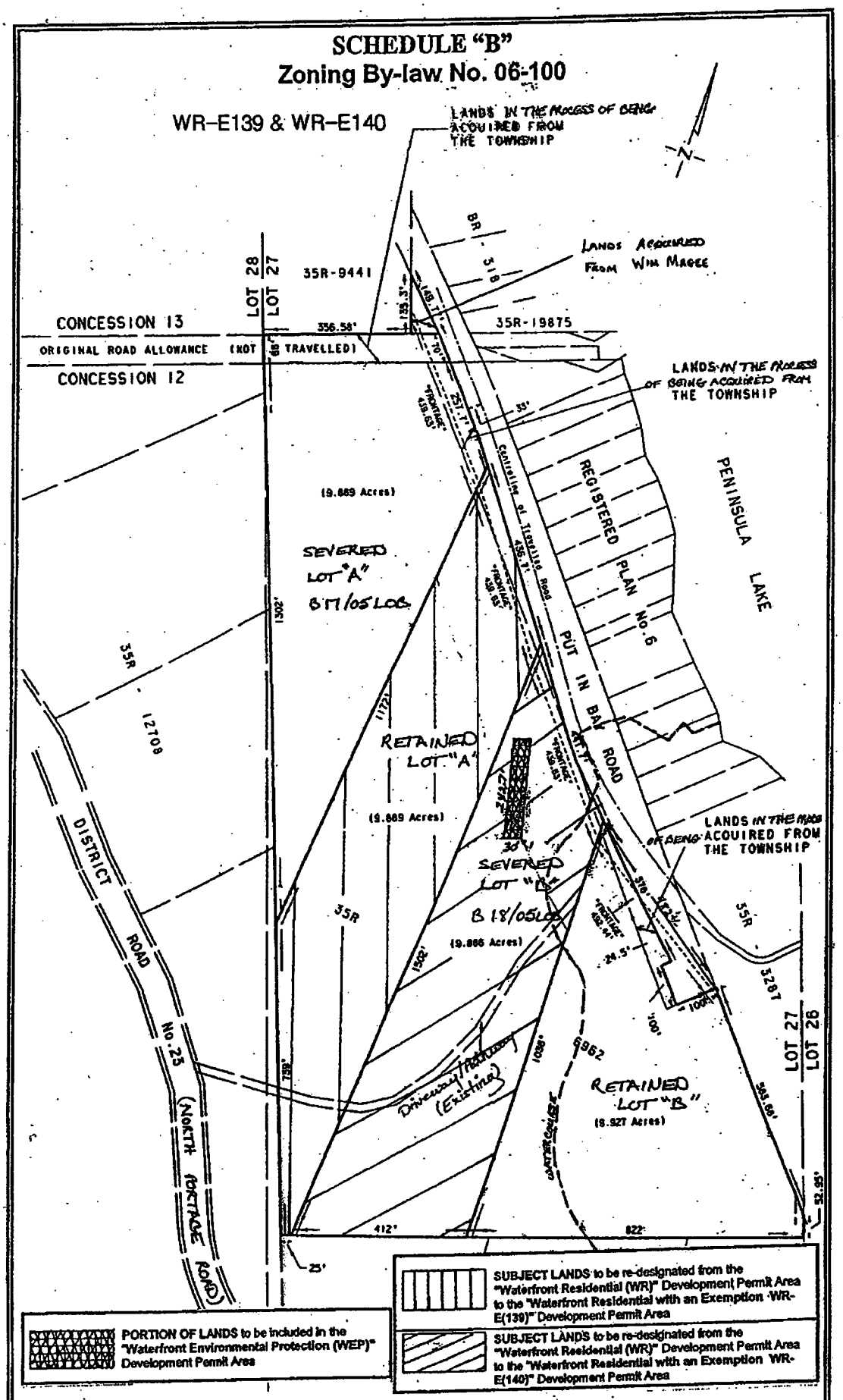
WR-E138



Property Roll No. 030-014-00700

SCHEDULE "B"
Zoning By-law No. 06-100

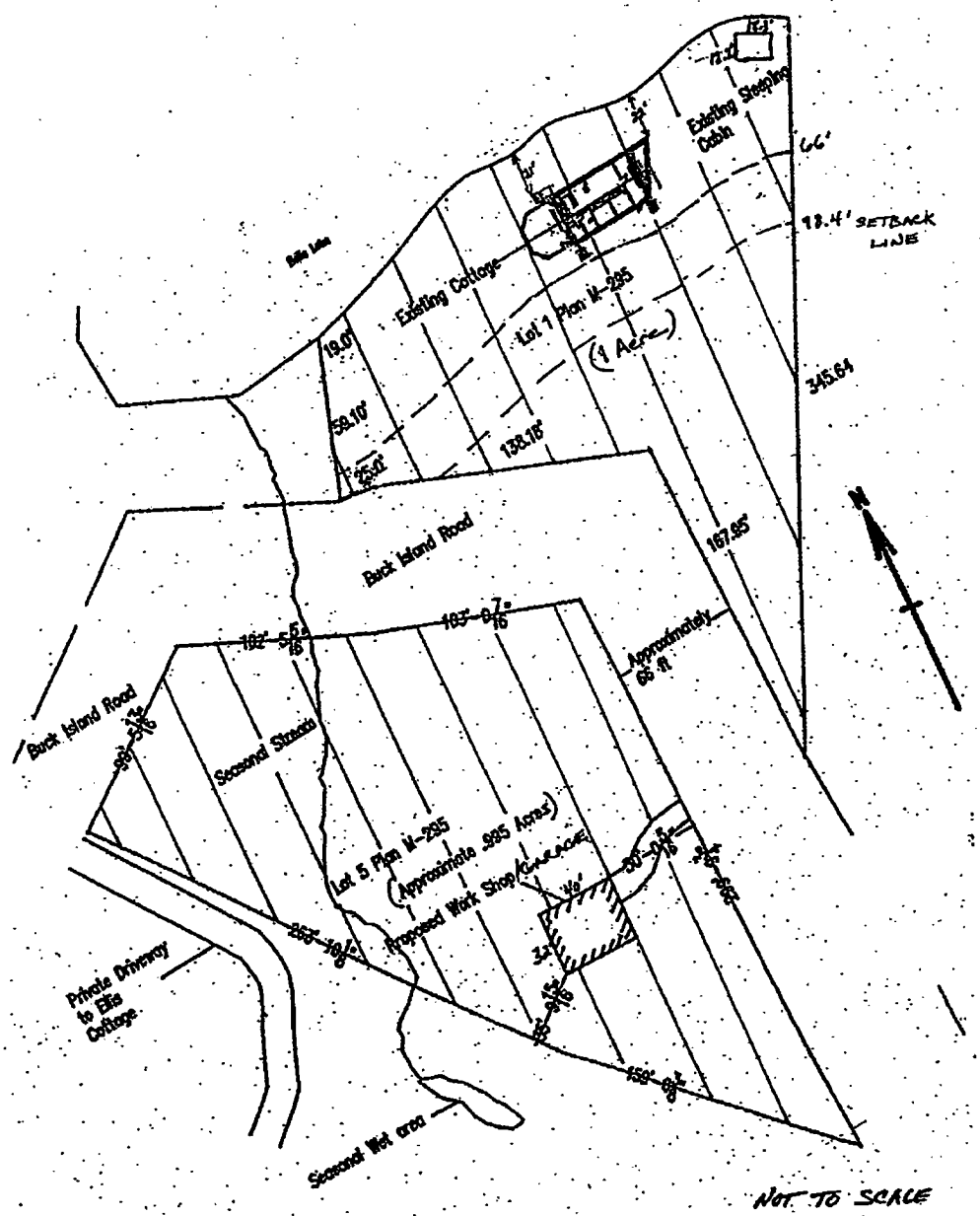
WR-E139 & WR-E140



Property Roll No. 010-003-05100

SCHEDULE "B"
Zoning By-law No. 06-101

WR–E141

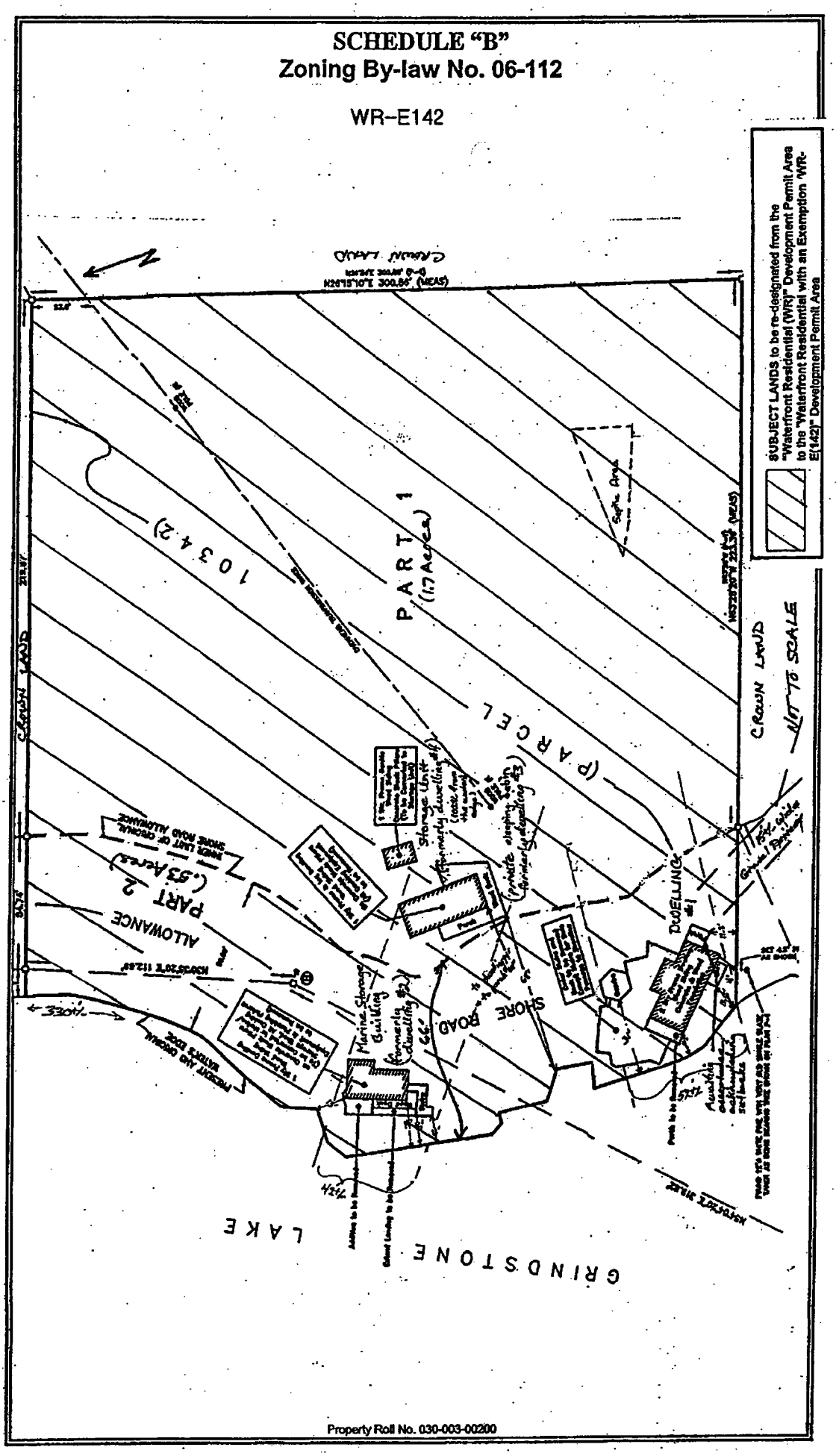


SUBJECT LANDS to be re-designated from the "Waterfront Residential (WR)" Development Permit Area to the "Waterfront Residential with an Exemption [WR-E(141)]" Development Permit Area

Property No. 020-008-02600

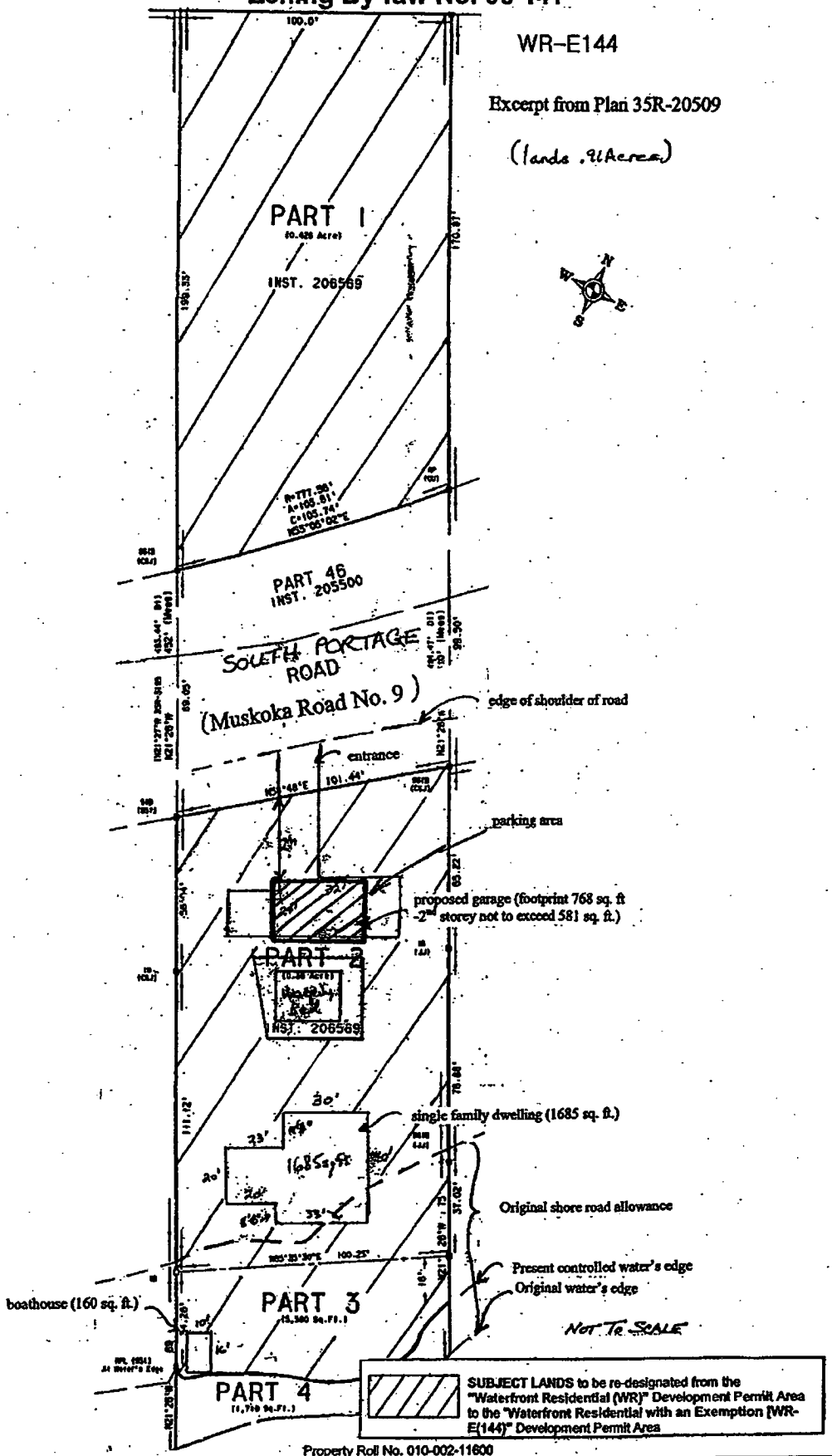
SCHEDULE "B"
Zoning By-law No. 06-112

WR-E142



Property Roll No. 030-003-00200

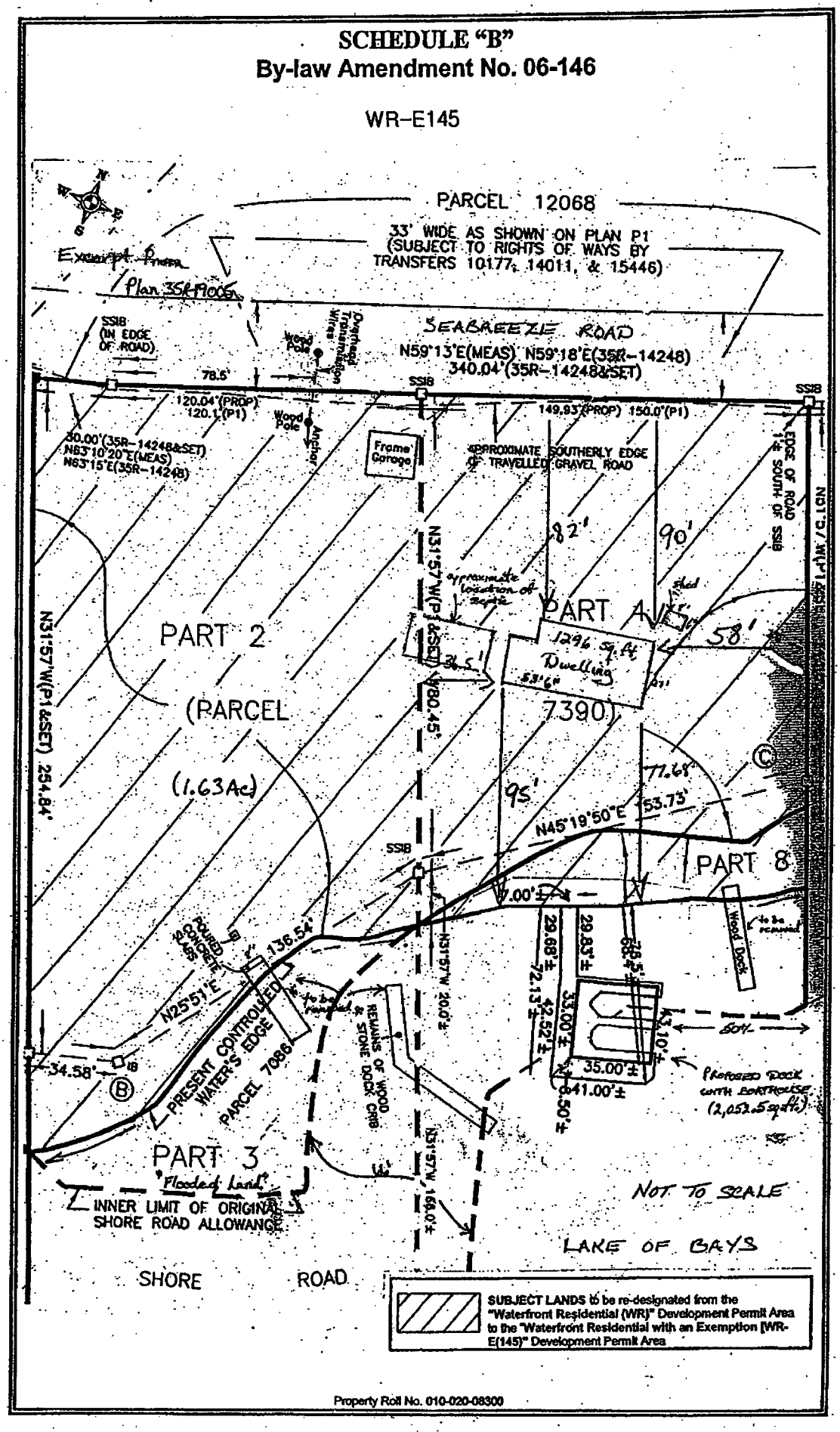
SCHEDULE "B"
Zoning By-law No. 06-144



Property Roll No. 010-002-11600

SCHEDULE "B"
By-law Amendment No. 06-146

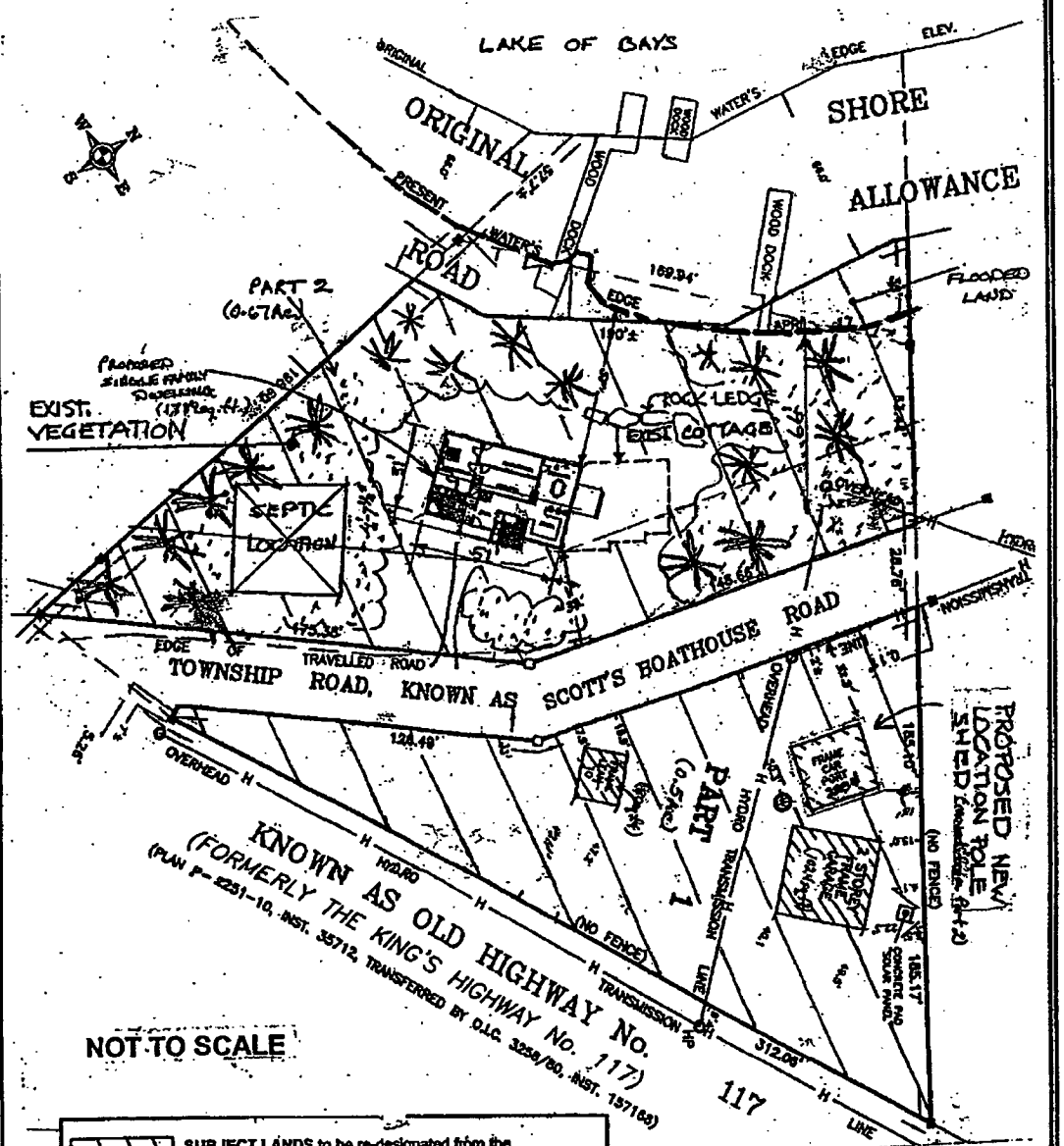
WR-E145



Property Roll No. 010-020-08300

SCHEDULE "B"
Zoning By-law No. 06-161

WR-E146

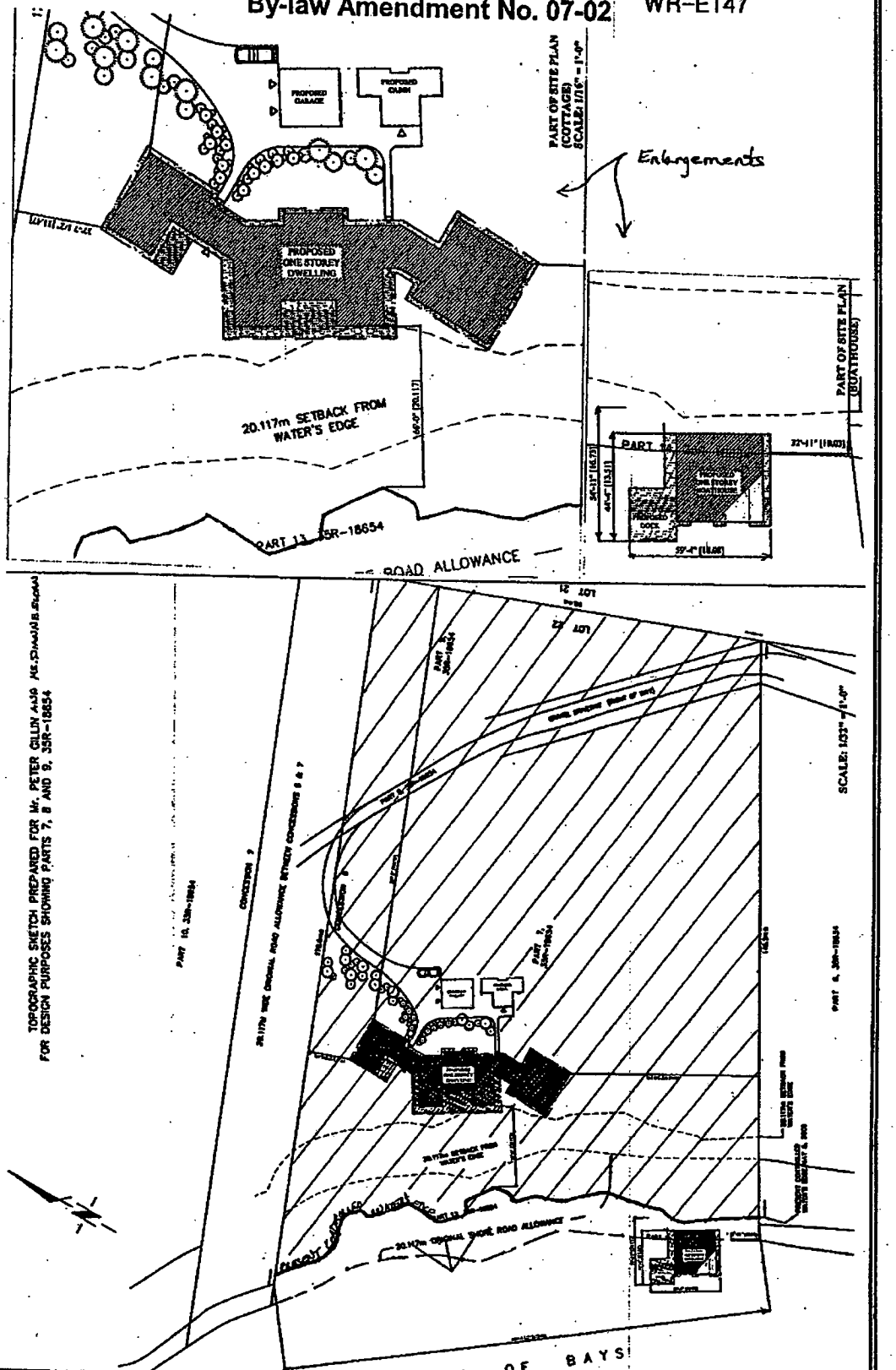


SUBJECT LANDS to be re-designated from the "Waterfront Residential (WR)" Development Permit Area to the "Waterfront Residential with an Exemption (WR-E(146)" Development Permit Area

Property Roll Nos. 030-011-09100 & 09101

SCHEDULE "B"

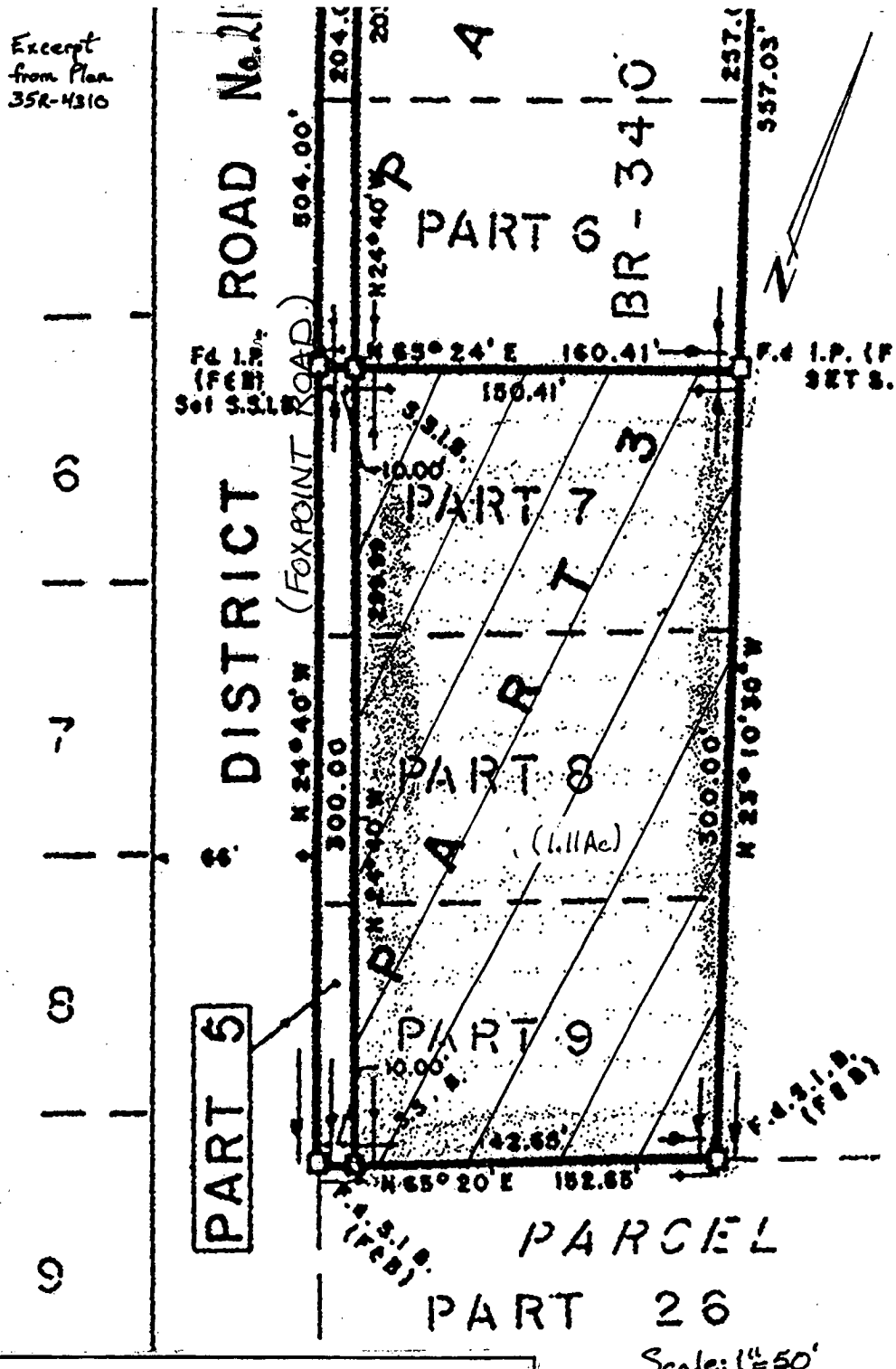
By-law Amendment No. 07-02 WR-E147



SUBJECT LANDS to be re-designated from the "Waterfront Residential (WR)" Development Permit Area to the "Waterfront Residential with an Exemption [WR-E(147)" Development Permit Area

Property Roll No. 010-014-10501

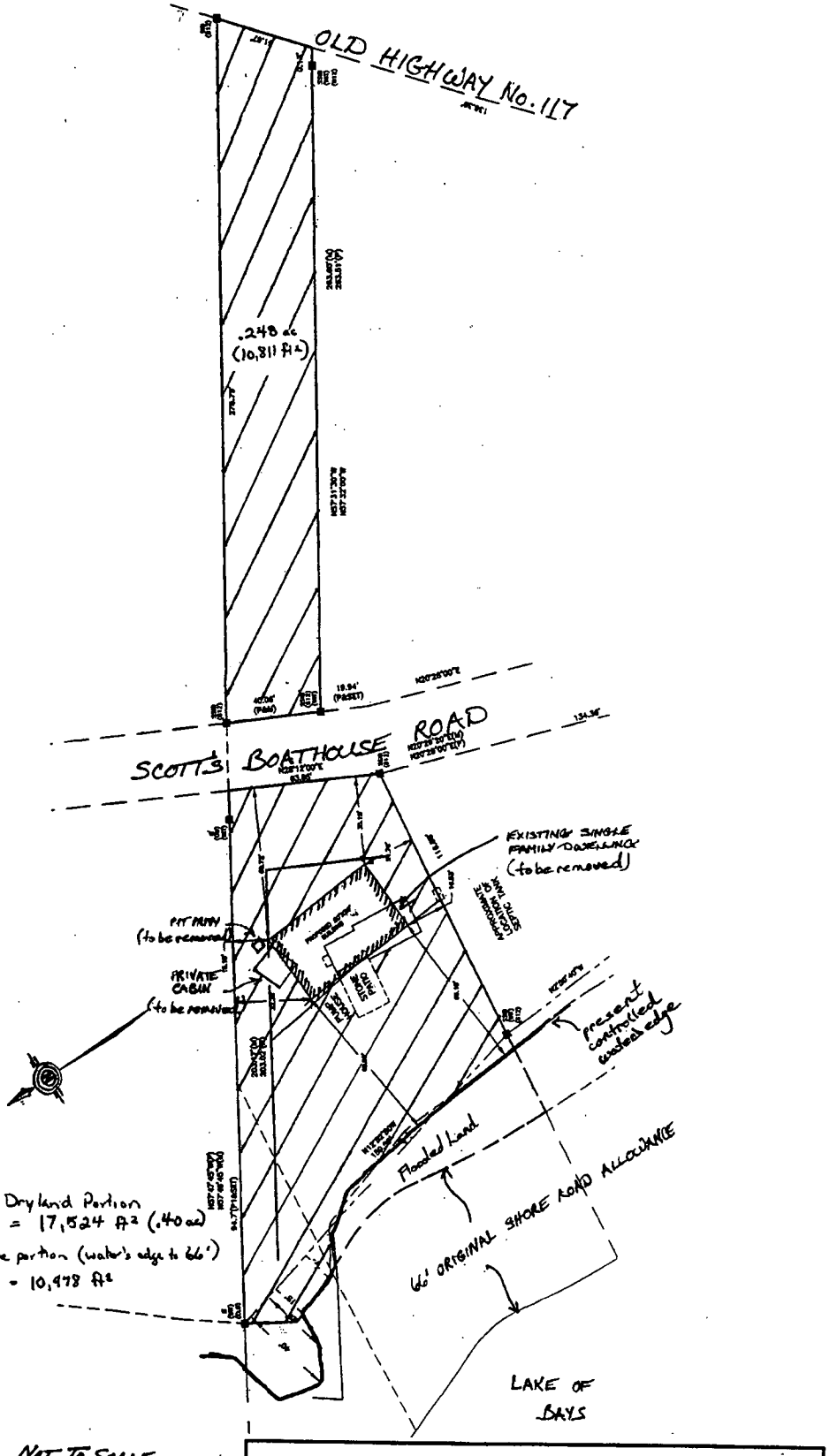
SCHEDULE "B"
By-law Amendment No. 07-29



SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" Development Permit Area to the Waterfront Residential with an Exemption "WR-E157" Development Permit Area

Property Roll No. 010-012-04602

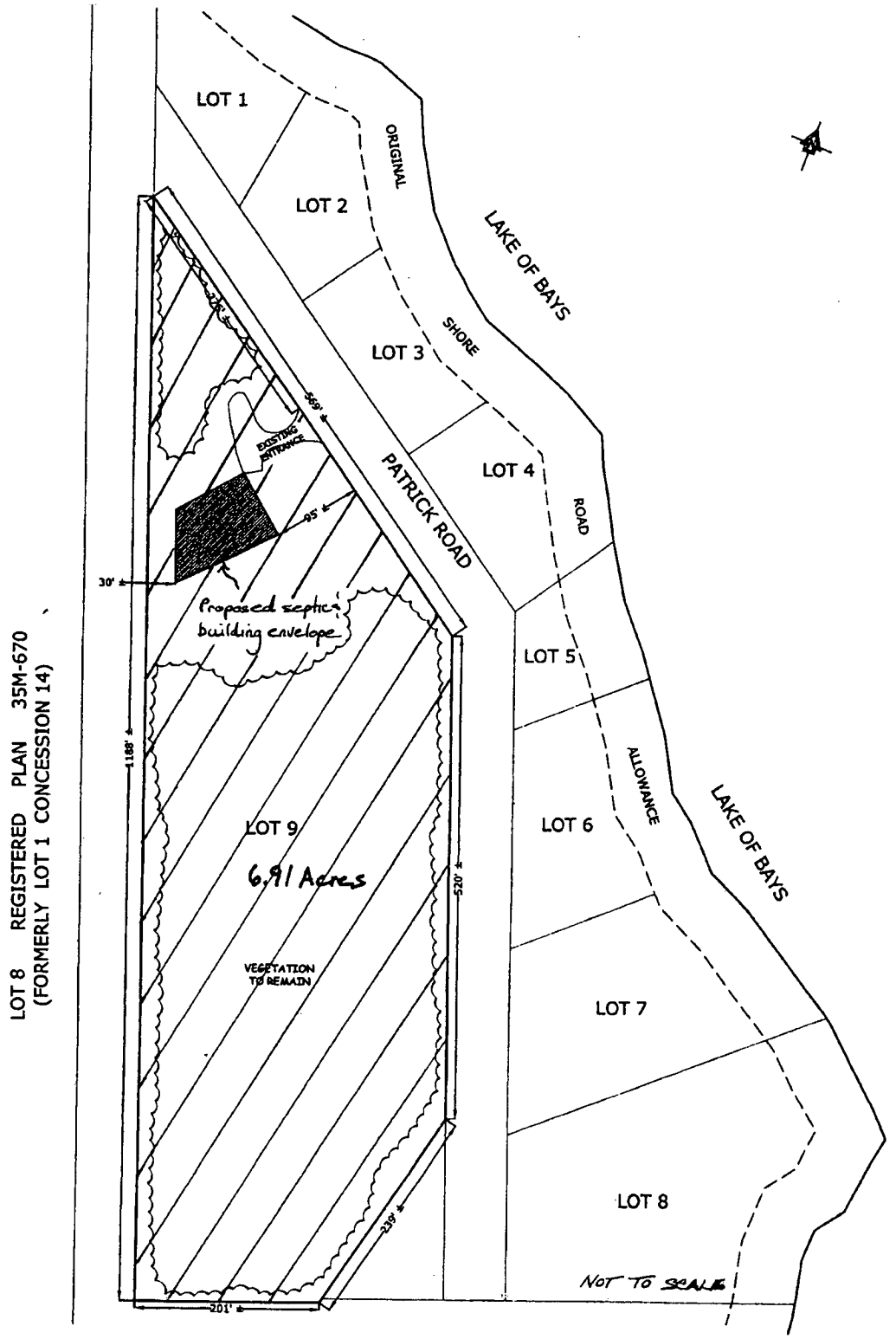
SCHEDULE "B"
By-law Amendment No. 07-30



SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" Development Permit Area to the Waterfront Residential with an Exemption "WR-E155" Development Permit Area

Property Roll Nos. 030-011-08900 & 08901

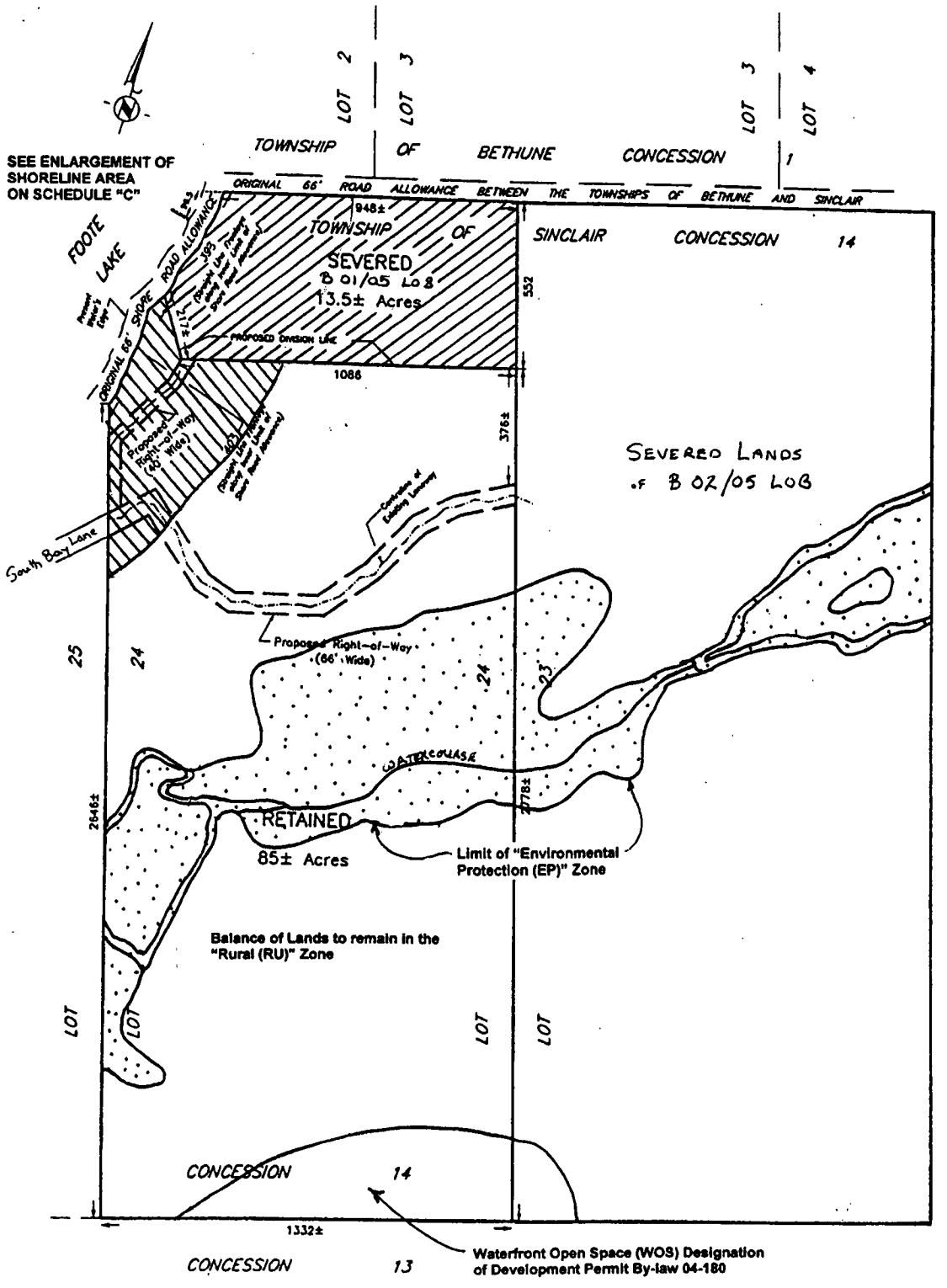
SCHEDULE "B"
Zoning By-law No. 07-40



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exemption "WR-E159"** Development Permit Area

Property Roll No. 010-021-07400

SCHEDULE "B"
Zoning By-law No. 07-68



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area & the **"Rural (RU)" Zone** to the **Waterfront Residential with an Exception "WR-E160"** Development Permit Area (Severed Lands of B 01/05 LOB)

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "WR-E161"** Development Permit Area (Portion of Retained Lands of B 01/05 LOB)

Property Roll No. 020-010-12000

SCHEDULE "B"
Zoning By-law No. 07-97

Subject lands (Lot 3) to be re-designated from the Waterfront Residential "CWR" Development Permit Area to the Waterfront Residential "WR" Development Permit Area with exception "WR-E161" Development Permit Area

SUBJECT LANDS (LOT 3) to be re-designated from the Waterfront Residential "WR" Development Permit Area to the Waterfront Residential "WR" Development Permit Area with an Exception "WR-E163" Development Permit Area *(Severed lands of B 30/05 (OB) & retained lot of B 32/05 (OB))*

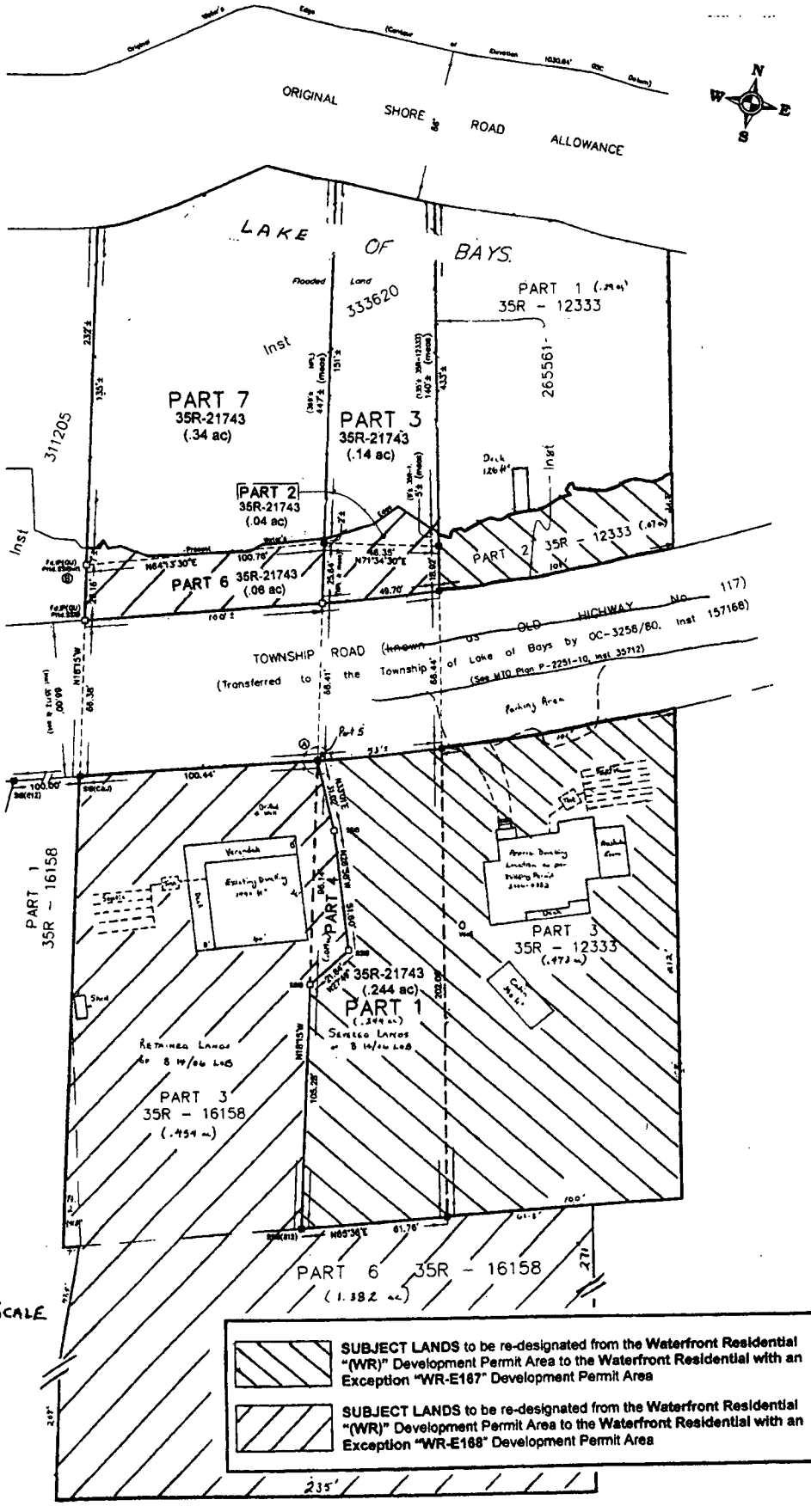
SUBJECT LANDS (LOT 4) to be re-designated from the Waterfront Residential "WR" Development Permit Area to the Waterfront Residential "WR" Development Permit Area with an Exception "WR-E164" Development Permit Area *(Severed lands of B 31/05 (OB))*

SUBJECT LANDS (LOT 5) to be re-designated from the Waterfront Residential "WR" Development Permit Area to the Waterfront Residential "WR" Development Permit Area with an Exception "WR-E165" Development Permit Area *(Severed lands of B 32/05 (OB))*

SUBJECT LANDS (LOT 6) to be re-designated from the Waterfront Residential "WR" Development Permit Area to the Waterfront Residential "WR" Development Permit Area with an Exception "WR-E166" Development Permit Area *(Retained lands of B 29/05 (OB))*

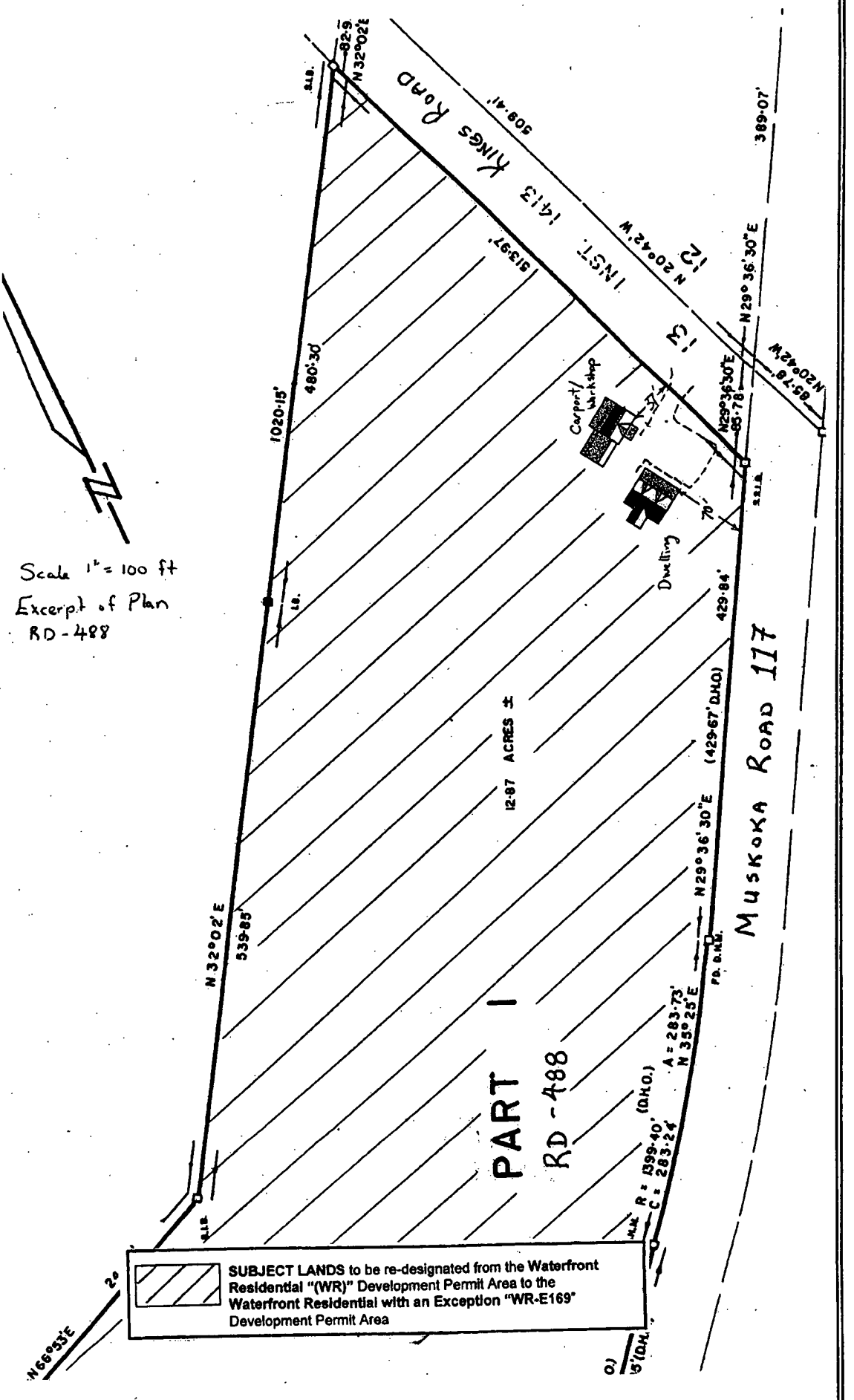
Property Roll Nos. 010-008-07500, 09000 & 09300

SCHEDULE "B"
By-law Amendment No. 07-94



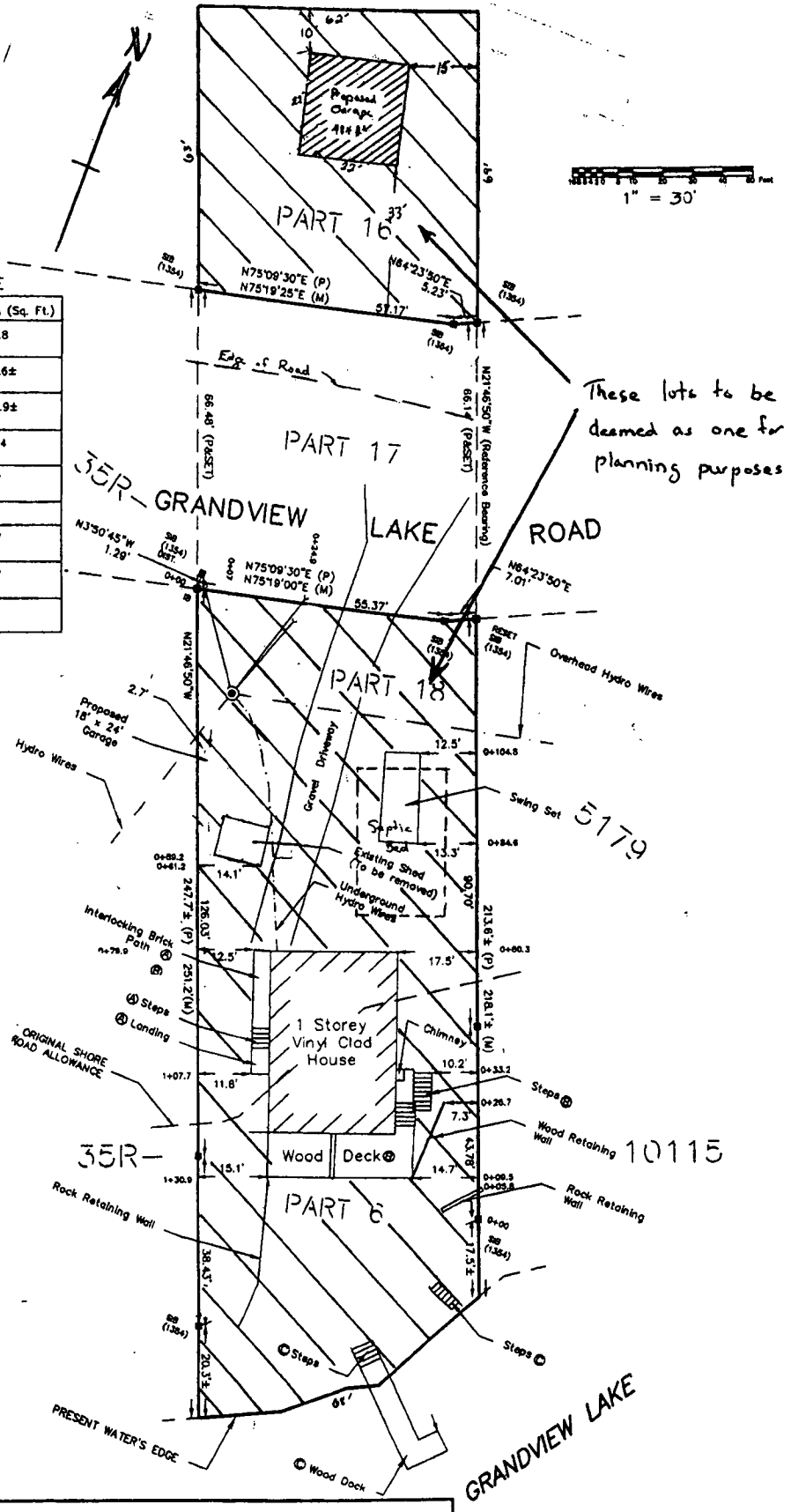
Property Roll Nos. 030-011-06100 & 06101, and 06201, 06001, 06200 & 06000

SCHEDULE "B"
By-law Amendment No. 08-53



Property Roll No. 040-007-00200

SCHEDULE "B"
Zoning By-law No. 07-142



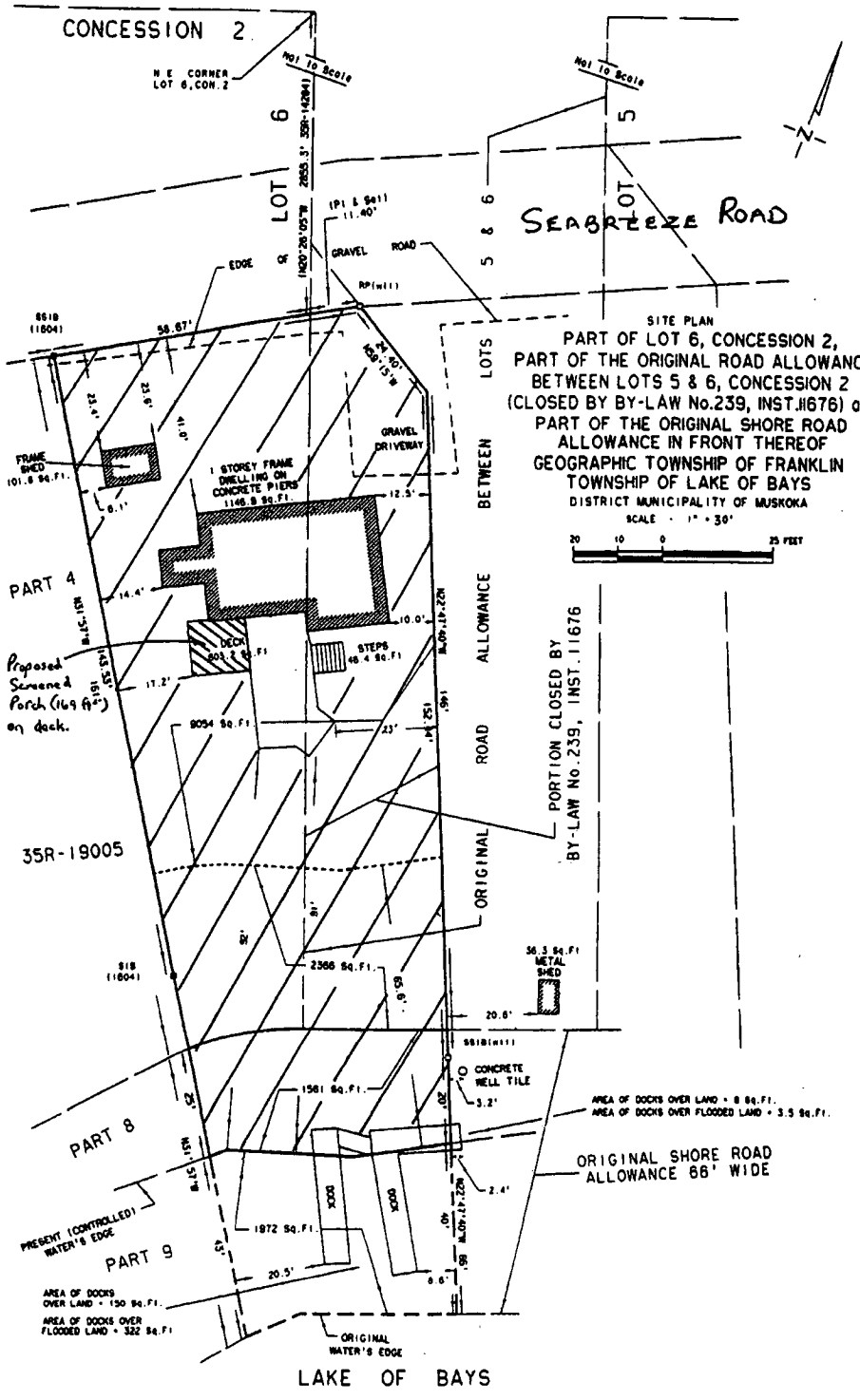
AREA TABLE

ITEM	AREA (Sq. Ft.)
PART 16 35R-5179	4137.8
PART 18 35R-5179	6014.6±
PART 6 35R-10115	4732.9±
EXISTING HOUSE	1139.4
EXISTING SHED	105.7
PATH Ⓐ	107
DECK & STEPS Ⓑ	418.7
DOCK & STEPS Ⓒ	185.7
PROPOSED GARAGE	432

SUBJECT LANDS to be re-designated from the **Waterfront Residential** "(WR)" Development Permit Area to the **Waterfront Residential with an Exception "WR-E171"** Development Permit Area

Property Roll No. 030-012-07700

SCHEDULE 'A'
By-law No. 07-153

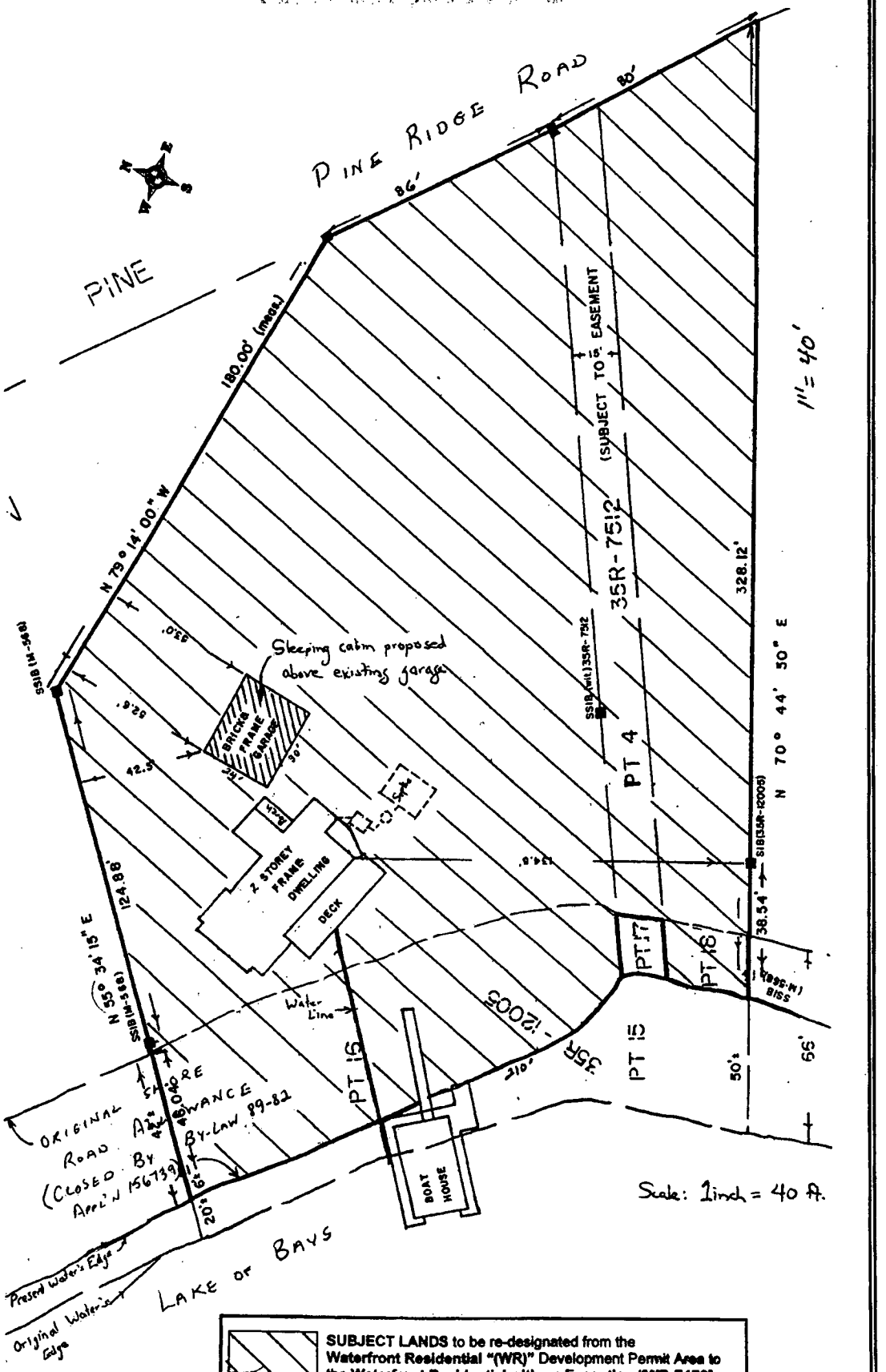


SITE PLAN
PART OF LOT 6, CONCESSION 2,
PART OF THE ORIGINAL ROAD ALLOWANCE
BETWEEN LOTS 5 & 6, CONCESSION 2
(CLOSED BY BY-LAW No.239, INST.11676) and
PART OF THE ORIGINAL SHORE ROAD
ALLOWANCE IN FRONT THEREOF
GEOGRAPHIC TOWNSHIP OF FRANKLIN
TOWNSHIP OF LAKE OF BAYS
DISTRICT MUNICIPALITY OF MUSKOKA
SCALE - 1" = 30'
20 10 0 25 FEET

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "WR-E172"** Development Permit Area

Property Roll No. 010-014-07300

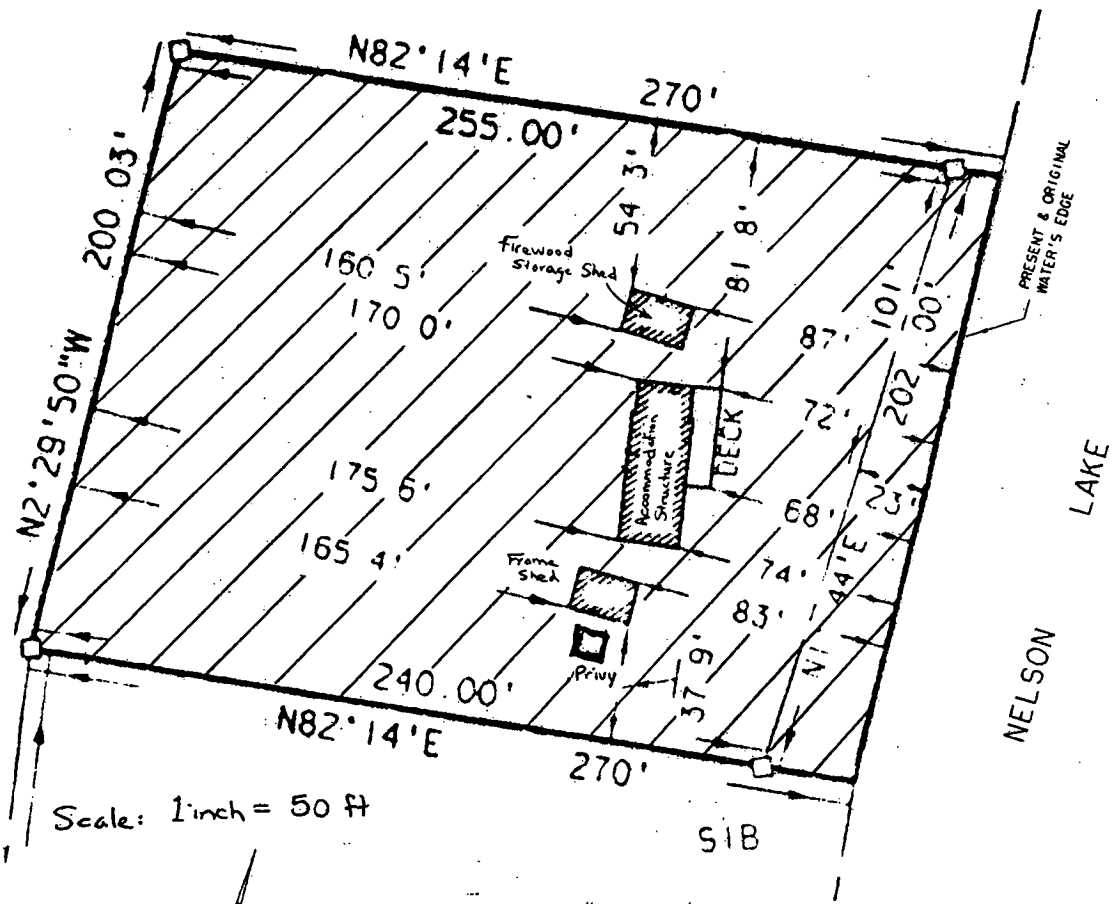
SCHEDULE "A"
Zoning By-law No. 07-154

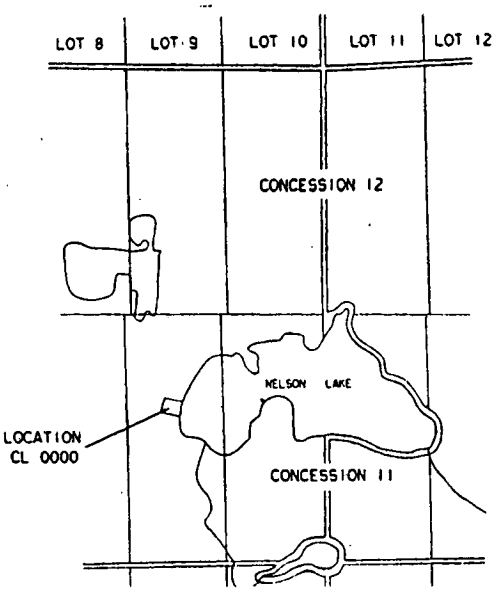


SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "WR-E173"** Development Permit Area

Property Roll No. 010-005-07903

SCHEDULE "B"
By-law Amendment No. 08-17

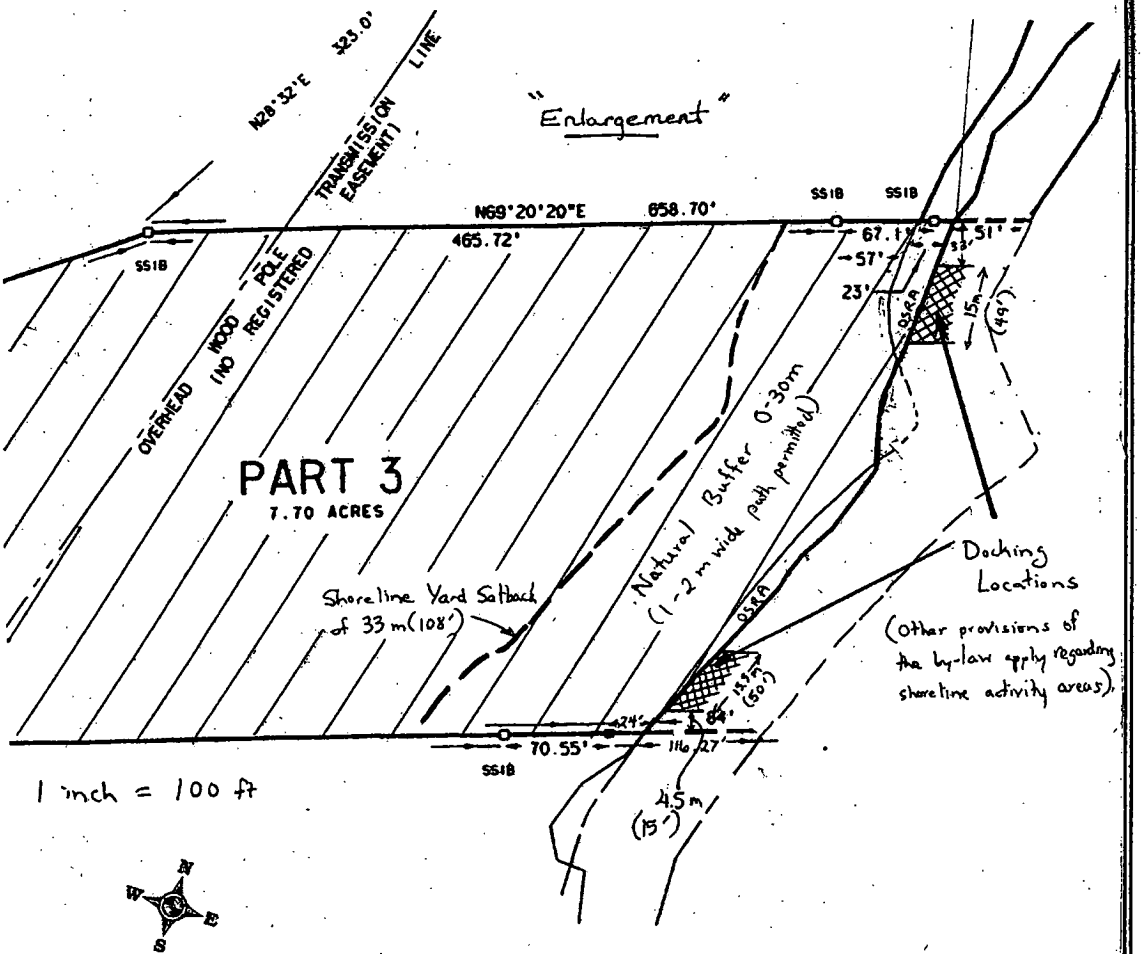




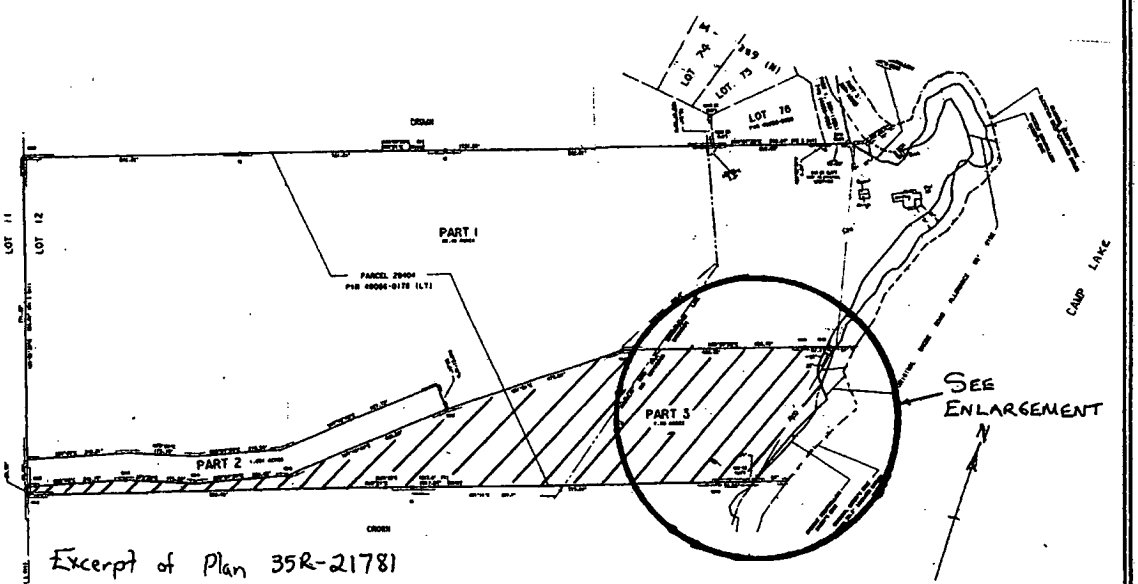
SUBJECT LANDS to be re-designated from the **Waterfront Open Space "(WOS)"** Development Permit Area to **the Waterfront Open Space with an Exception "WOS-E175"** Development Permit Area

Property Roll No. 020-017-03600

SCHEDULE "B"
By-law Amendment No. 08-23



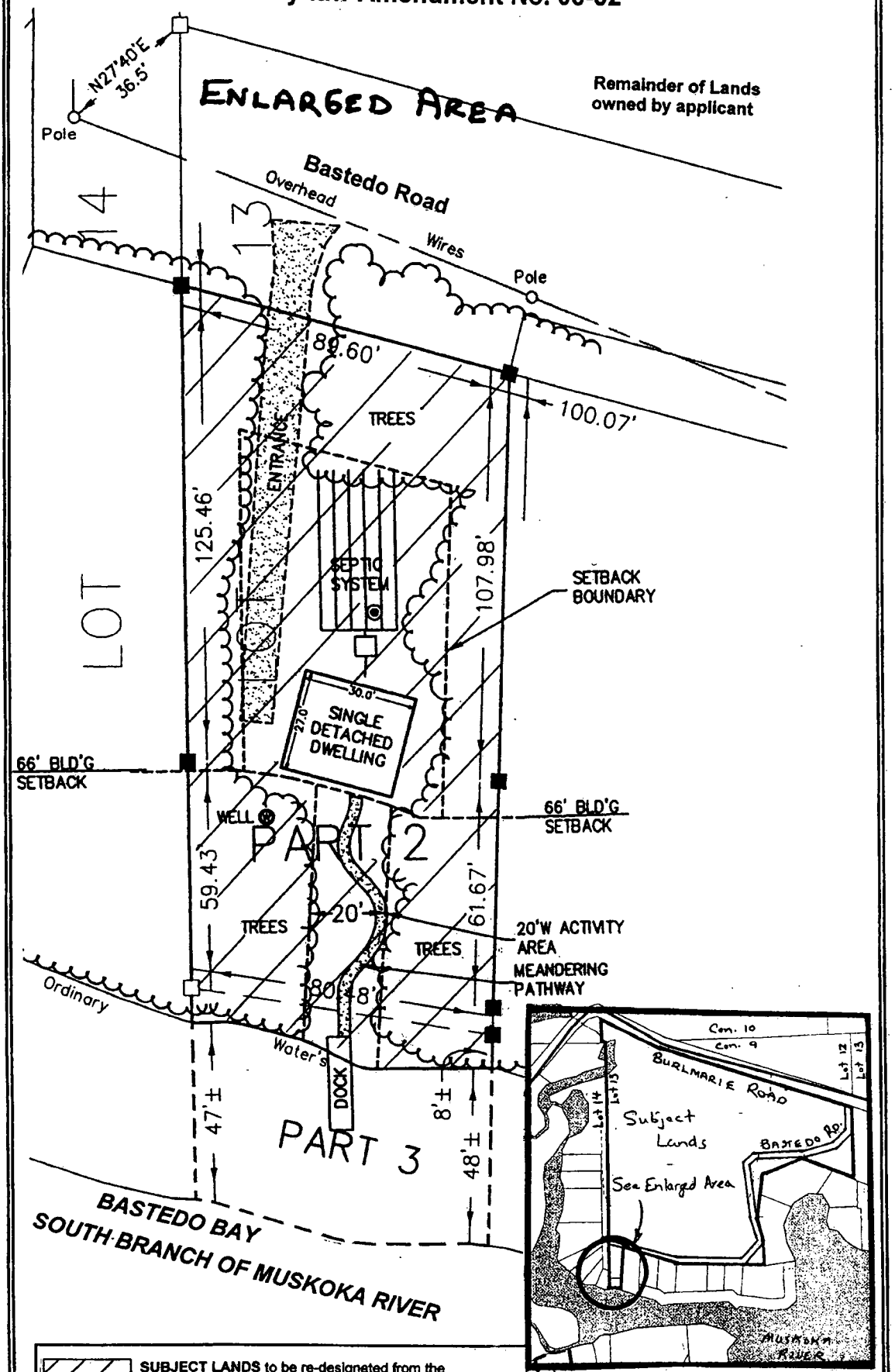
SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" Development Permit Area to the Waterfront Residential with an Exception "WR-E176" Development Permit Area



Excerpt of Plan 35R-21781
Not To Scale

Property Roll No. 020-016-00200

SCHEDULE "B"
By-law Amendment No. 08-32

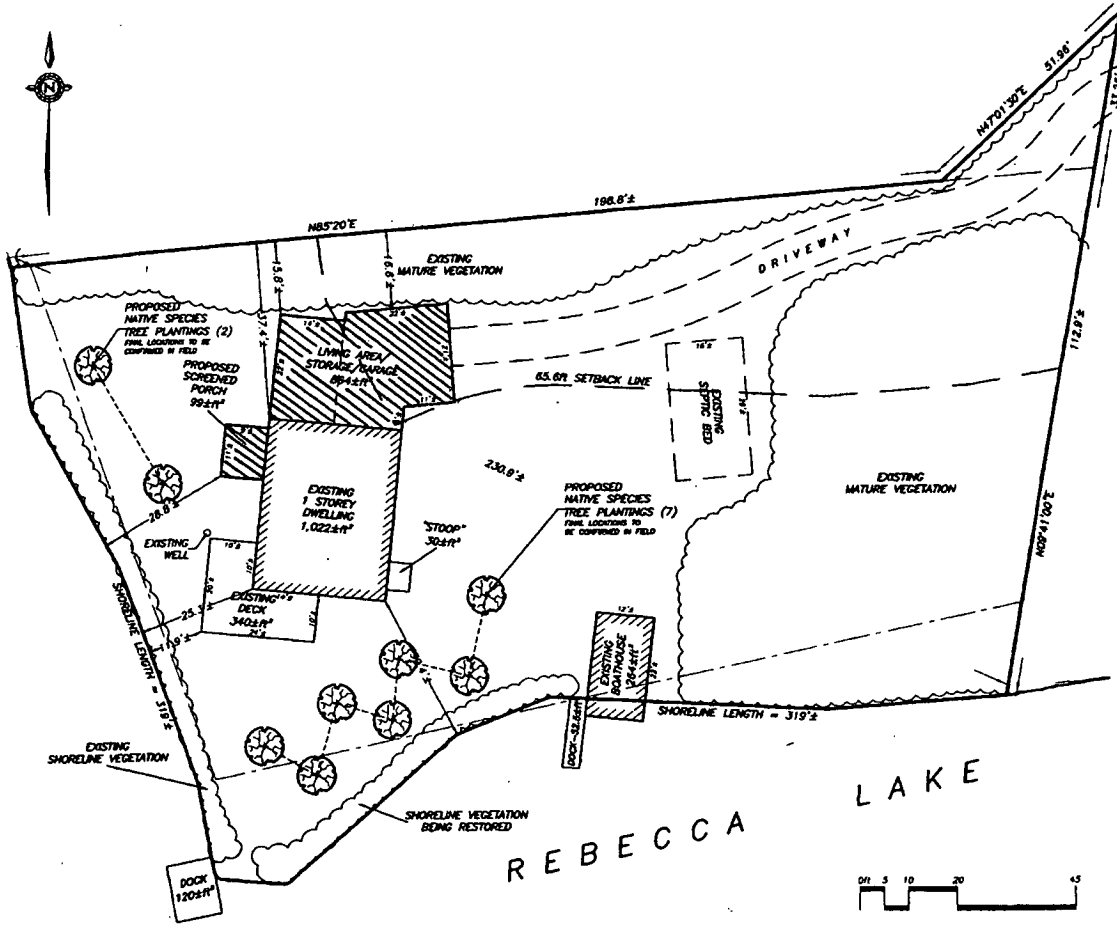


SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "WR-E177"** Development Permit Area

Property Roll No. 040-013-06200

SCHEDULE "B"
BY-LAW 08-45

Property Roll No. 020-008-00800



RON BARRY
SITE PLAN

PART OF THE ORIGINAL SHORE ROAD
ALLOWANCE IN FRONT OF LOT 3,
CONCESSION 6, and
PART OF LOT 3, CONCESSION 6
TOWNSHIP OF SINCLAIR
now in the
TOWNSHIP OF LAKE OF BAYS
DISTRICT MUNICIPALITY OF MUSKOKA

SCALE 1" = 30'

FEBRUARY 2008

LOT STATISTICS

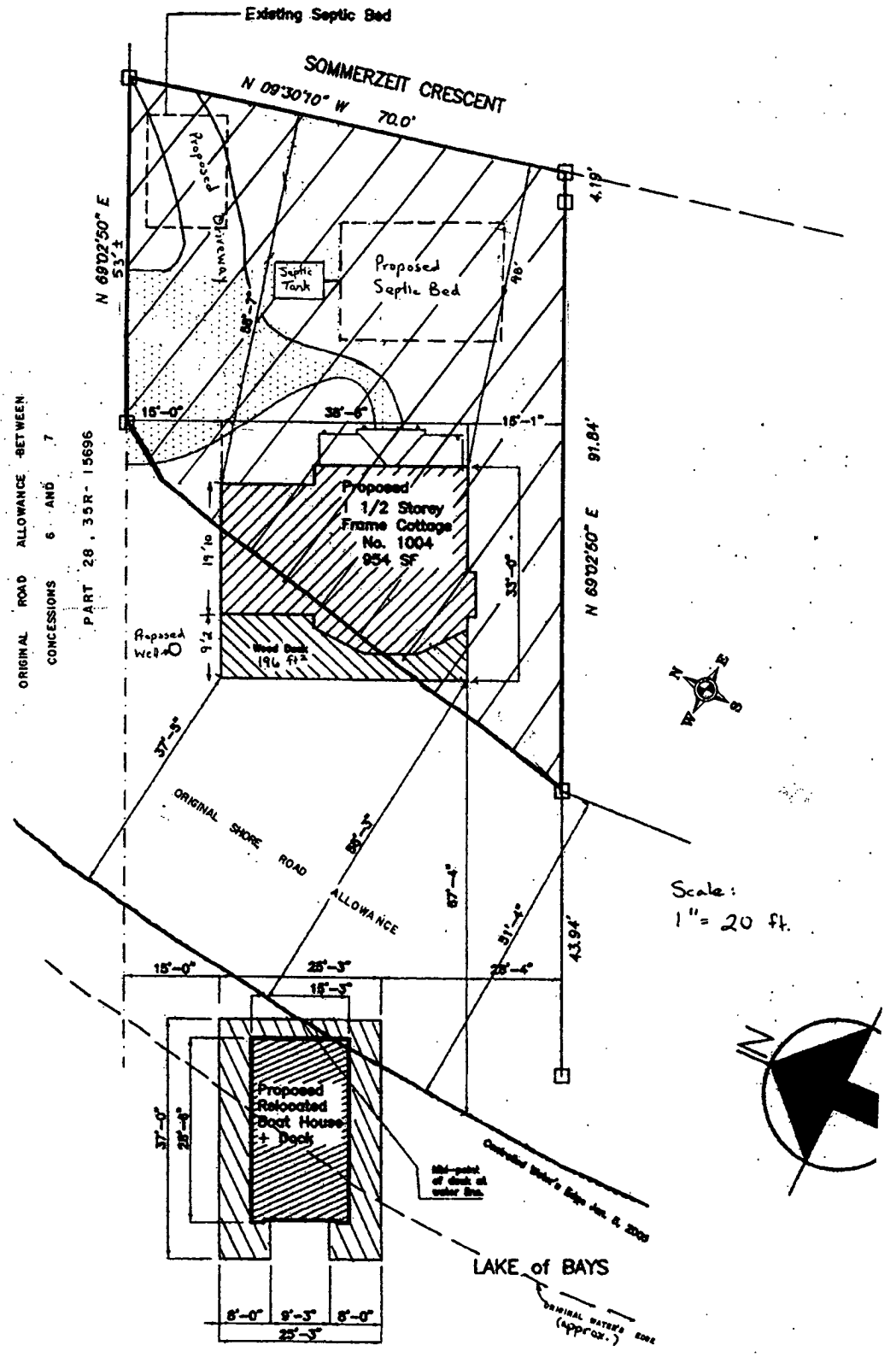
LOT COVERAGE

LOT AREA	=	23,406±ft²
LOT AREA BEYOND 65.6' (20m)	=	6,787±ft²
PERMITTED LOT COVERAGE	=	8% or 541.4±ft²
EXISTING LOT COVERAGE		
DWELLING	=	1,022±ft²
DECK	=	340±ft²
STOOP	=	30±ft²
TOTAL	=	1,392±ft² or 20.6%
PROPOSED LOT COVERAGE		
EXISTING STRUCTURES	=	1,392±ft²
LIVING AREA/GARAGE/STORAGE	=	864±ft²
SCREENED PORCH	=	99±ft²
TOTAL	=	2,355±ft² or 34.8%

SHORELINE ACTIVITY AREA

SHORELINE LENGTH	=	319'±
ALLOWABLE SAA FRONTAGE	=	MAX or 76'
SAA SIZE (76' x 11.9')	=	904.4±ft²
PERMITTED SAA COVERAGE	=	40% or 361.8±ft²
EXISTING SAA COVERAGE		
BOATHOUSE	=	264±ft²
DOCKS	=	172.5±ft²
TOTAL	=	436.5±ft² or 48.3%

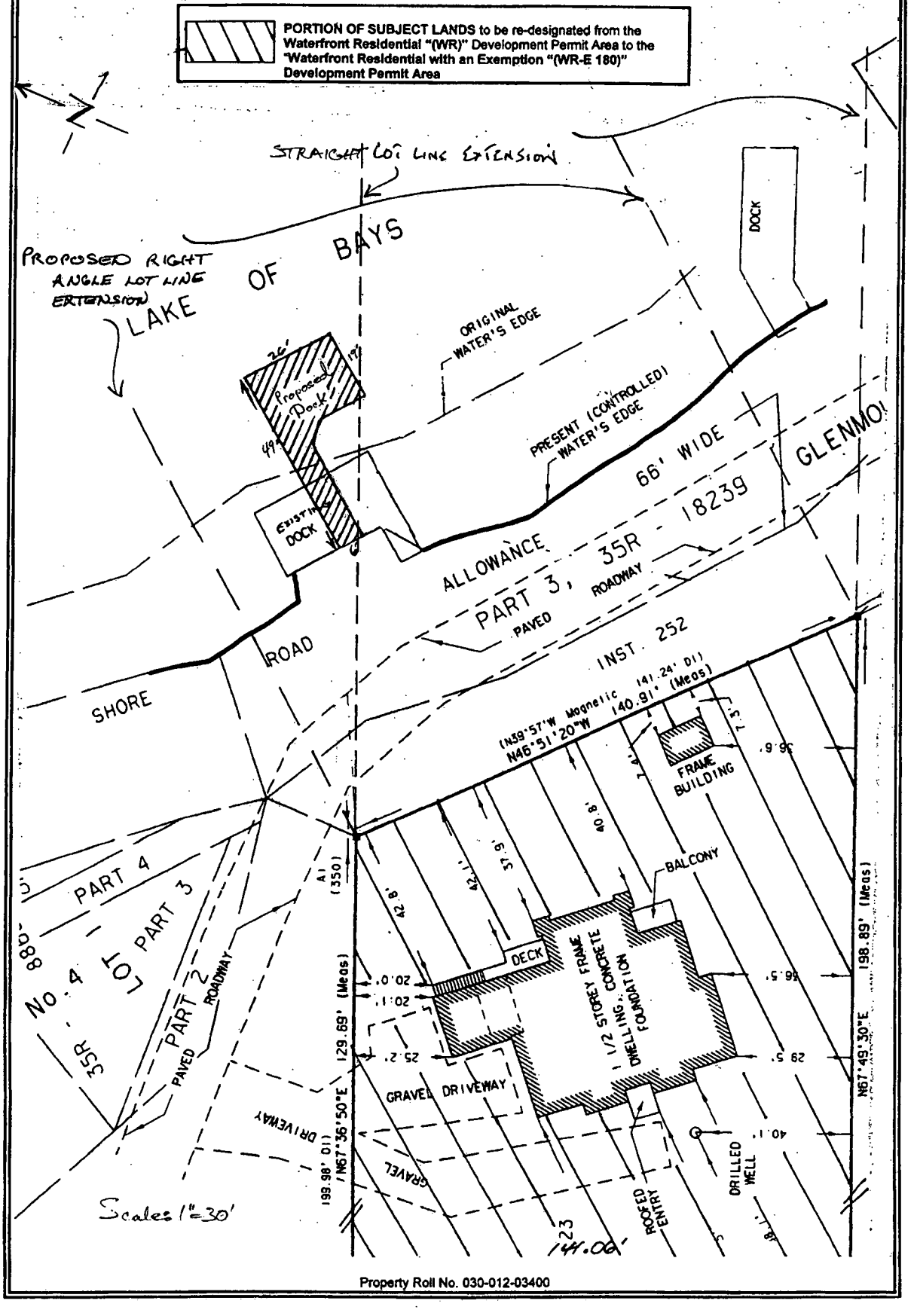
SCHEDULE "B"
BY-LAW 08-46



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "WR-E179"** Development Permit Area

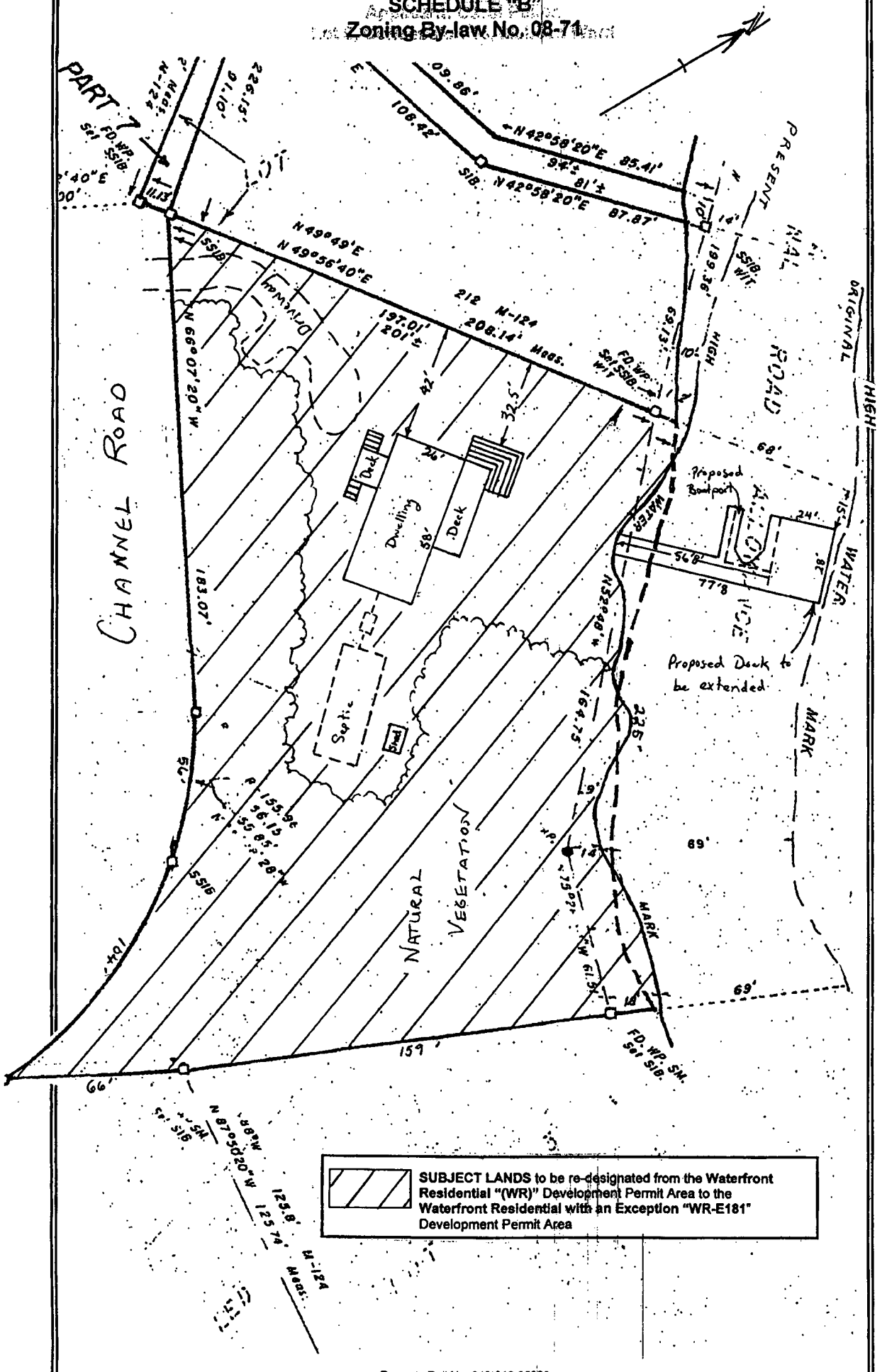
Property Roll No. 010-012-02000

SCHEDULE "B"
By-law Amendment No. 08-58



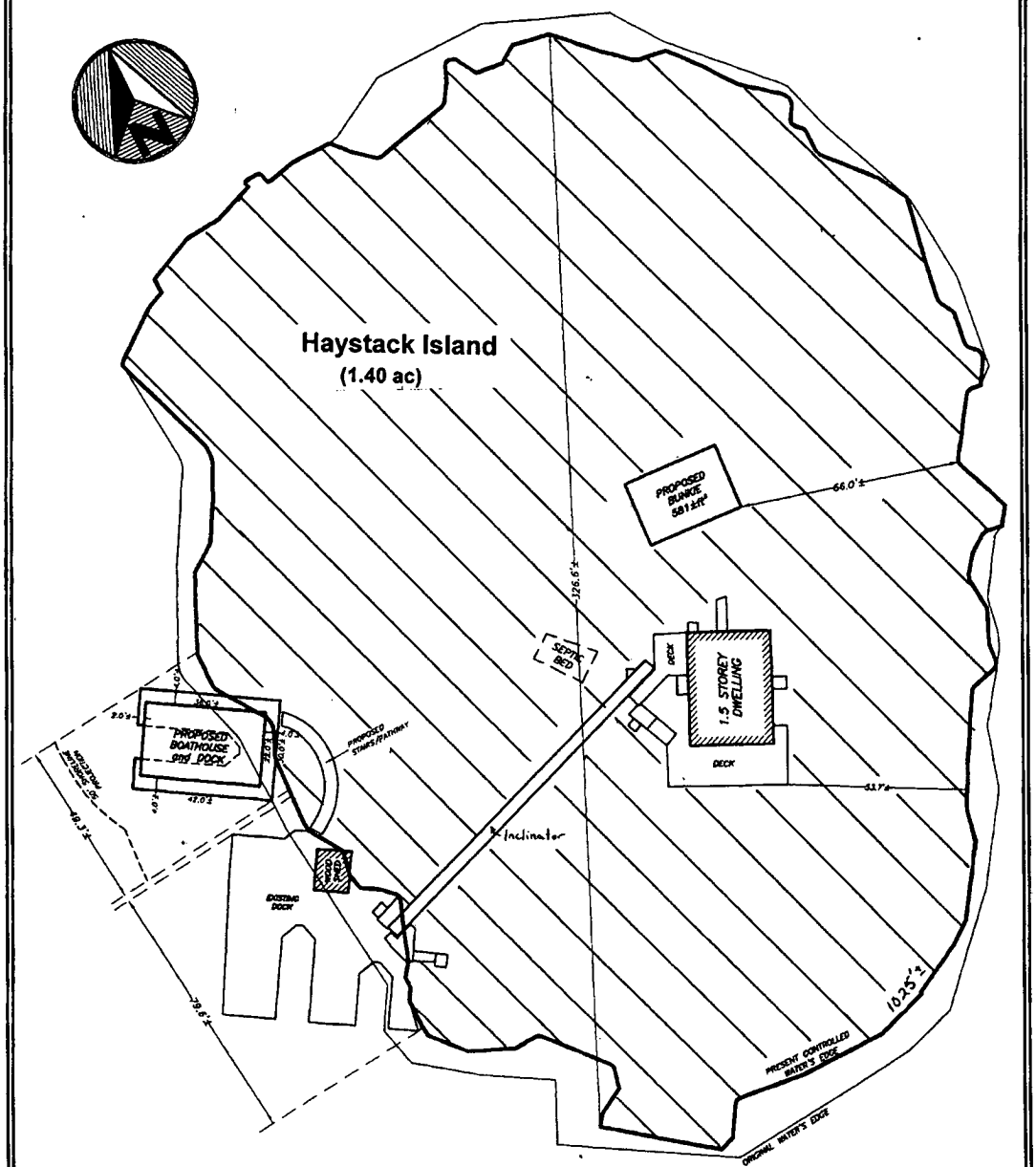
Property Roll No. 030-012-03400

SCHEDULE "B"
Zoning By-law No. 08-71



Property Roll No. 040-016-05200

SCHEDULE "B"
Zoning By-law No. 08-69

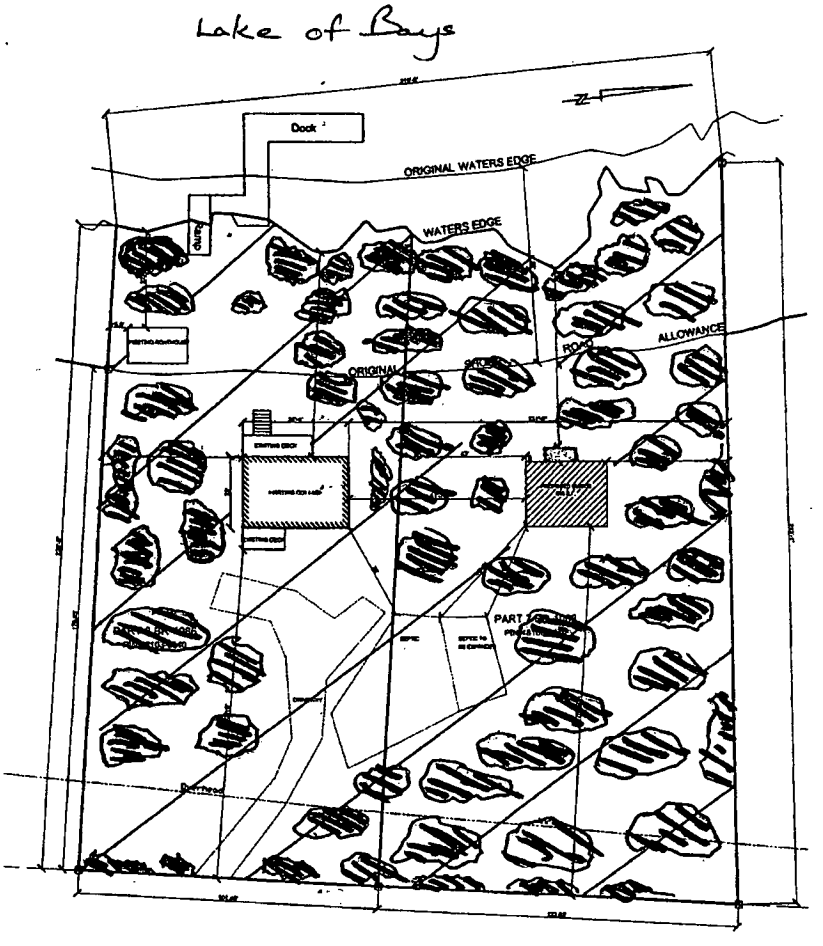


Scale: 1 inch = 40 ft.

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "WR-E182"** Development Permit Area

Property Roll No. 010-016-04900

SCHEDULE "B"
By-law Amendment No. 08-92



PART 41 BR-575 PIN 48103-0152
Subject to Right of Way
Traveled Road known as GRANDVIEW LAKE ROAD

Not To Scale

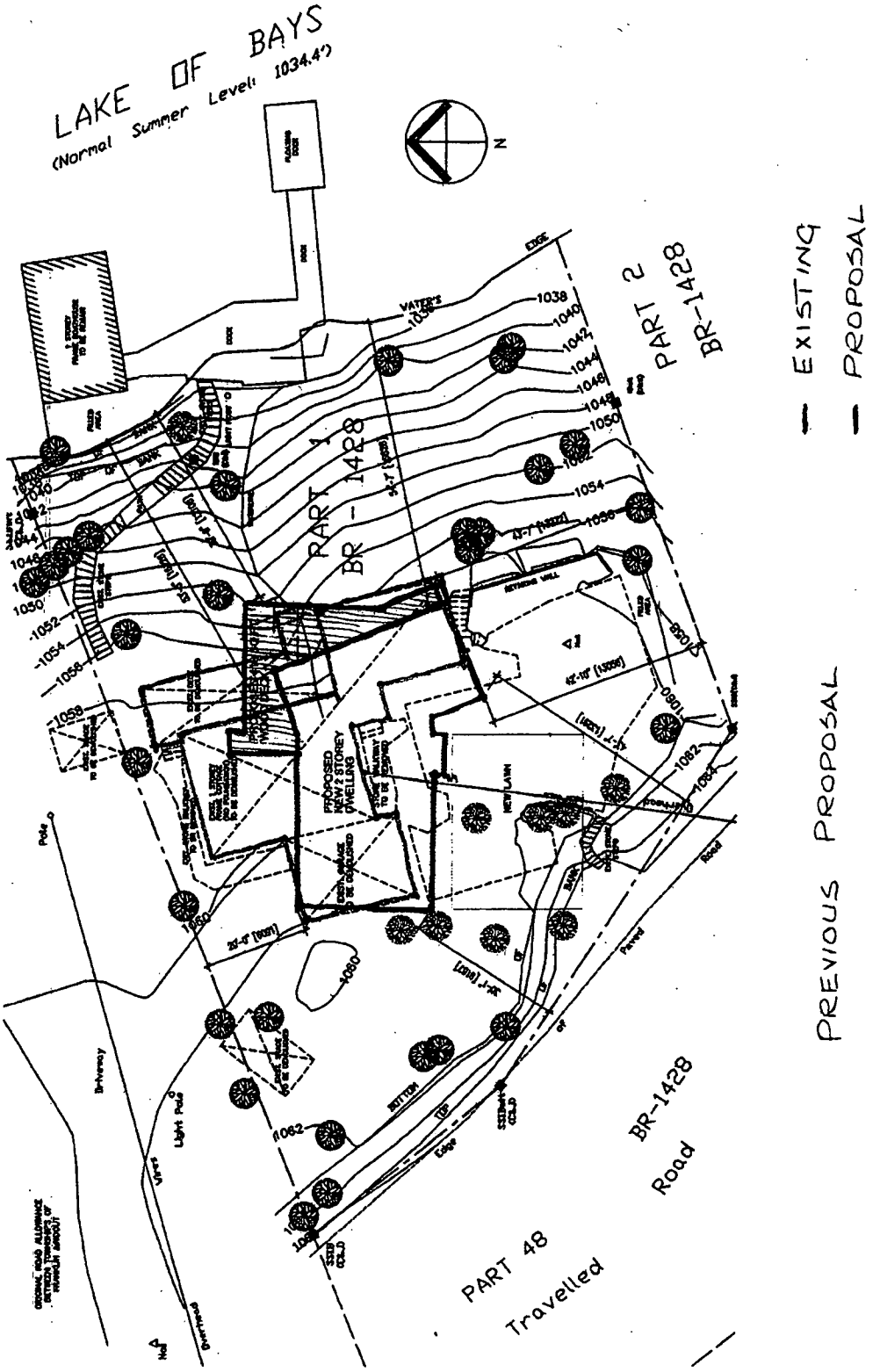
30 20 10 0 30 60 feet 90

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" Development Permit Area to the Waterfront Residential with an Exemption "WR-E(183)" Development Permit Area

Property Roll No. 040-015-05900

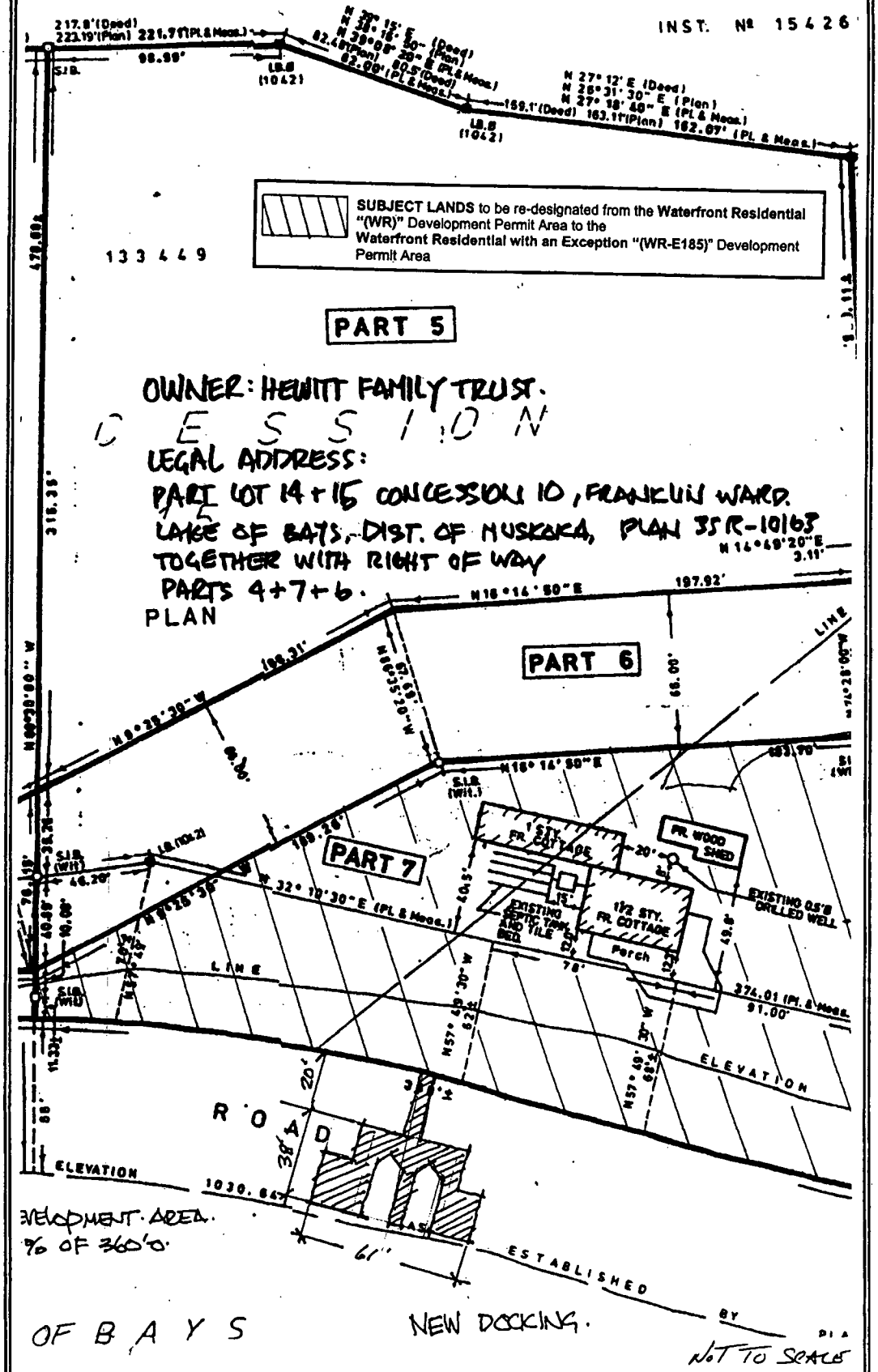
SCHEDULE "B"
By-law Amendment No. 08-102



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E164)"** Development Permit Area

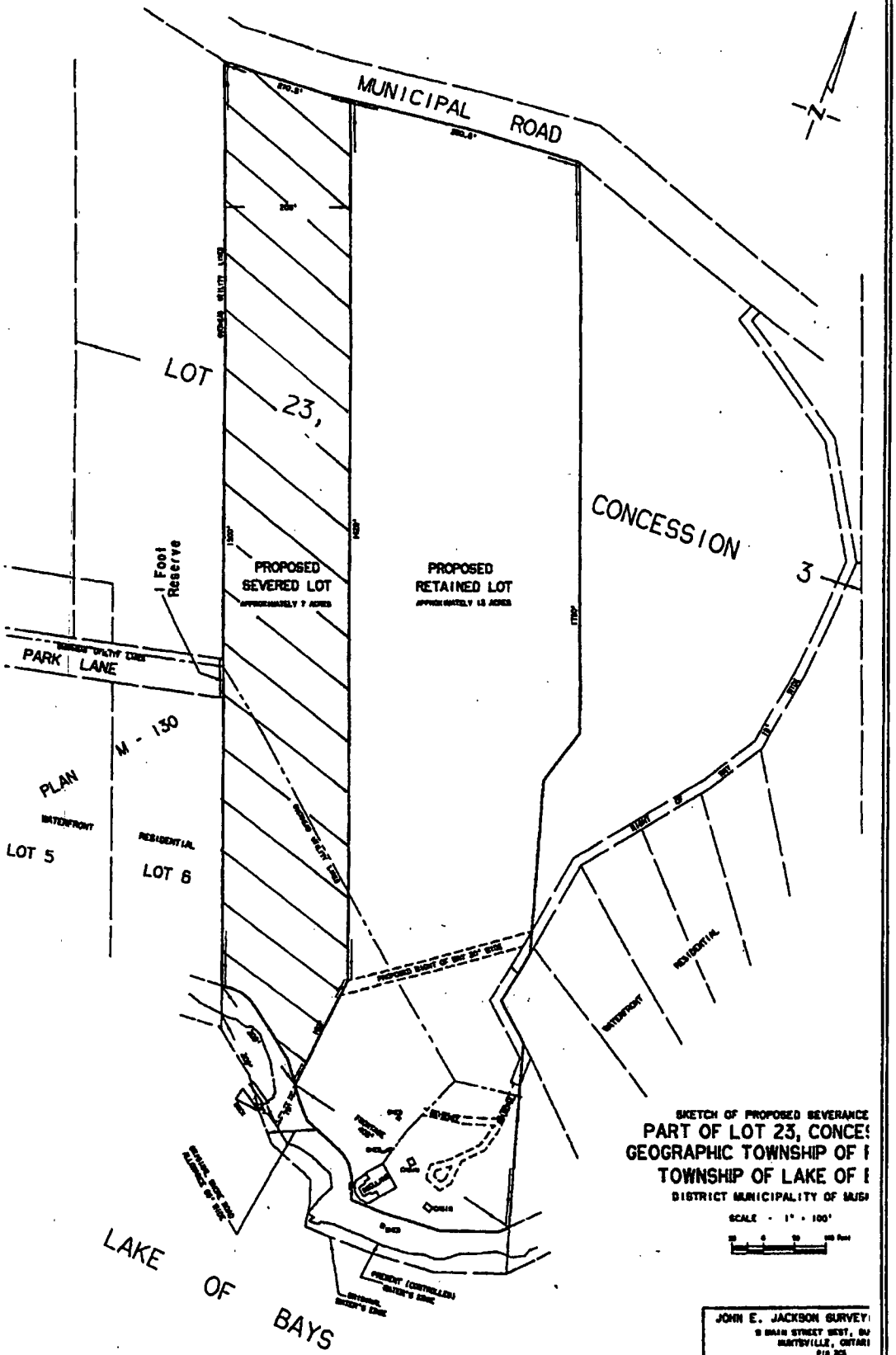
Property Roll No. 010-021-00200

SCHEDULE "B"
By-law Amendment No. 08-103



Property Roll No. 010-009-00902

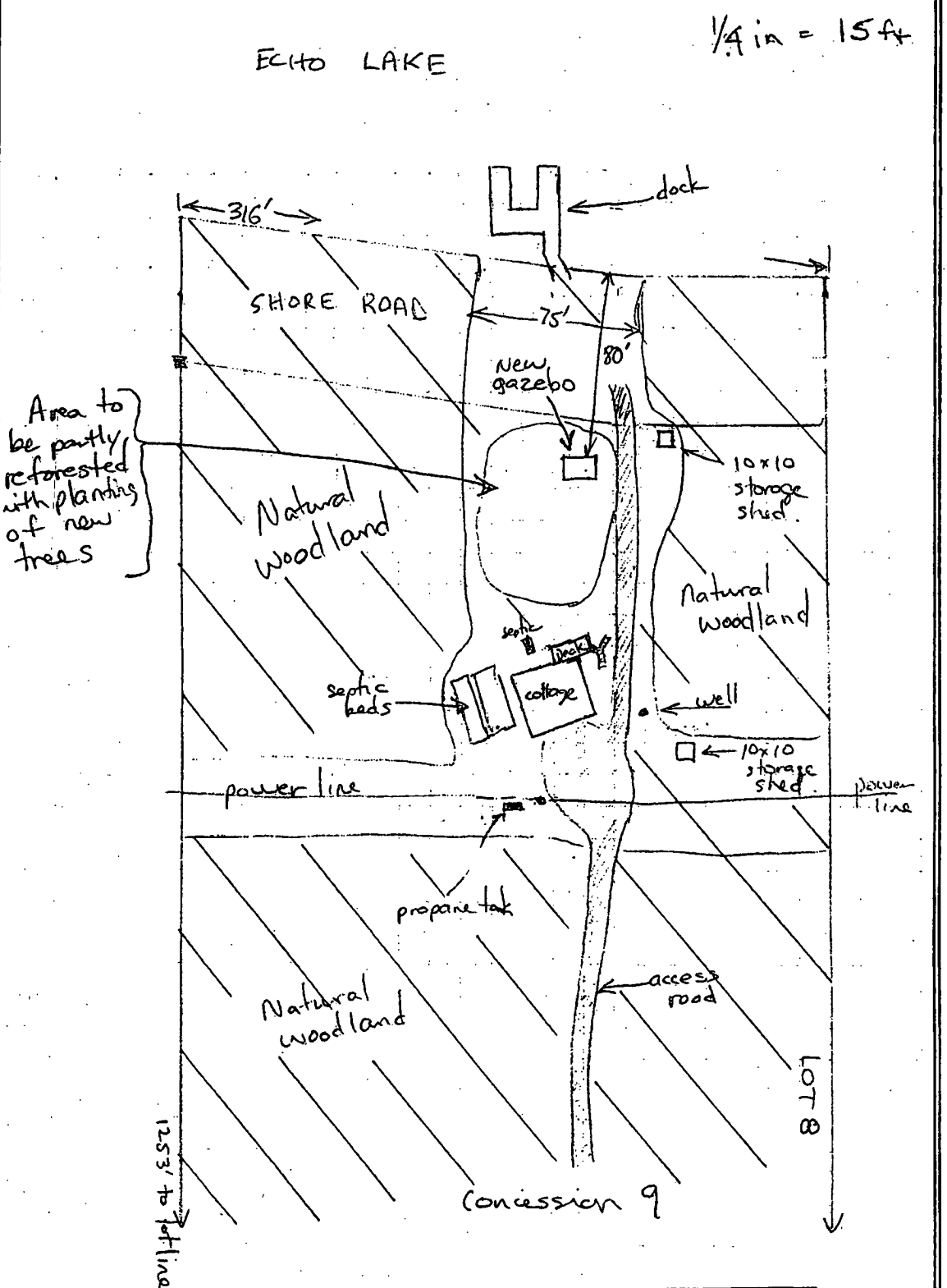
SCHEDULE "B"
By-law Amendment No. 08-104



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)" Development Permit Area** to the **Waterfront Residential with an Exception "(WR-E186)" Development Permit Area**

Property Roll No. 010-017-06100

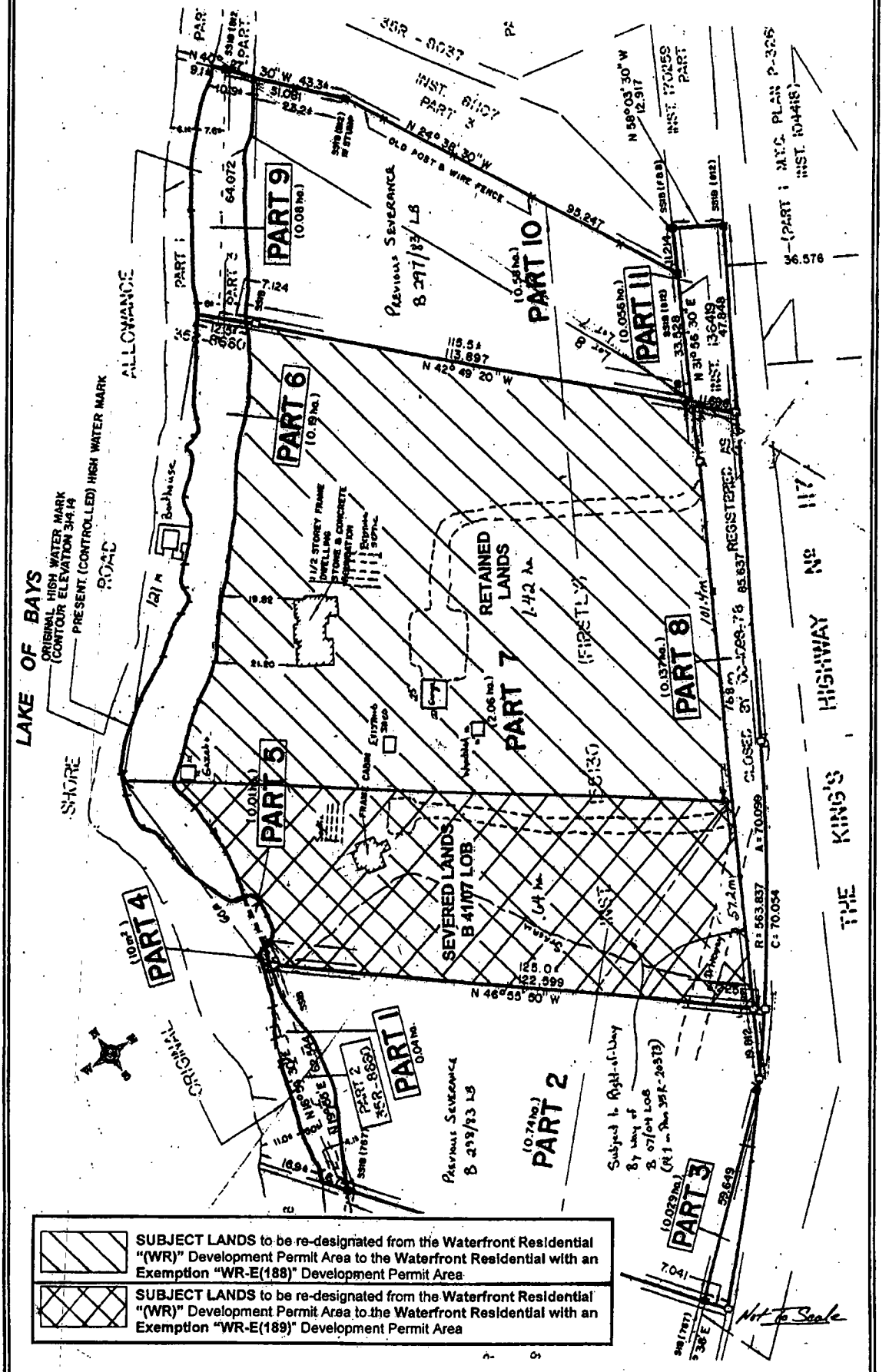
SCHEDULE "B"
By-law Amendment No. 08-112



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exemption "WR-E(187)"** Development Permit Area

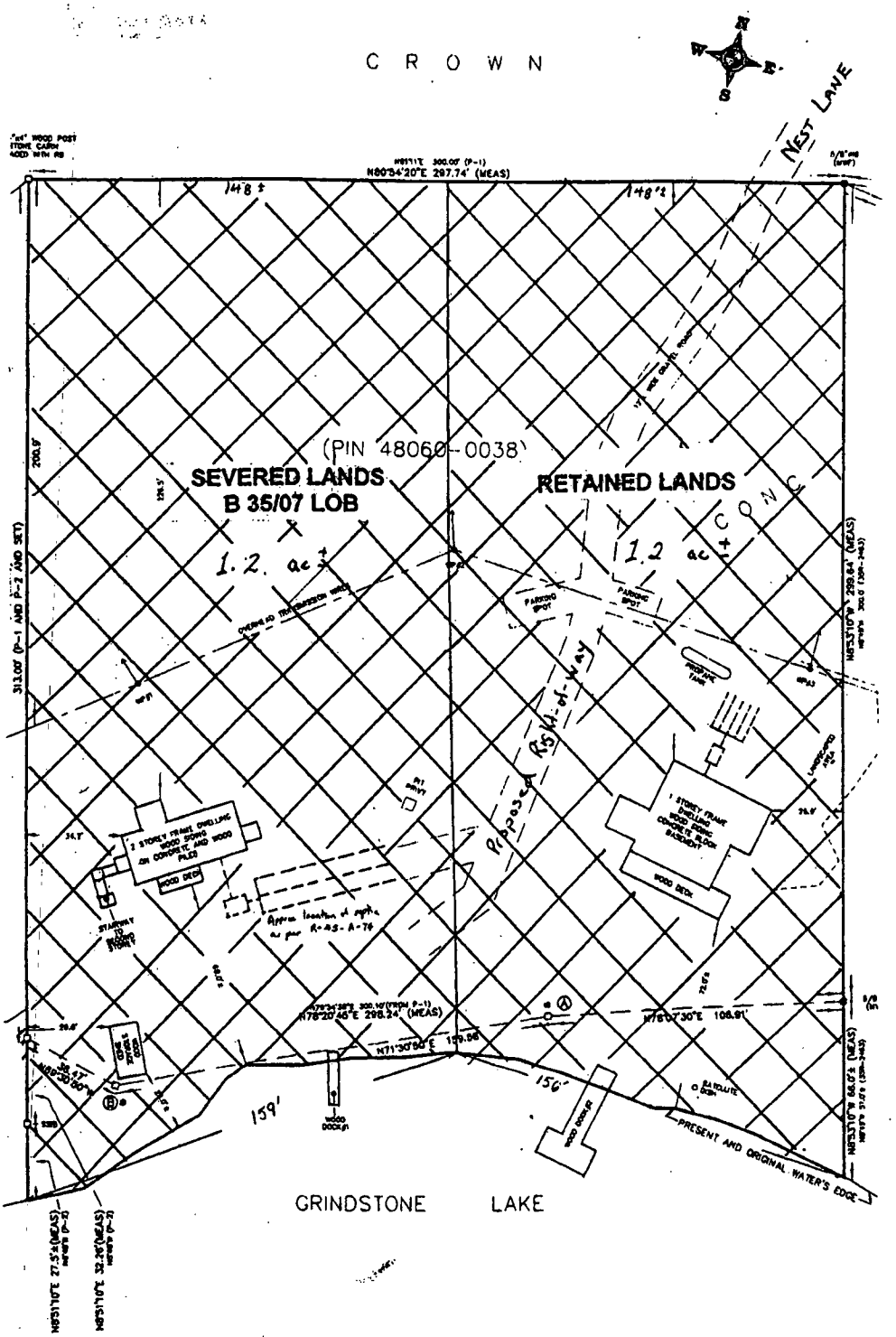
Property Roll No. 040-006-03400

SCHEDULE "B"
By-law Amendment No. 08-113



Property Roll No. 040-014-00104

SCHEDULE "B"
By-law Amendment No. 08-126



Scale: 1" = 50'

SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" Development Permit Area to the Waterfront Residential with an Exception "(WR-E190)" Development Permit Area

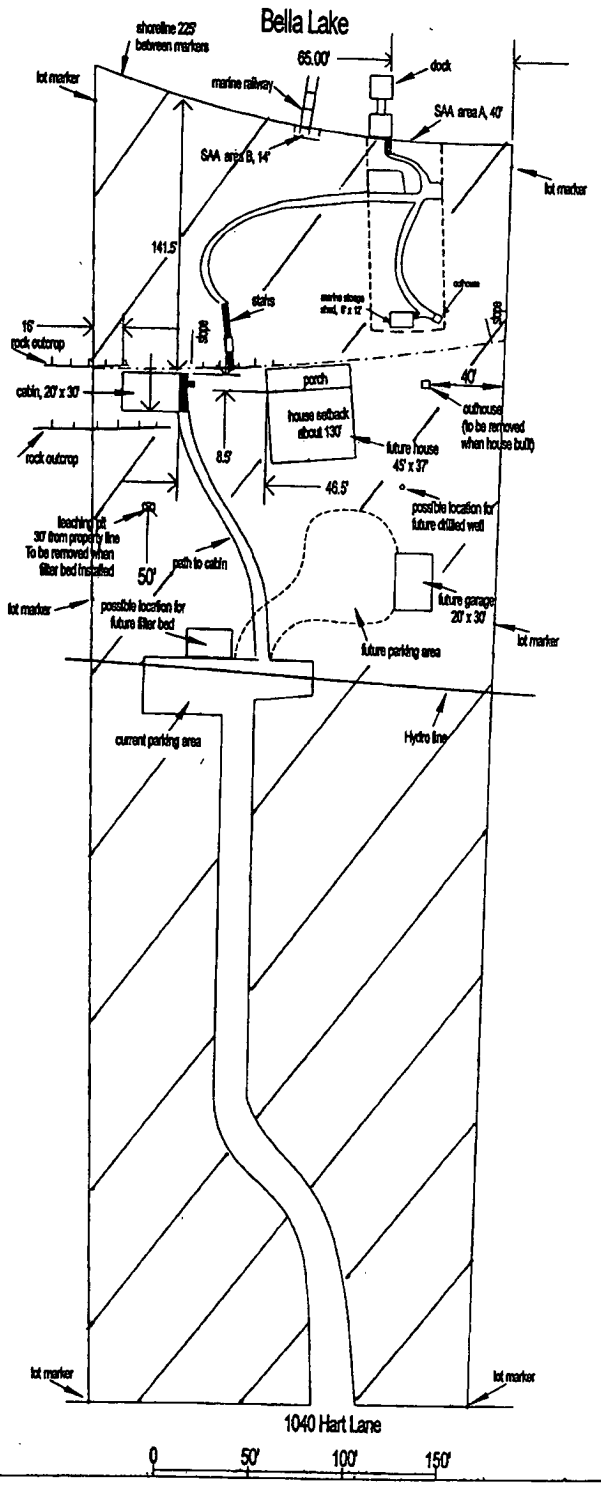
Property Roll No. 030-003-02200

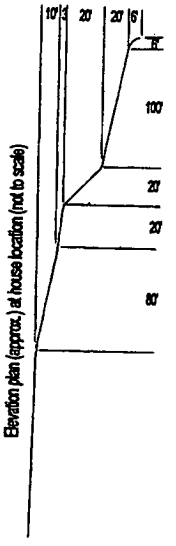
SCHEDULE "B"
By-law Amendment No. 08-127

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exemption "WR-E(191)"** Development Permit Area

Property Roll No. 030-014-04600

SCHEDULE "B"
By-law No. 08-156

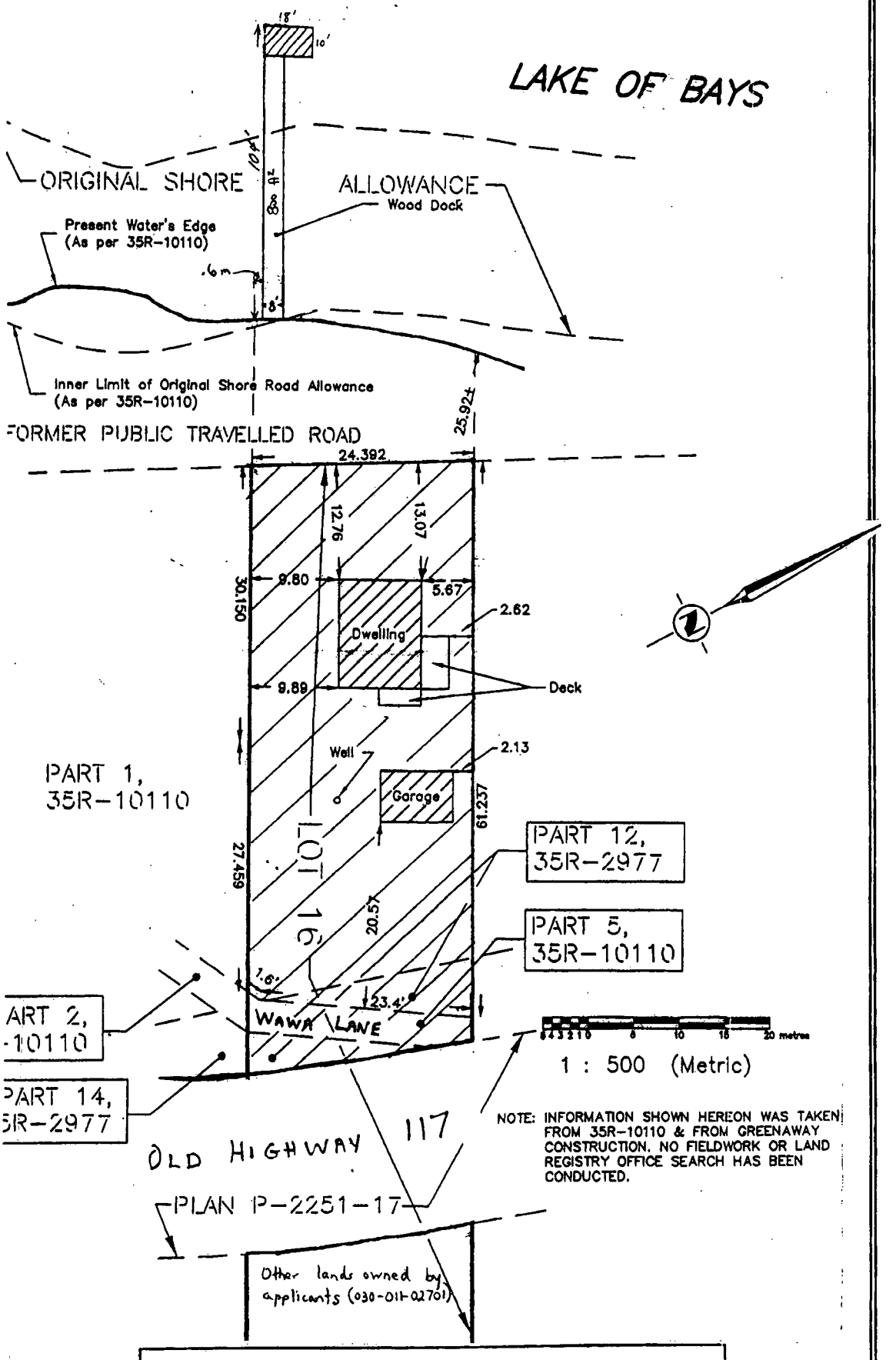




SUBJECT LANDS to be re-designated from the
"Waterfront Residential (WR)" Development Permit Area to the
"Waterfront Residential with an Exemption WR-E(192)" Development Permit Area

Property Roll No. 020-009-04603

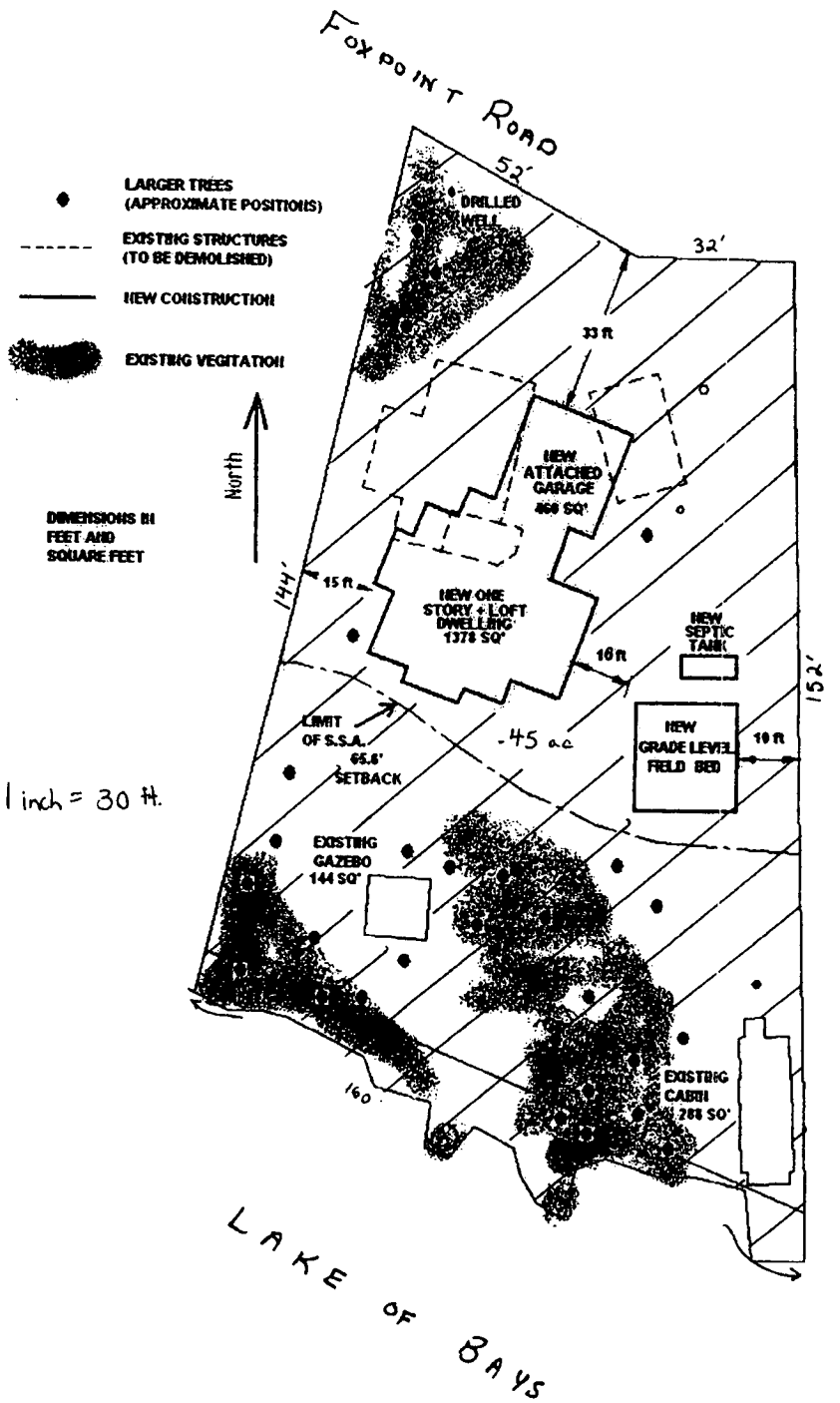
SCHEDULE "B"
By-law Amendment No. 09-13



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E193)"** Development Permit Area

Property Roll No. 030-011-12700

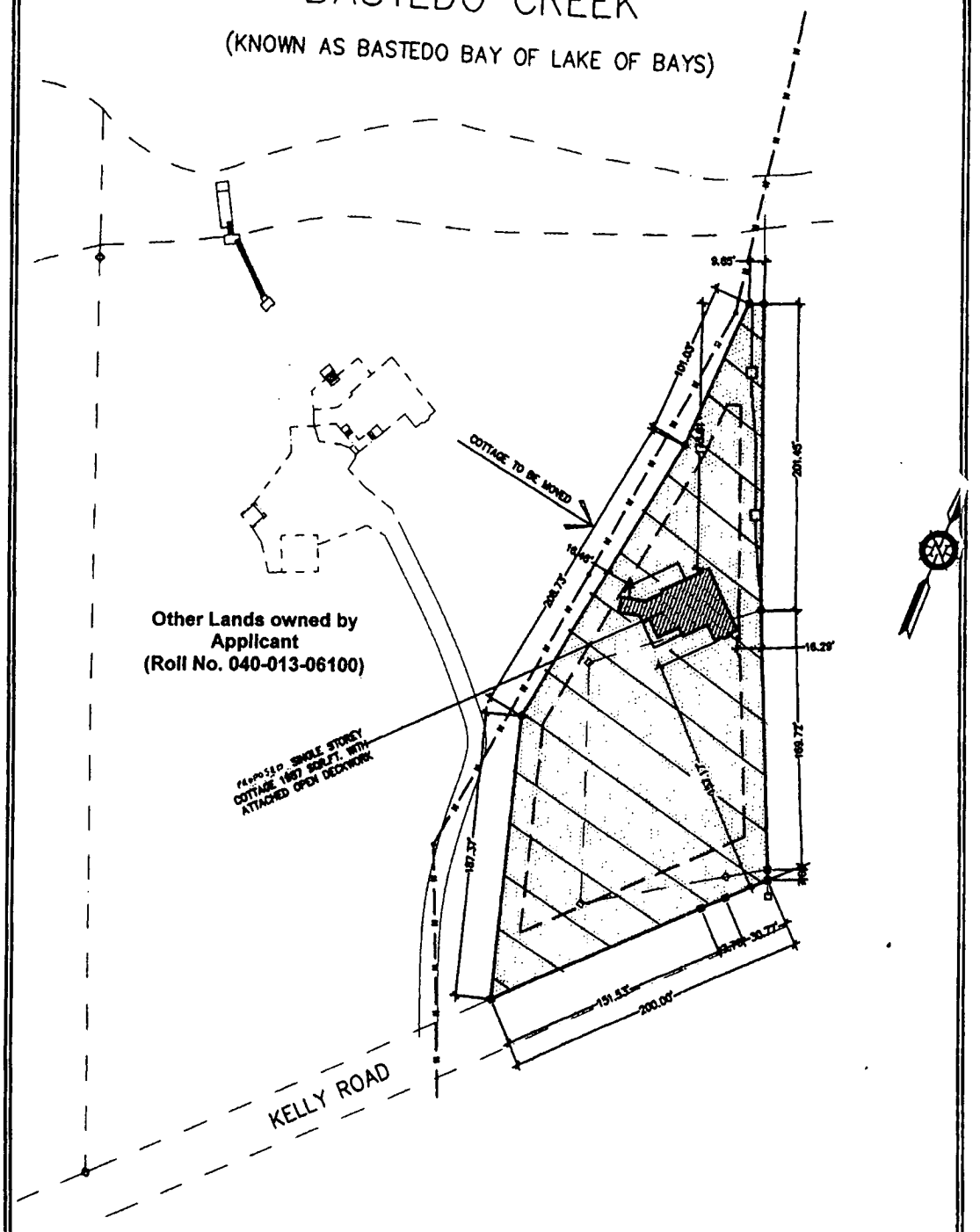
SCHEDULE "B"
By-law Amendment No. 09-14



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E194)"** Development Permit Area

Property Roll No. 010-013-08000

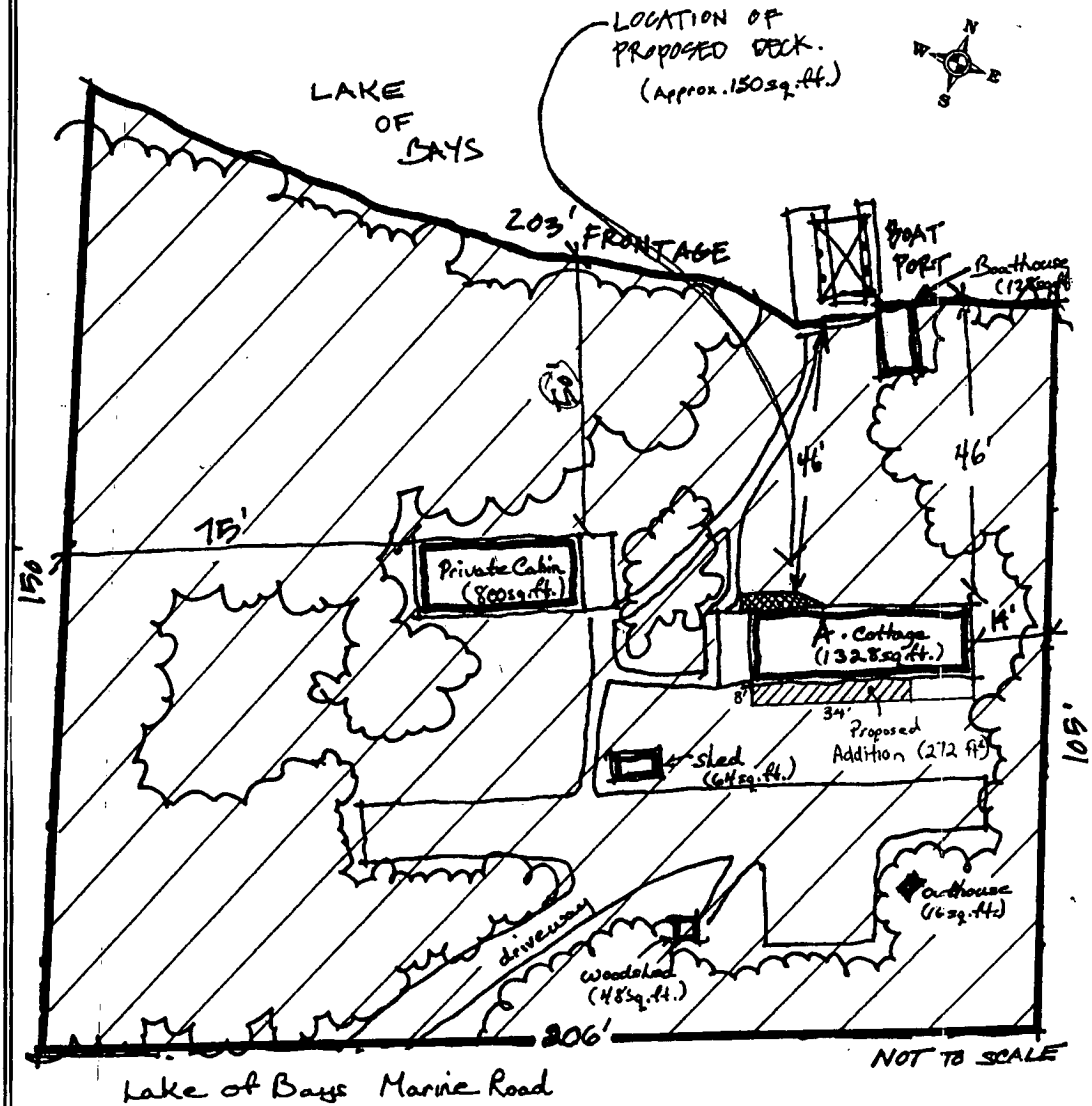
SCHEDULE "B"
By-law Amendment No. 09-15



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E195)"** Development Permit Area

Property Roll No. 040-013-05900

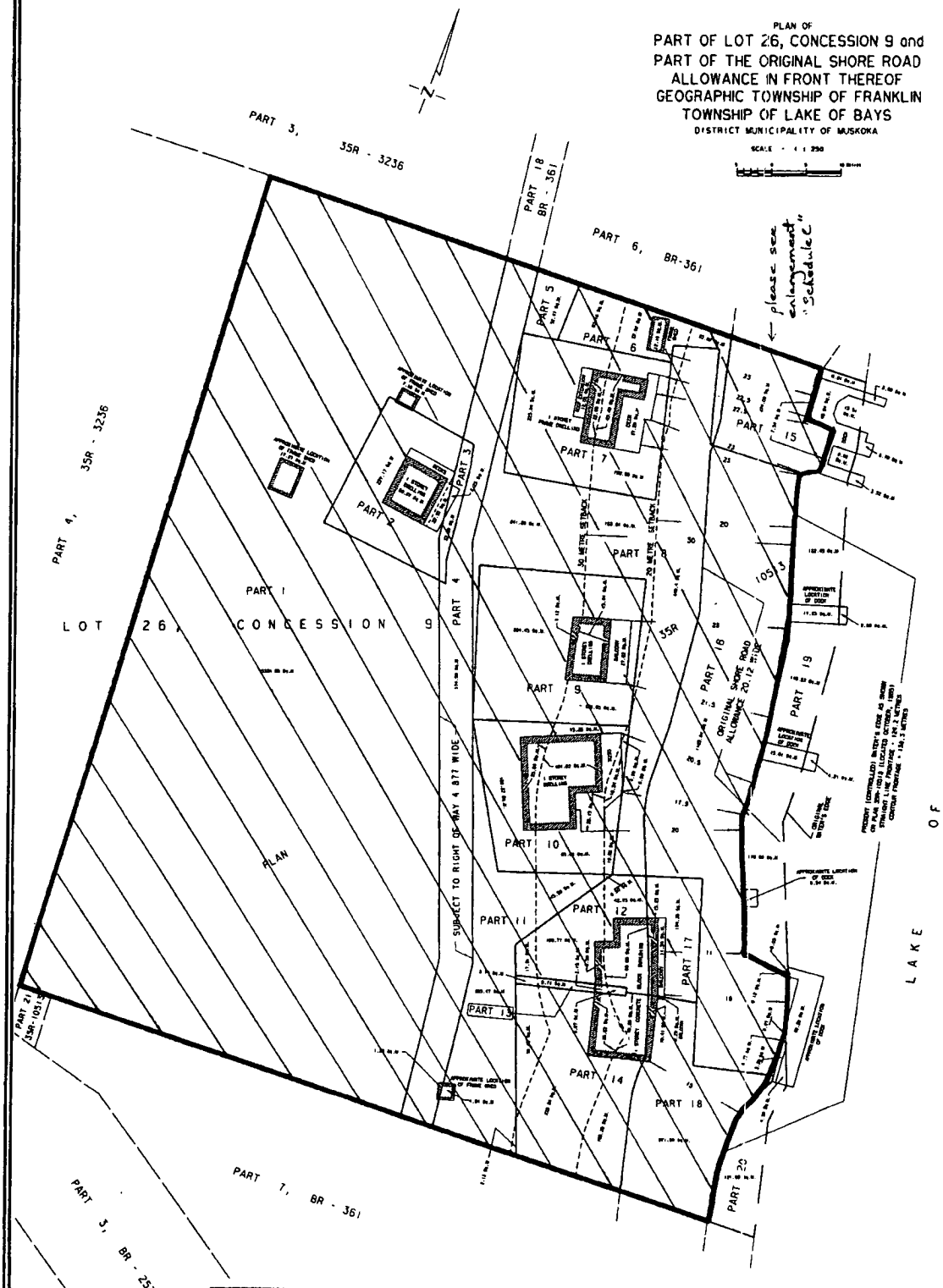
SCHEDULE "B"
By-law Amendment No. 09-16



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E196)"** Development Permit Area

Property Roll No. 030-015-11000

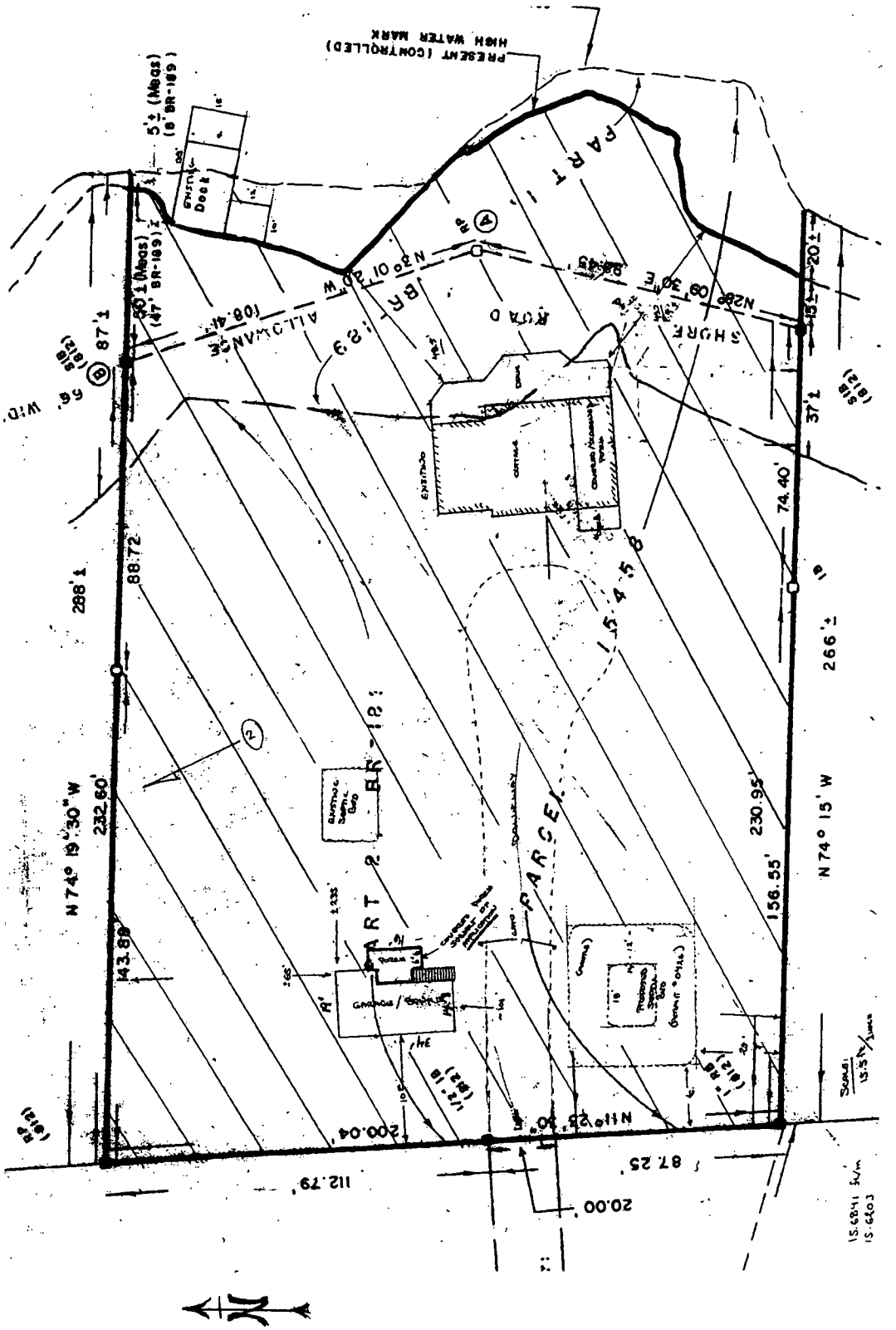
SCHEDULE "B"
By-law Amendment No. 09-17



SUBJECT LANDS to be re-designated from the **"Waterfront Resort Commercial (WRC)"** Development Permit Area to the **"Waterfront Resort Commercial with an Exemption WRC-E197"** Development Permit Area

Property Roll No. 010-002-06600

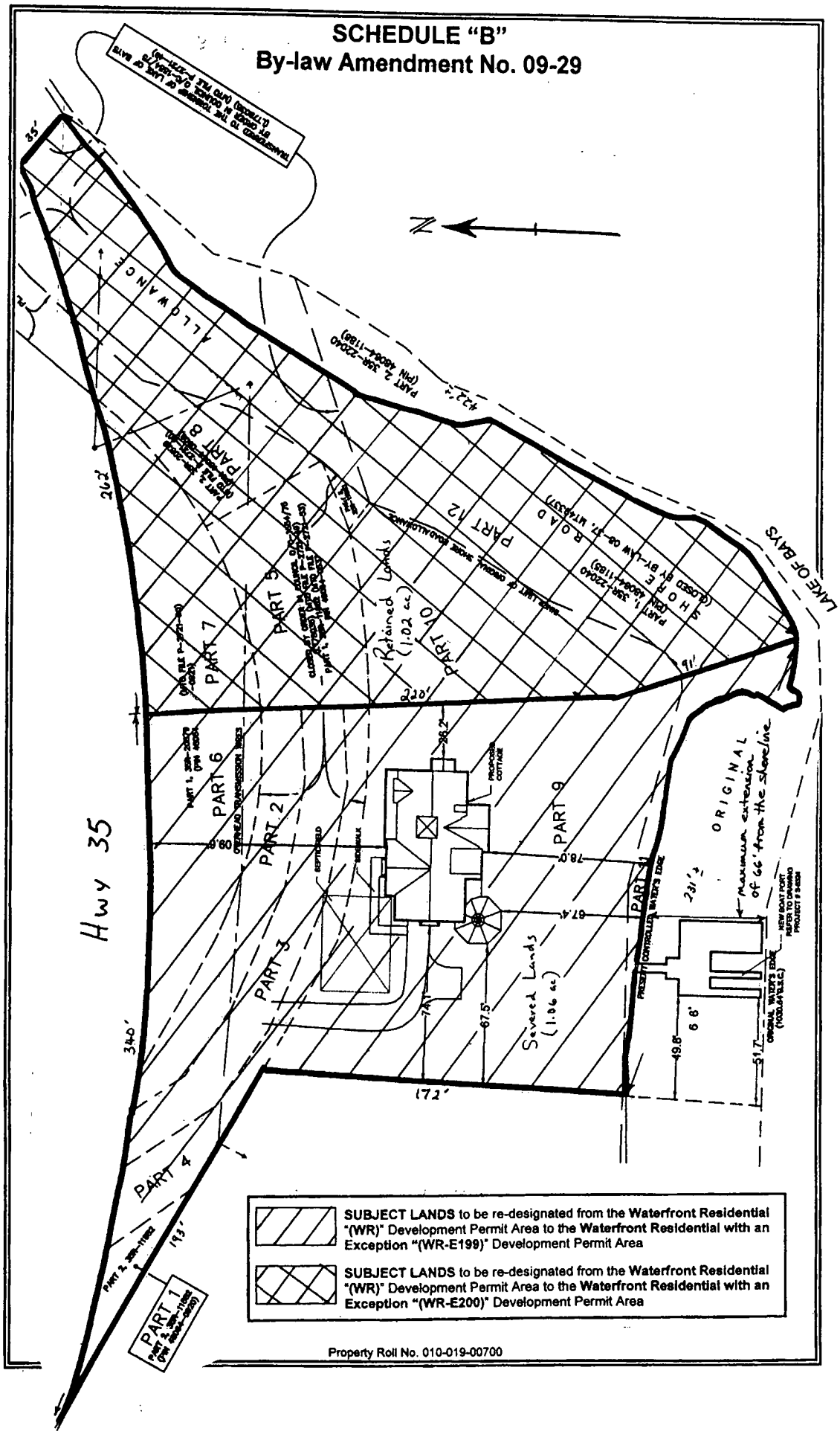
SCHEDULE "B"
By-law Amendment No. 09-30



SUBJECT LANDS to be re-designated from the
"Waterfront Residential (WR)" Development Permit Area to the
"Waterfront Residential with an Exemption WR-E(198)" Development Permit Area

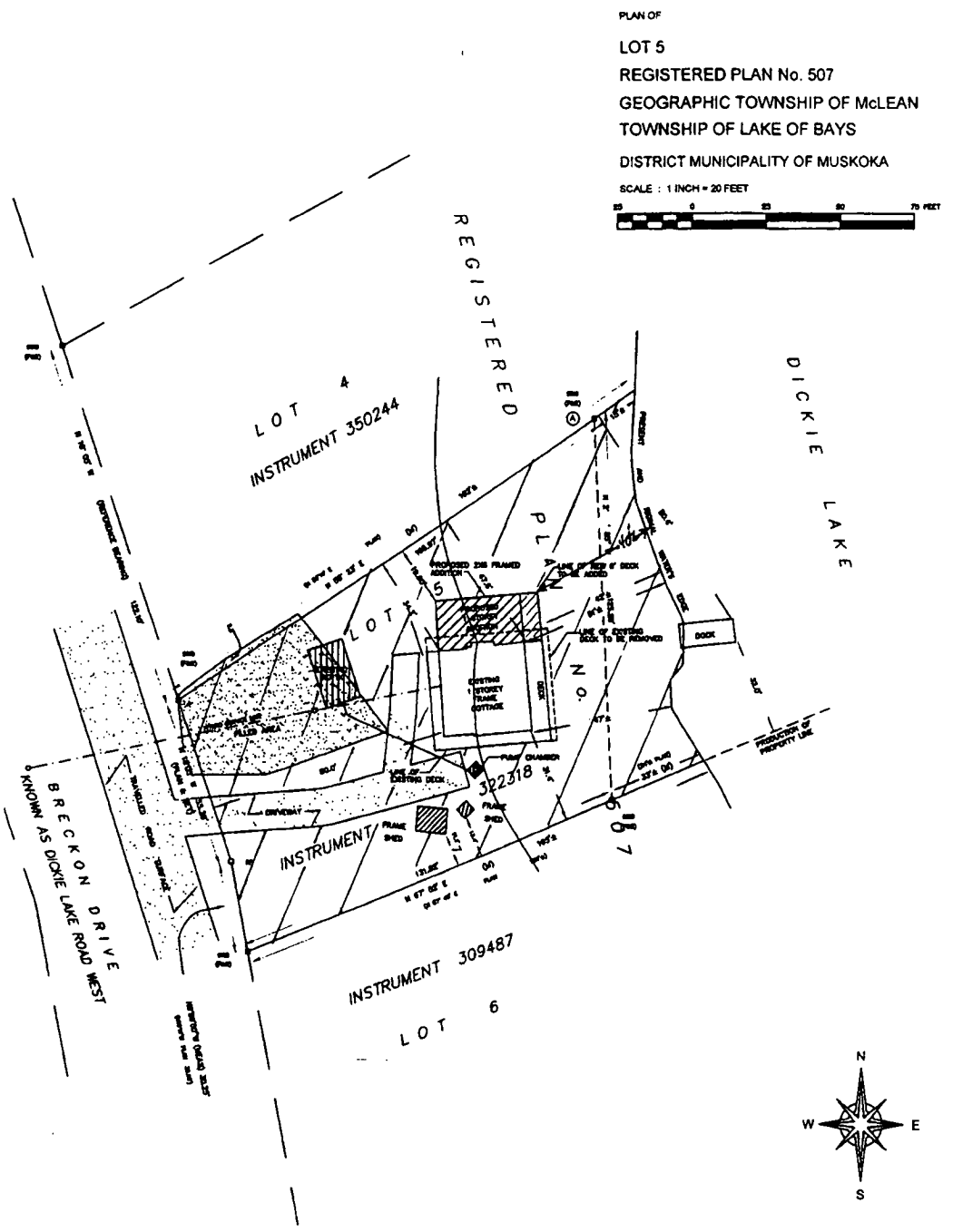
Property Roll No. 010-016-05801

SCHEDULE "B"
By-law Amendment No. 09-29



Property Roll No. 010-019-00700

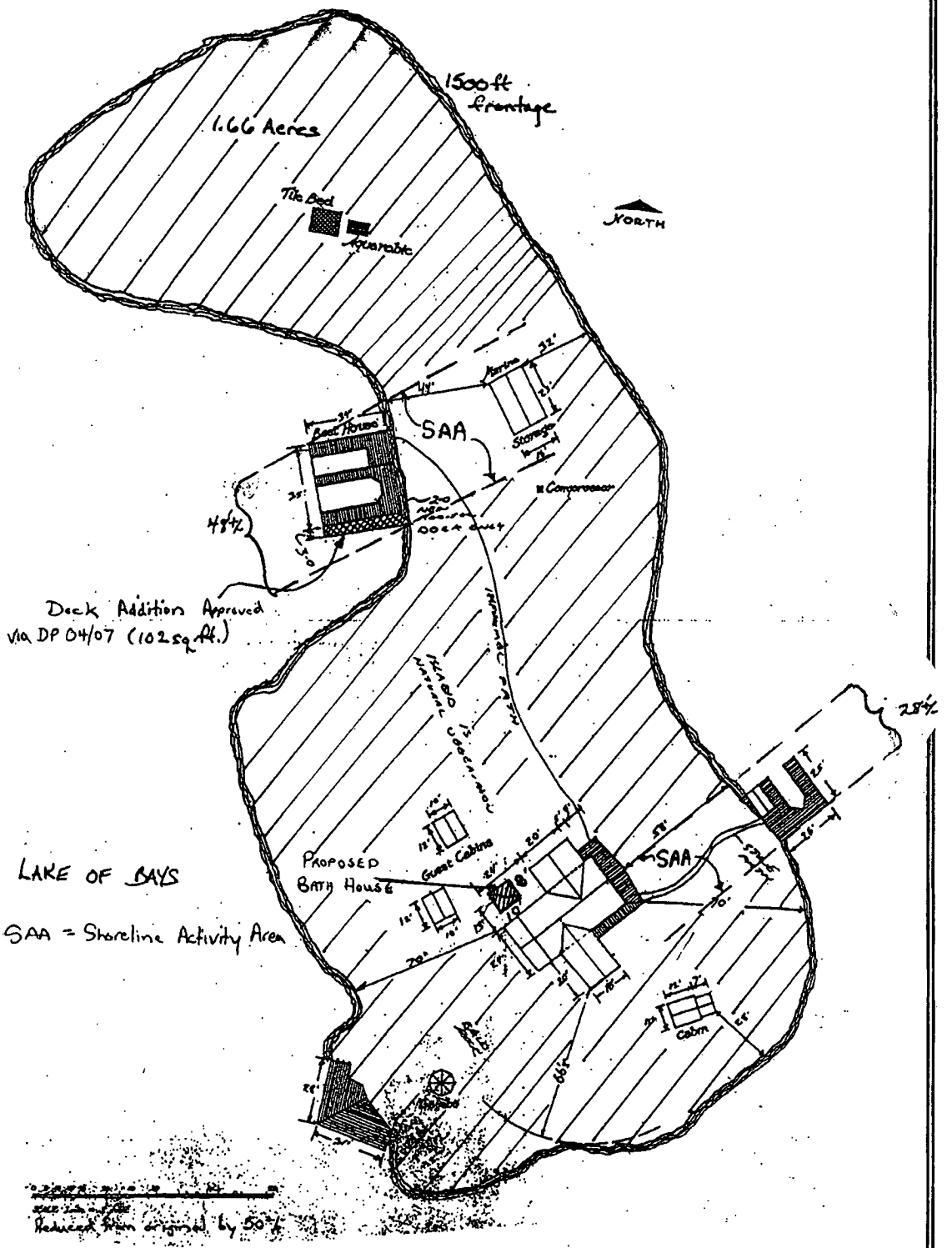
SCHEDULE "B"
By-law Amendment No. 09-31



SUBJECT LANDS to be re-designated from the
"Waterfront Residential (WR)" Development Permit Area to the
"Waterfront Residential with an Exemption WR-E(201)"Development Permit Area

Property Roll No. 040-003-02200

SCHEDULE "B"
By-law Amendment No. 09-41



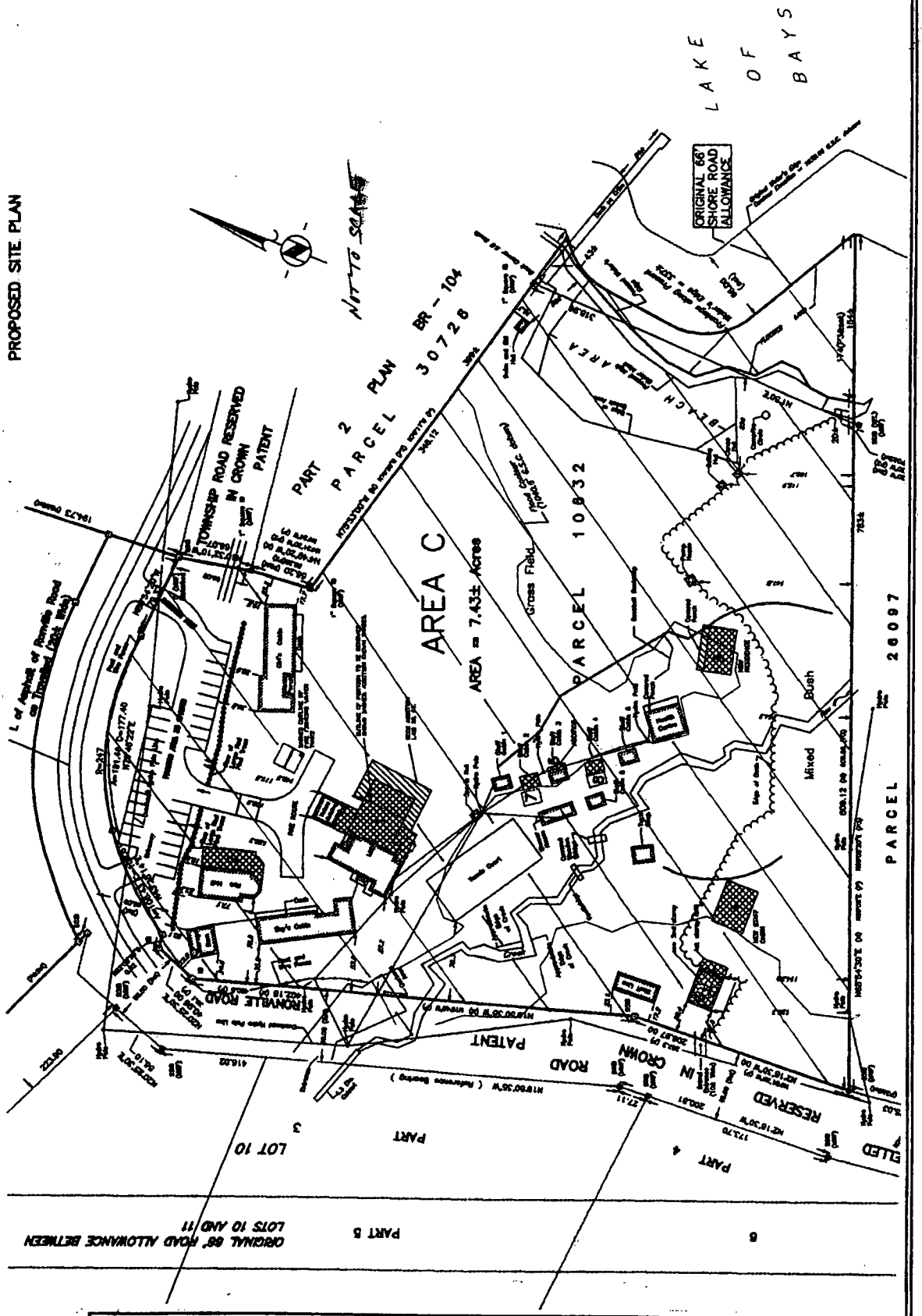
Total Shoreline Activity Area Frontage Limited to 76 Feet.

ZEPHYR ISLAND LAND

SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" Development Permit Area to the Waterfront Residential with an Exception "(WR-E204)" Development Permit Area

Property Roll No. 010-017-04300

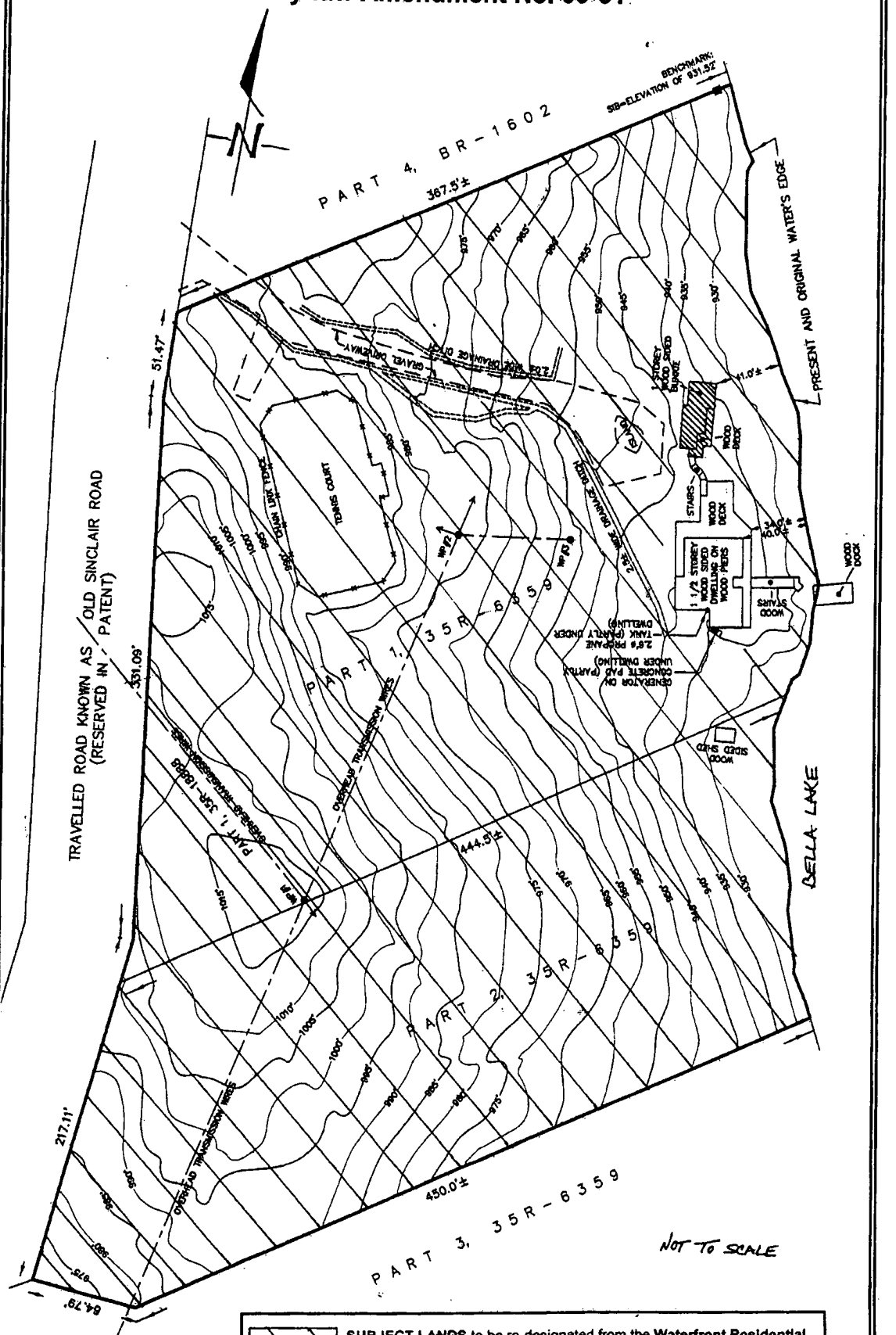
SCHEDULE "B"
By-law Amendment No. 09-50



SUBJECT LANDS to be re-designated from the "**Waterfront Resort Commercial (WRC)**" Development Permit Area to the "**Waterfront Resort Commercial with an Exception "WRC-F-E(205)**" Development Permit Area

Property Roll No. 010-018-03200

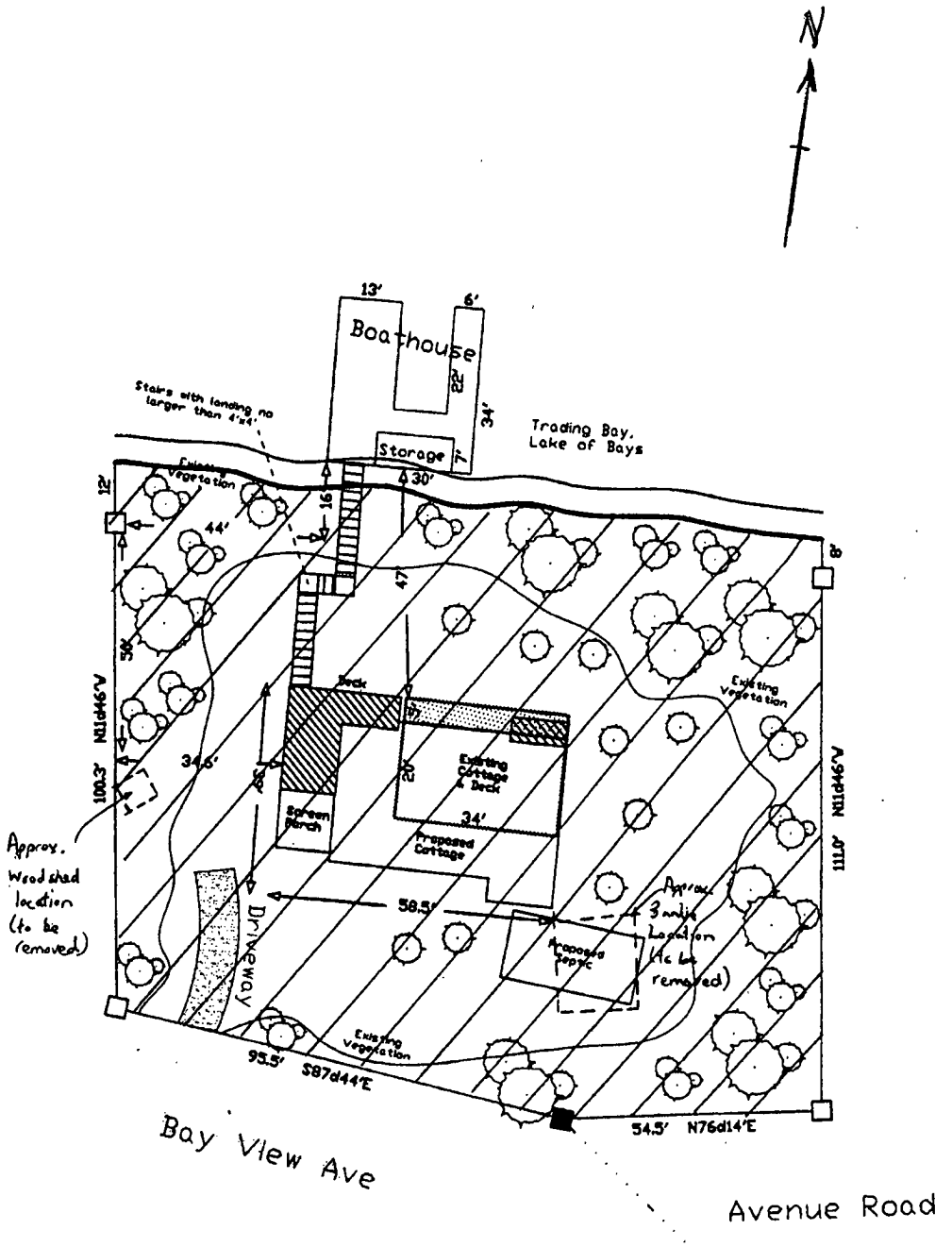
SCHEDULE "B"
By-law Amendment No. 09-51



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E206)"** Development Permit Area

Property Roll No. 020-008-06000

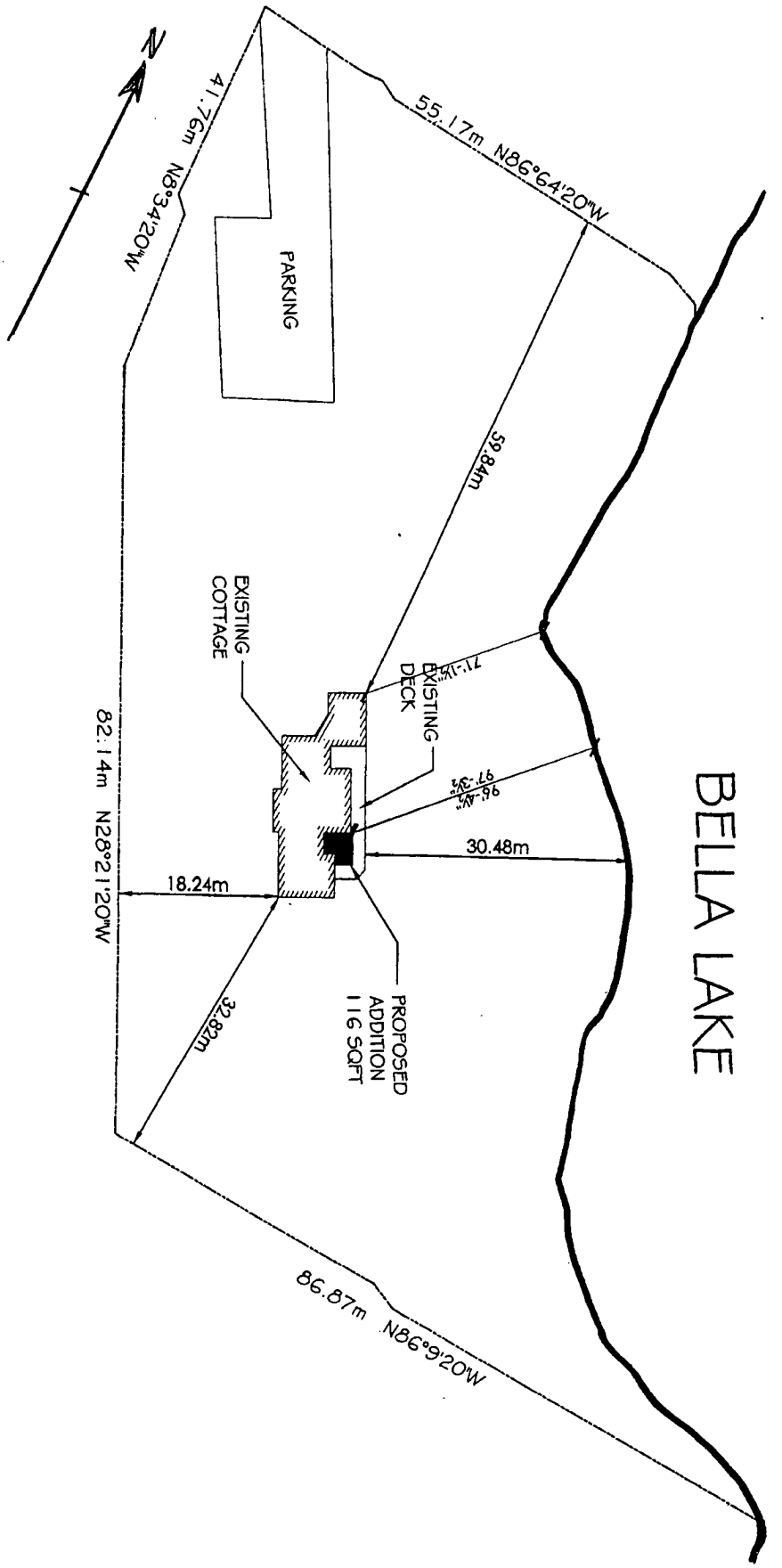
SCHEDULE "B"
By-law Amendment No. 09-72



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E207)"** Development Permit Area

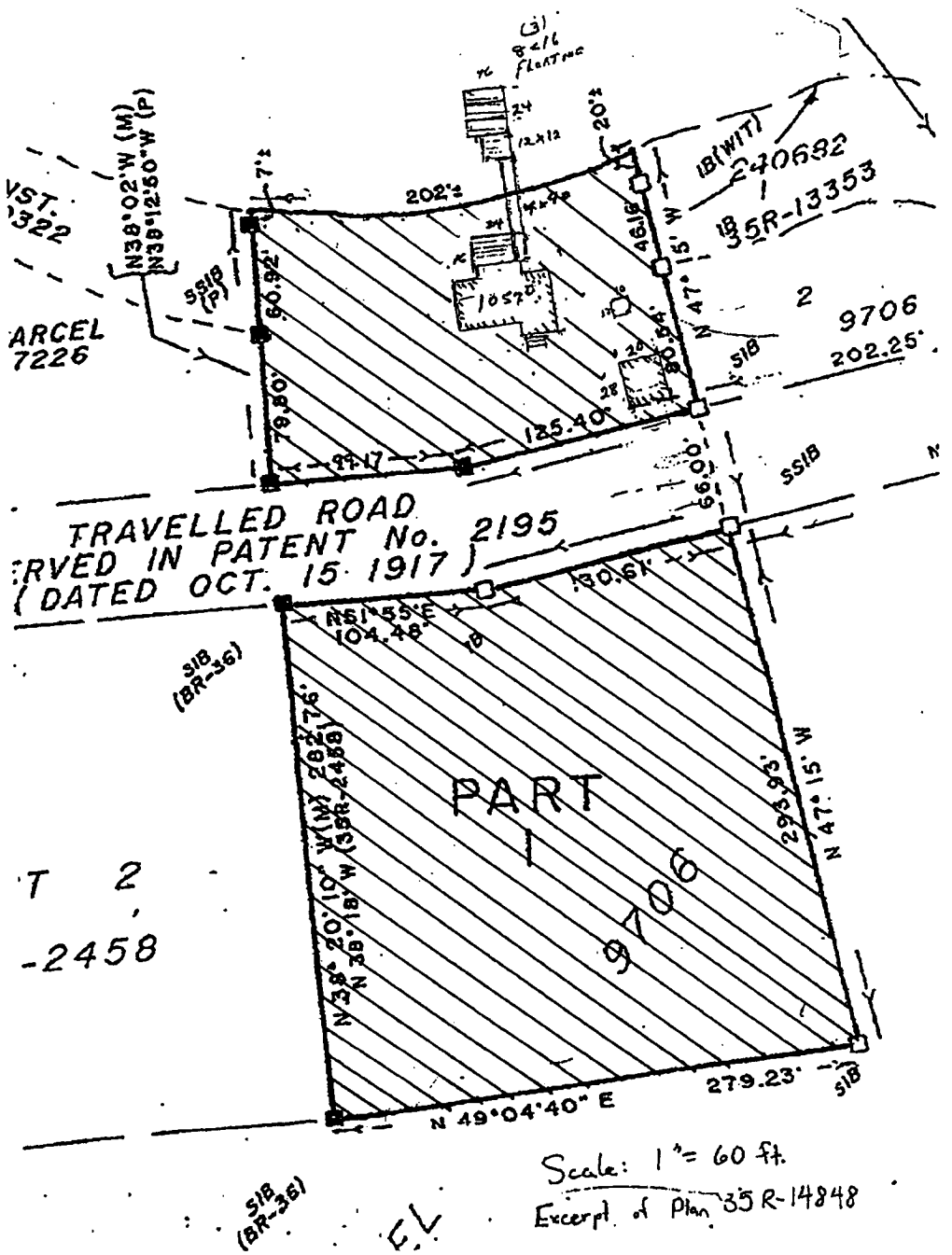
Property Roll No. 010-013-08000

SCHEDULE "B"
By-law Amendment No. 09-81



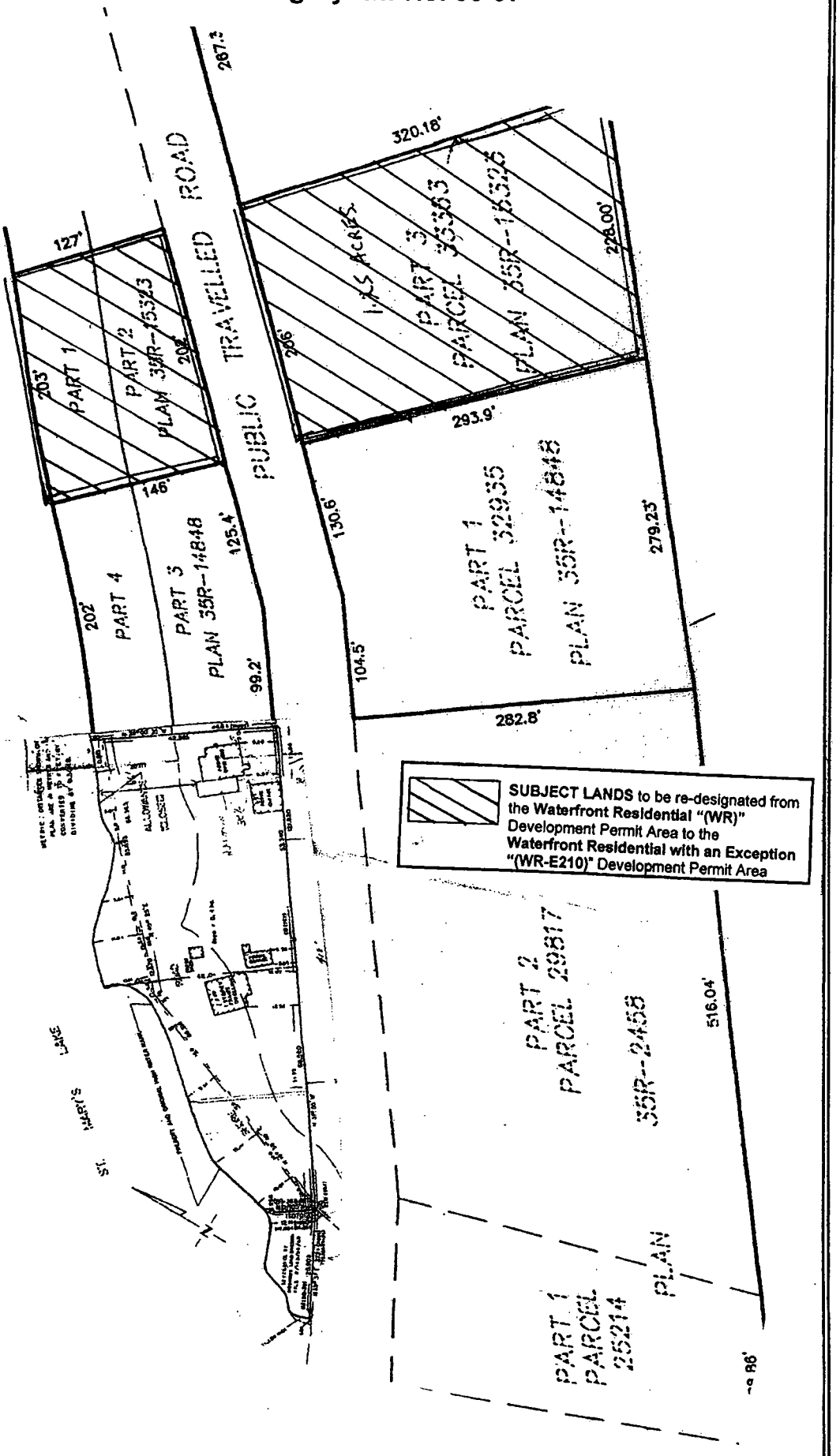
Property Roll No. 020-008-01001

SCHEDULE "B"
Zoning By-law No. 09-96



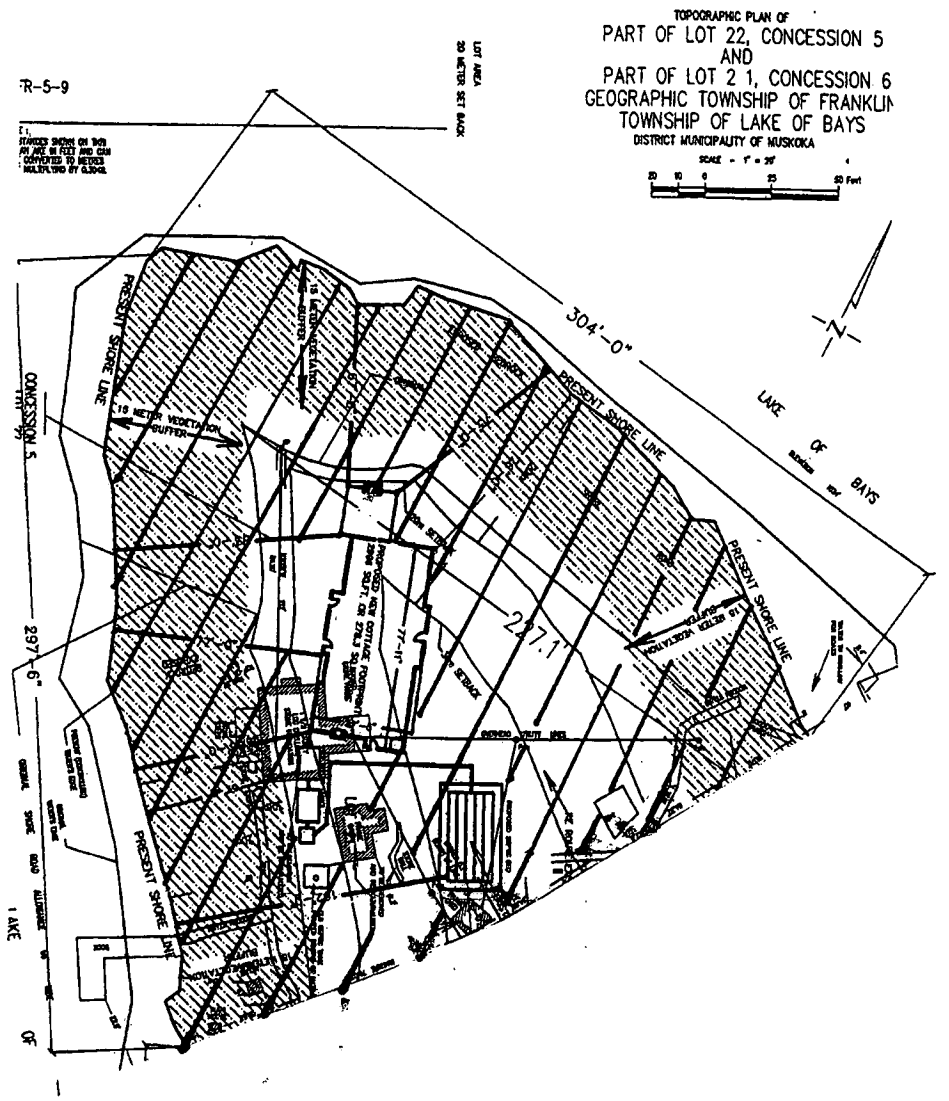
SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E209)"** Development Permit Area

SCHEDULE "B"
Zoning By-law No. 09-97



Property Roll Nos. 030-004-07902 & 030-004-07901

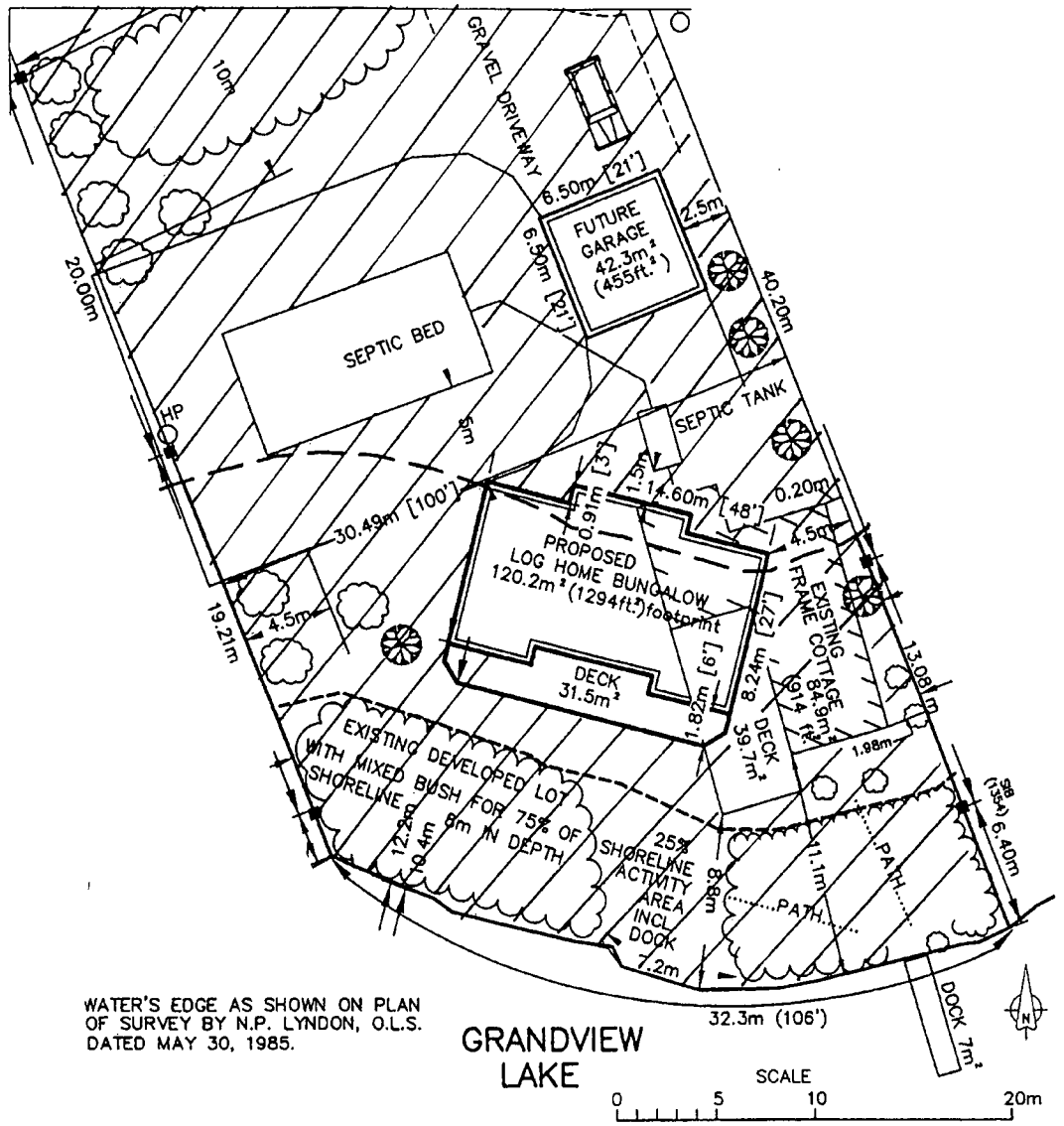
SCHEDULE "B"
Zoning By-law No. 09-98



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E211)"** Development Permit Area

Property Roll No. 010-015-03600

SCHEDULE "B"
By-law Amendment No. 09-108



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "WR-E174"** Development Permit Area

SHORELINE BUFFER MAINTAINED

SHORELINE ACTIVITY AREA
25% (32.3m x 8m) = 64.6m²
(Incl. dock = 8m x 7.2m = 57.6m²)

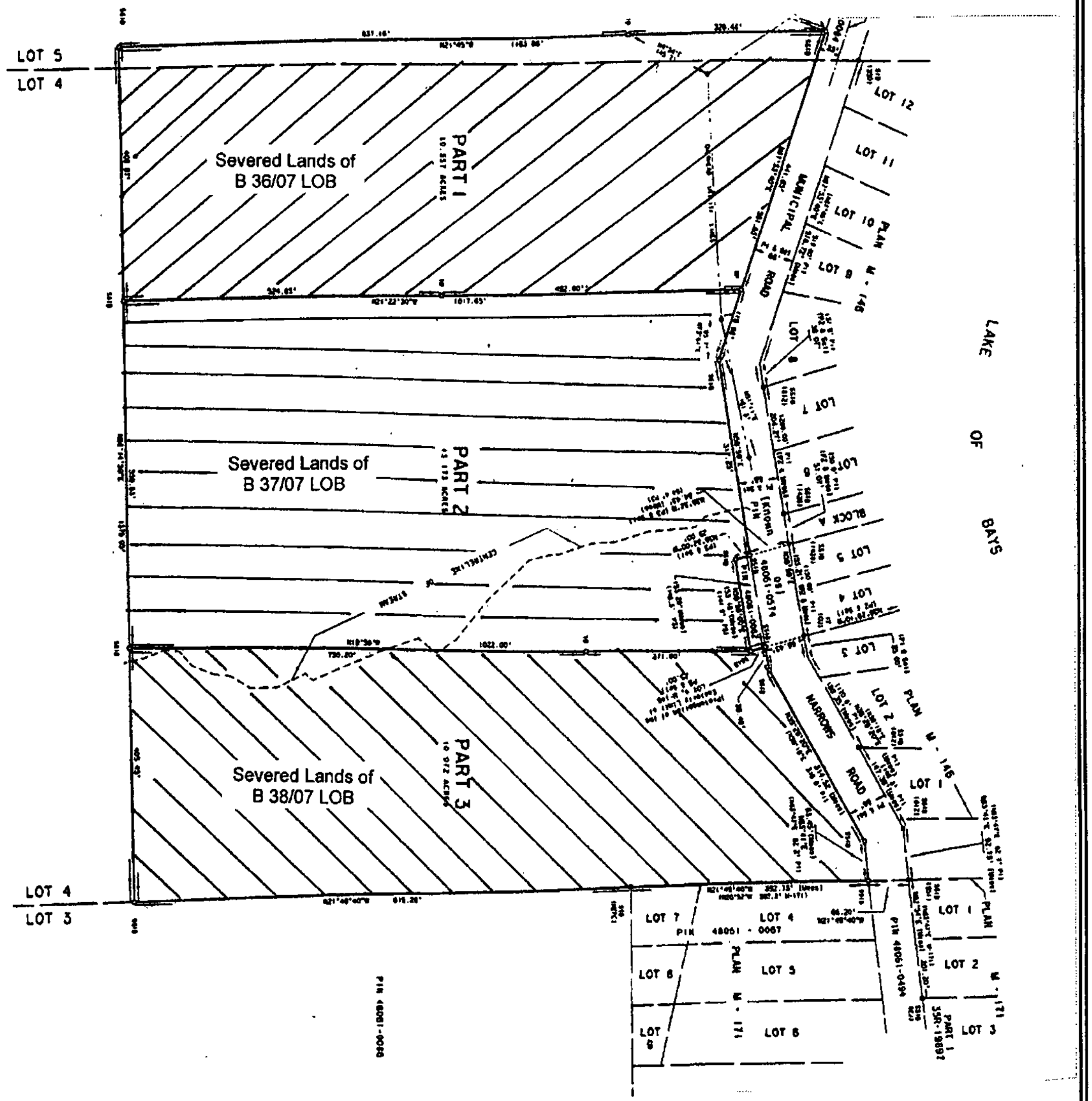
LOT COVERAGE OF MERGED LOTS
PARTS 22 &24, PLAN 35R-5179
194m²/1478m² = 13.1%

FRONT YARD DWELLING SETBACK = 12.2m

FRONT YARD DECK SETBACK = 10.4m

Property Roll No. 030-012-07900

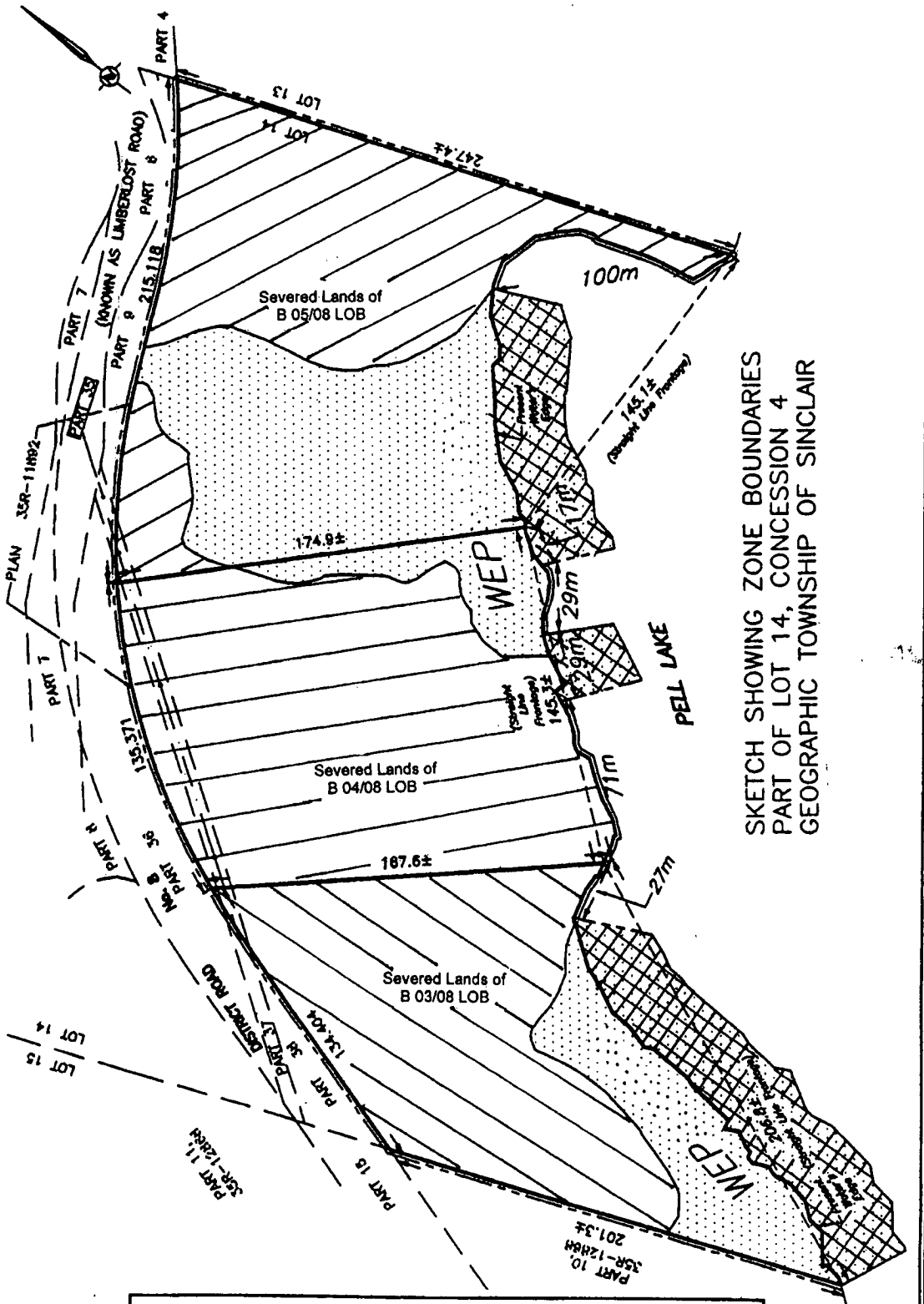
SCHEDULE "B"
By-law Amendment No. 09-111



(diagonal hatching)	**SUBJECT LANDS** to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E212)"** Development Permit Area
(horizontal hatching)	**SUBJECT LANDS** to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E213)"** Development Permit Area
(reverse diagonal hatching)	**SUBJECT LANDS** to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E214)"** Development Permit Area

Property Roll No. 030-013-08900

SCHEDULE "B"
By-law Amendment No. 09-112



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)" Development Permit Area** to the **Waterfront Residential with an Exception "(WR-E215)" Development Permit Area**

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)" Development Permit Area** to the **Waterfront Residential with an Exception "(WR-E216)" Development Permit Area**

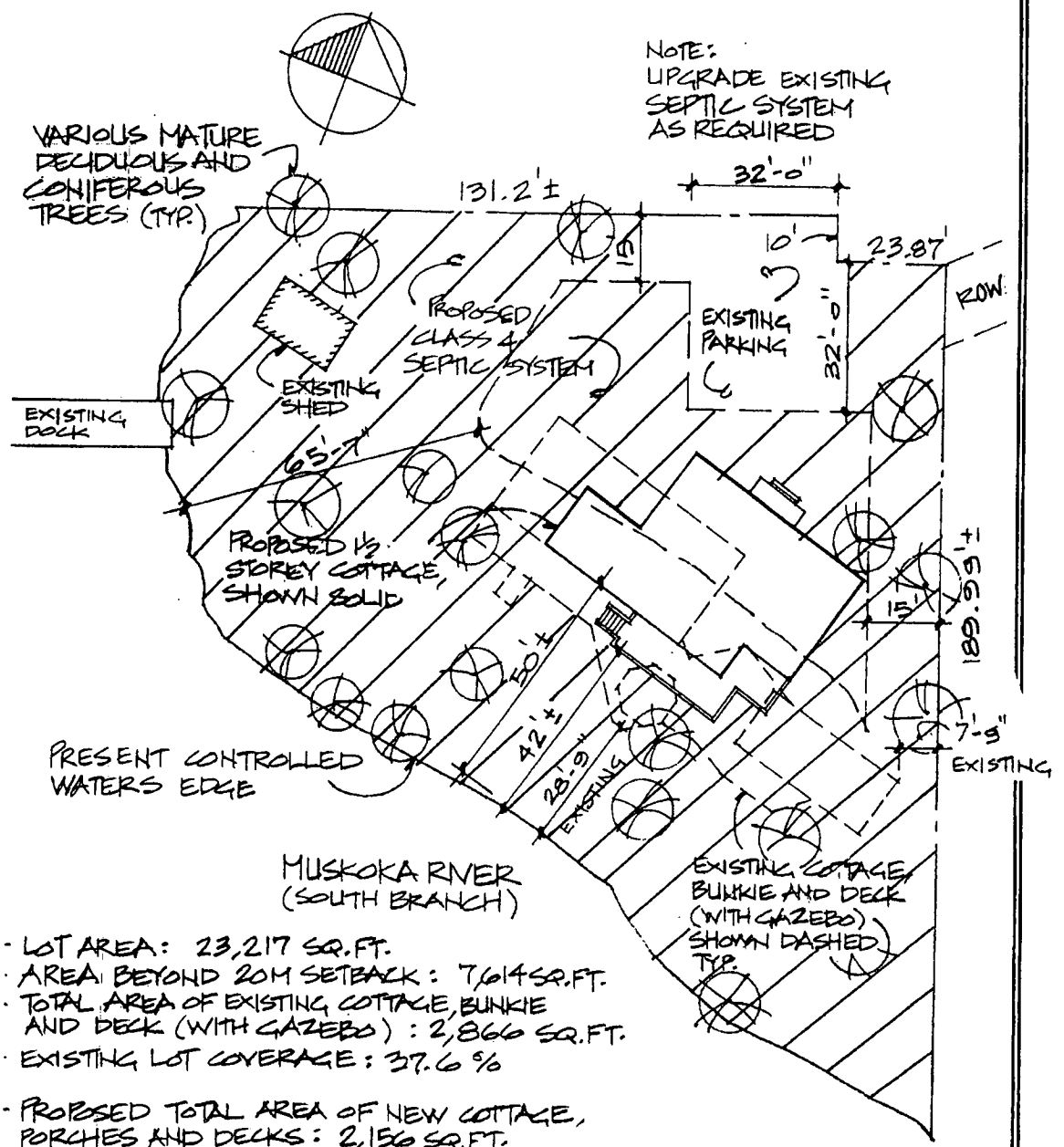
SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)" Development Permit Area** to the **Waterfront Residential with an Exception "(WR-E217)" Development Permit Area**

SUBJECT LANDS to be included within the **Waterfront Environmental Protection "(WEP)" Development Permit Area**

SUBJECT LANDS to be included within the **Waterfront Environmental Protection One "(WEP1)" Development Permit Area**

Property Roll No. 020-005-00400

SCHEDULE "B"
By-law Amendment No. 09-113



- LOT AREA: 23,217 SQ.FT.
- AREA BEYOND 20M SETBACK: 7,614 SQ.FT.
- TOTAL AREA OF EXISTING COTTAGE, BUNKIE AND DECK (WITH GAZEBO): 2,866 SQ.FT.
- EXISTING LOT COVERAGE: 37.6 %
- PROPOSED TOTAL AREA OF NEW COTTAGE, PORCHES AND DECKS: 2,156 SQ.FT.
- PROPOSED LOT COVERAGE: 28.3%

SITE PLAN

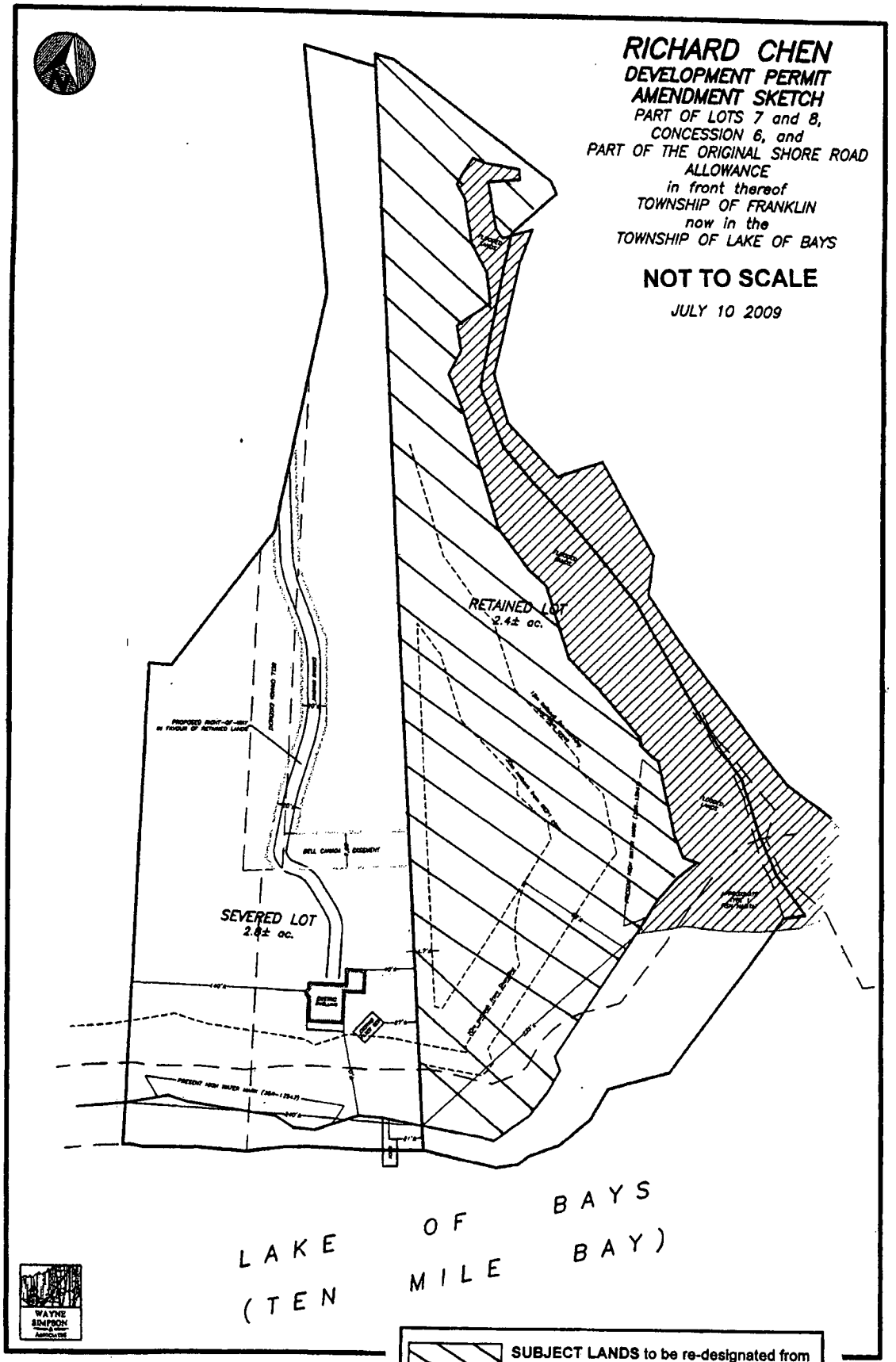
PROPOSED GANGBAR COTTAGE
MUSKOKA RIVER
(SOUTH BRANCH)

BY: J. CRAIG
DATE: SEPT. 1 2009
SCALE: 1" = 30'-0"

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E218)"** Development Permit Area

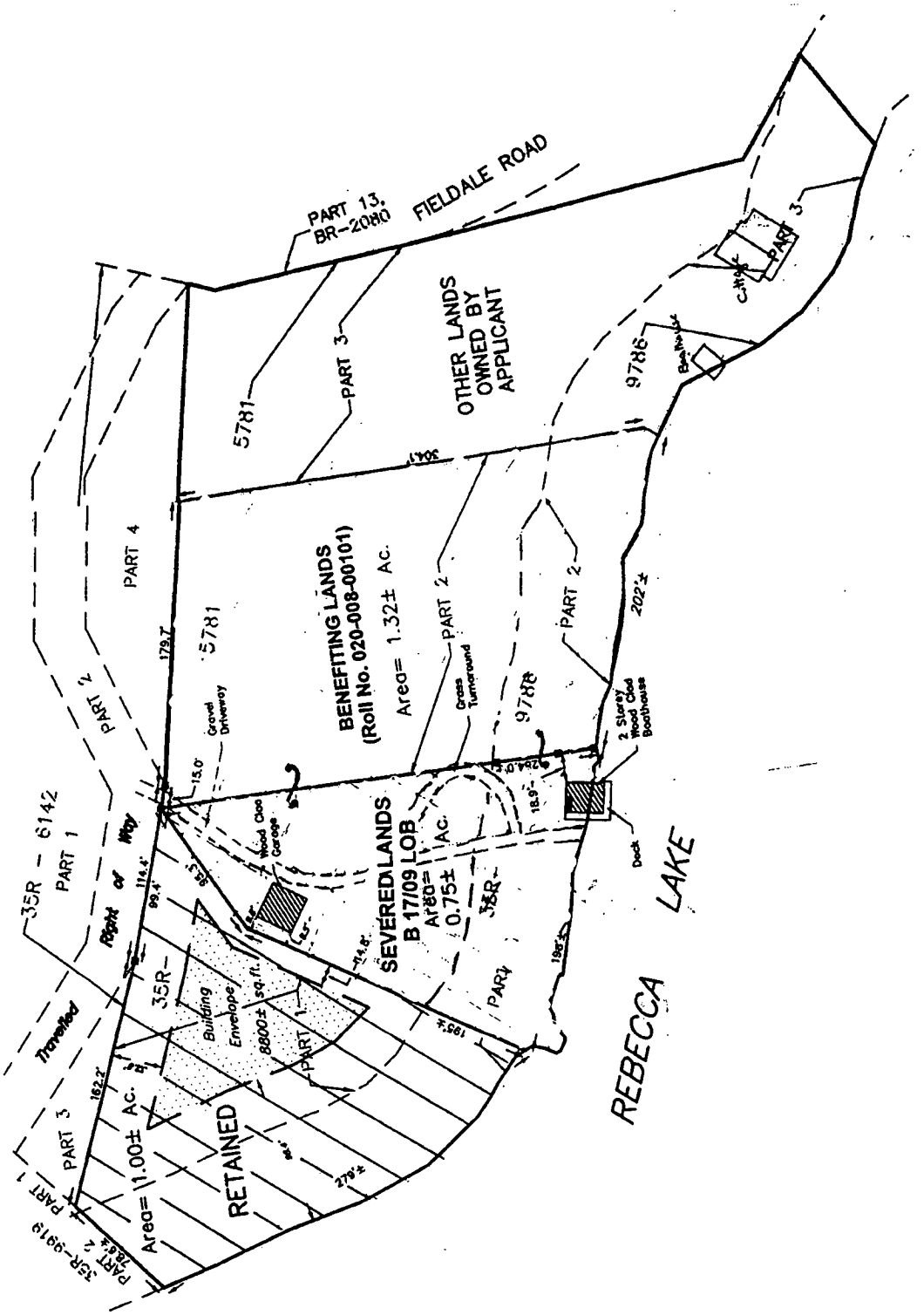
Property Roll No. 040-013-07200

SCHEDULE "B"
By-law Amendment No. 09-109



Property Roll No. 010-018-00500

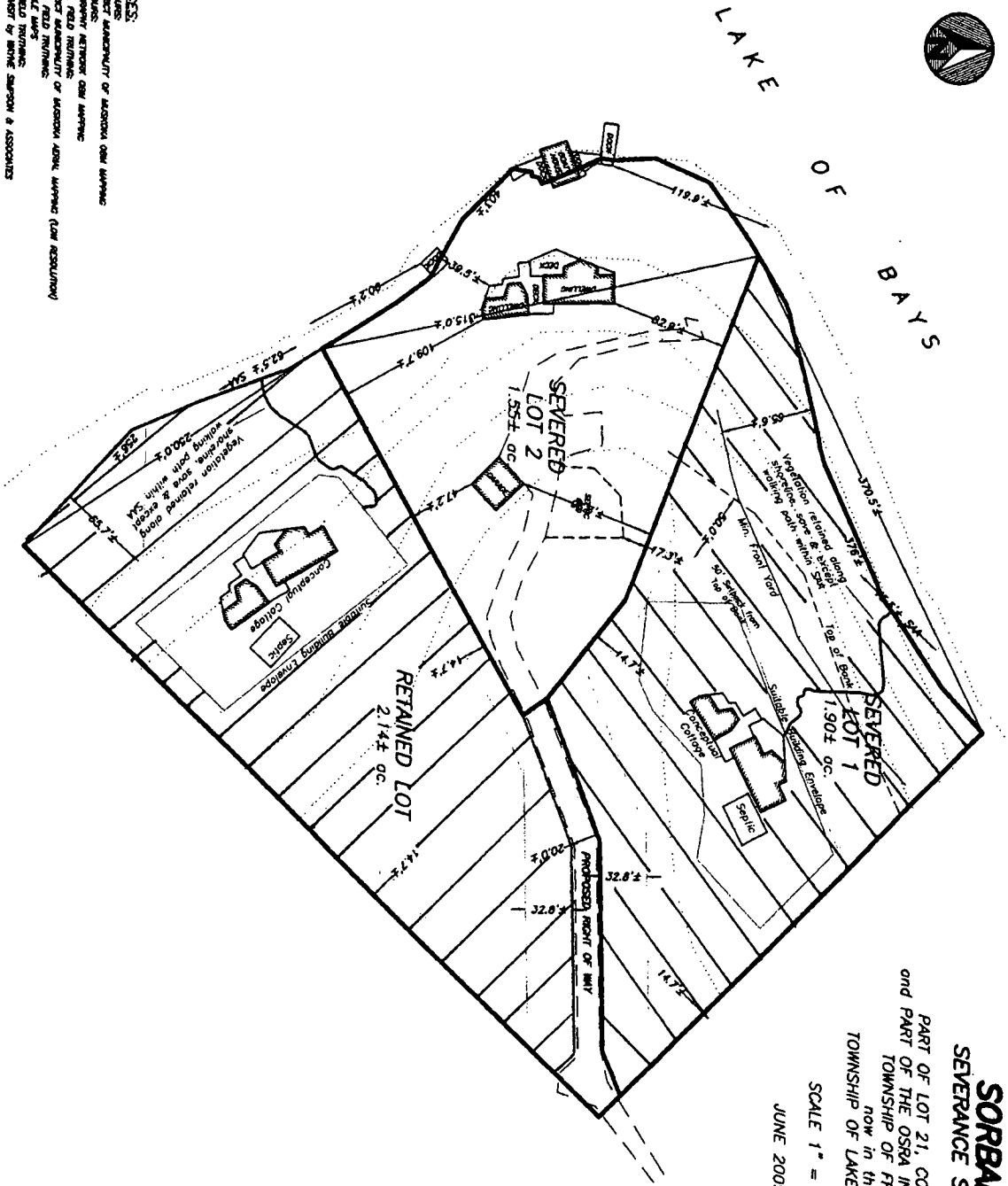
SCHEDULE "B"
By-law Amendment No. 09-129



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E220)"** Development Permit Area

Property Roll No. 020-008-00100

SCHEDULE "B"
By-law Amendment No. 09-131



SOURCES:
1) CONTOURS:
-DISTRICT MUNICIPALITY OF MUSKOKA GIS MAPPING
2) CONTOURS:
-GEOGRAPHY NETWORK GIS MAPPING
3) AERIAL FIELD TRUTHING:
-DISTRICT MUNICIPALITY OF MUSKOKA AERIAL MAPPING (LOW RESOLUTION)
4) AERIAL FIELD TRUTHING:
-GOOGLE MAPS
5) GPS FIELD TRUTHING:
-SITE VISIT by WAYNE SIMPSON & ASSOCIATES

SORBARA
SEVERANCE SKETCH

PART OF LOT 21, CONCESSION 7
and PART OF THE OSRA IN FRONT THEREOF
TOWNSHIP OF FRANKLIN
now in the
TOWNSHIP OF LAKE OF BAYS

SCALE 1" = 70'

JUNE 2009

WAYNE SIMPSON & ASSOCIATES

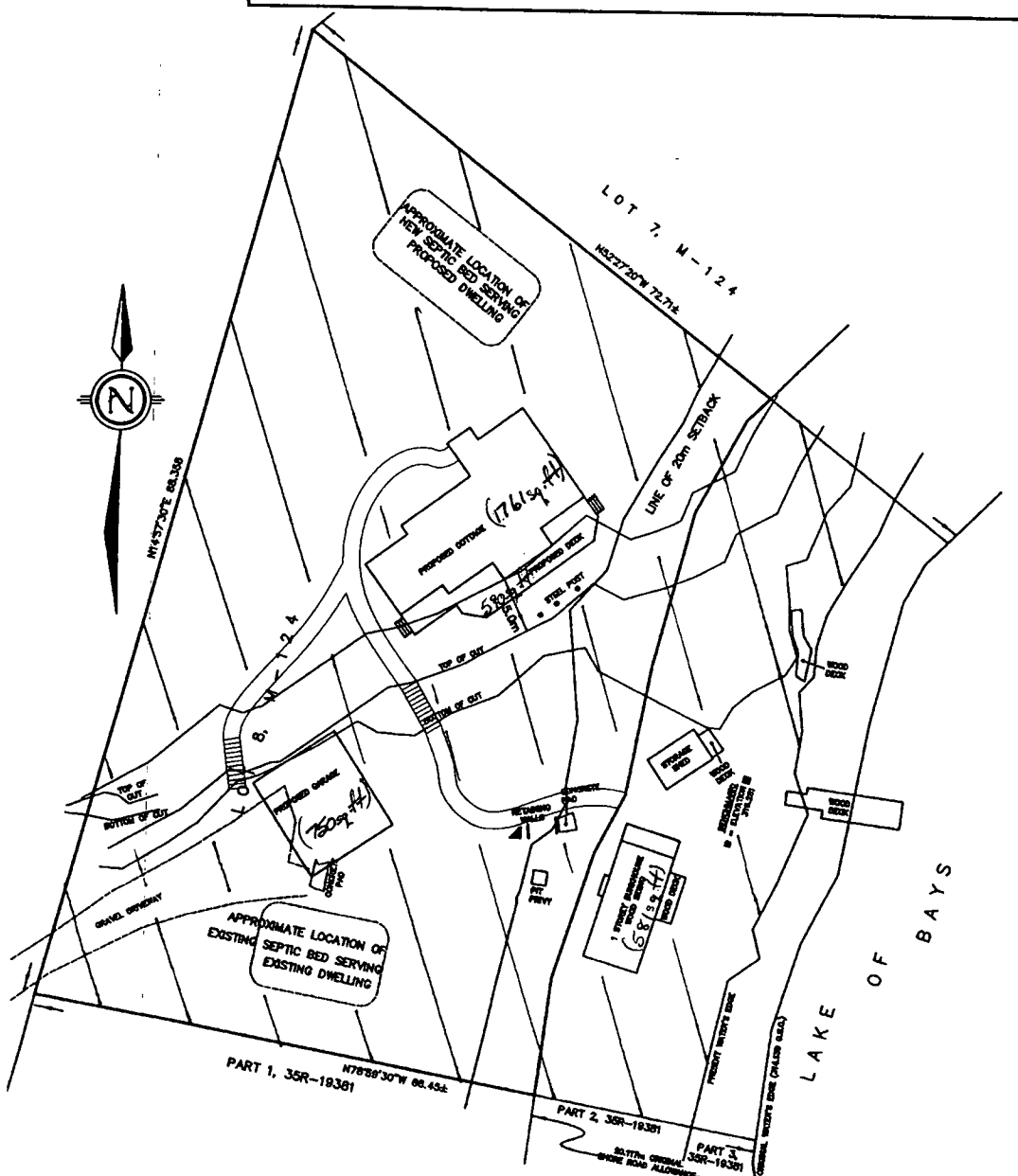
SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)" Development Permit Area** to the **Waterfront Residential with an Exception "(WR-E221)" Development Permit Area**

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)" Development Permit Area** to the **Waterfront Residential with an Exception "(WR-E222)" Development Permit Area**

Property Roll No. 010-014-08605

SCHEDULE "B"
By-law Amendment No. 09-144

SUBJECT LANDS to be re-designated from the **"Waterfront Residential (WR)"** Development Permit Area to the **"Waterfront Residential with an Exemption WR-E(223)"** Development Permit Area

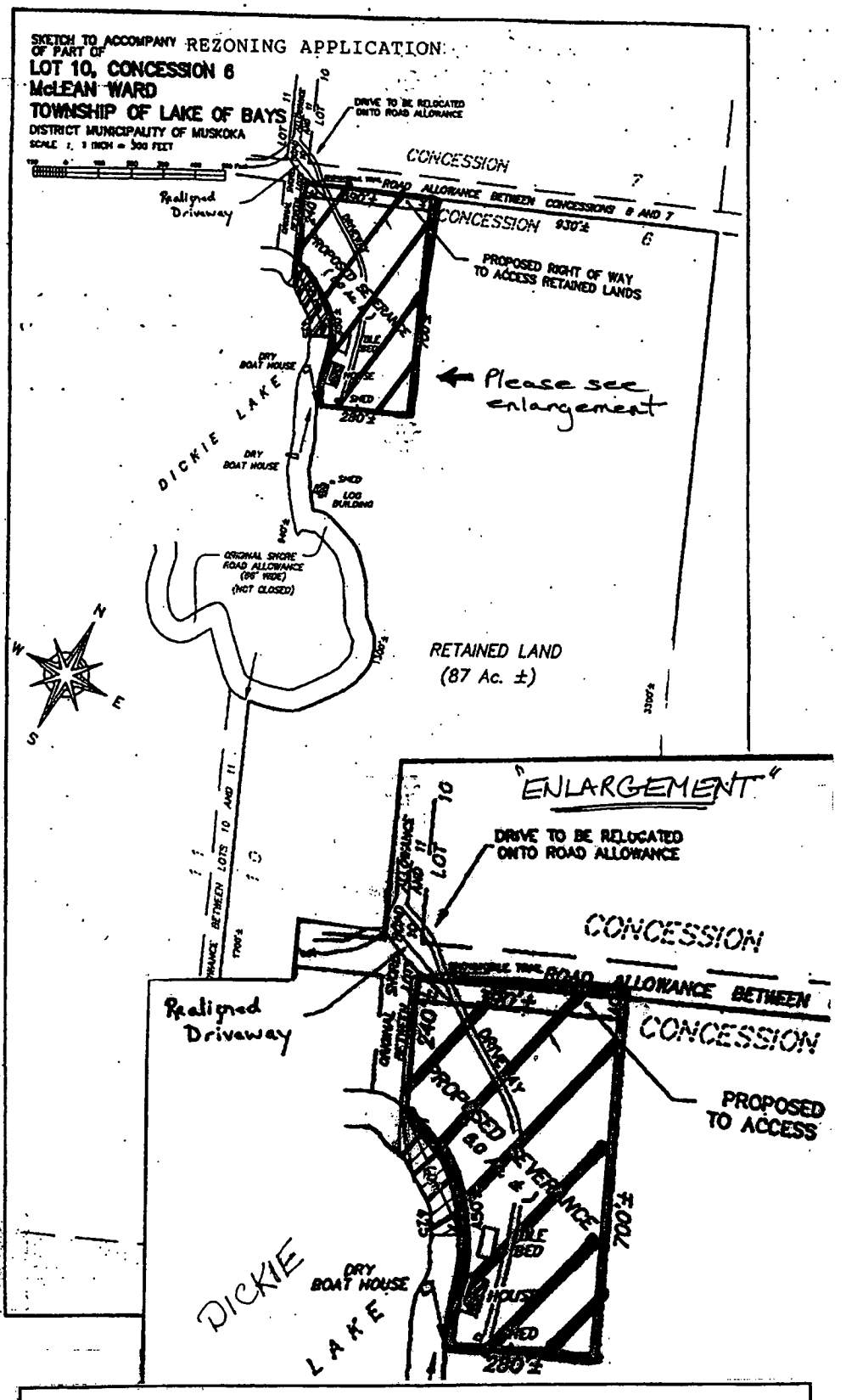


Bartlett Cottage
Lot Coverage Sketch

Scale:	N.T.S.	Ref.:	
Project No:	209005		
Library No:		Section:	-
Date:	December 21, 2009	No:	SK2.0
Drawn By:	SF		

Property Roll No. 040-016-05400

SCHEDULE "B"
By-law Amendment No. 09-154



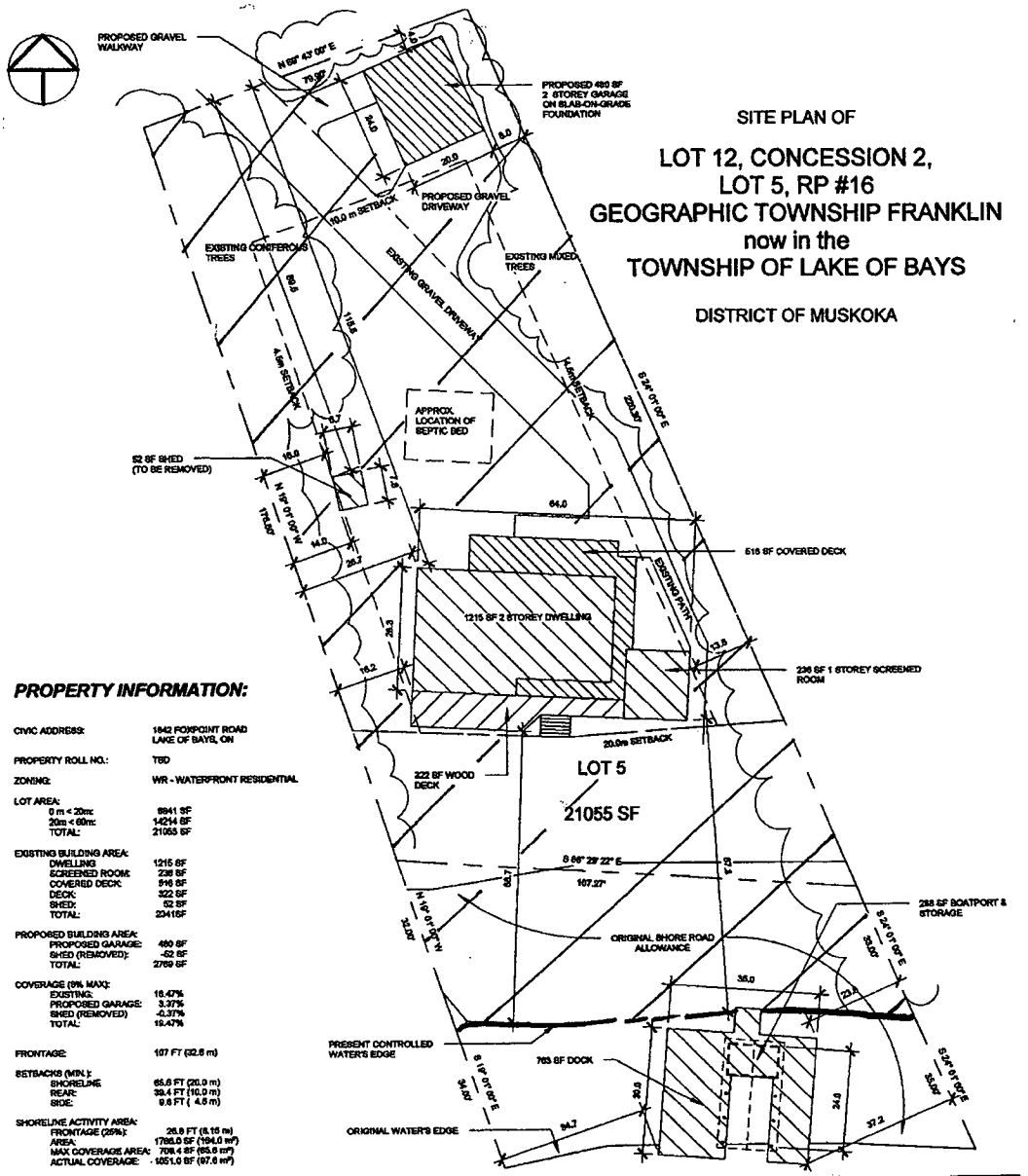
PORTION OF SUBJECT LANDS to be re-designated from the **"Waterfront Residential (WR)"** Development Permit Area to the **"Waterfront Residential with an Exemption WR-E(224)"** Development Permit Area

PORTION OF WATERFRONT AREA to be included in the **"Waterfront Environmental Protection One (WEP-1)"** Development Permit Area

Property Roll No. 040-004-08400

SCHEDULE "B"
By-law Amendment No. 10-02

SUBJECT LANDS to be re-designated from the
"Waterfront Residential (WR)" Development Permit Area to the
"Waterfront Residential with an Exemption WR-E(225)" Development Permit Area



SITE PLAN OF

LOT 12, CONCESSION 2,
LOT 5, RP #16
GEOGRAPHIC TOWNSHIP FRANKLIN
now in the
TOWNSHIP OF LAKE OF BAYS

DISTRICT OF MUSKOKA

PROPERTY INFORMATION:

CIVIC ADDRESS:	1842 FOXPOINT ROAD LAKE OF BAYS, ON
PROPERTY ROLL NO.:	TBD
ZONING:	WR - WATERFRONT RESIDENTIAL
LOT AREA:	
0 m < 20m:	6841 SF
20m < 60m:	14214 SF
TOTAL:	21055 SF
EXISTING BUILDING AREA:	
DWELLING	1215 SF
SCREENED ROOM:	236 SF
COVERED DECK:	516 SF
DECK:	322 SF
SHED:	52 SF
TOTAL:	2341SF
PROPOSED BUILDING AREA:	
PROPOSED GARAGE:	480 SF
SHED (REMOVED):	-52 SF
TOTAL:	2769 SF
COVERAGE (5% MAX):	
EXISTING:	10.47%
PROPOSED GARAGE:	3.37%
SHED (REMOVED)	-0.37%
TOTAL:	10.47%
FRONTAGE:	107 FT (32.6 m)
SETBACKS (MIN.):	
SHORELINE	65.6 FT (20.0 m)
REAR:	39.4 FT (10.0 m)
SIDE:	9.8 FT (4.6 m)
SHORELINE ACTIVITY AREA:	
FRONTAGE (25%):	26.9 FT (8.15 m)
AREA:	1765.0 SF (164.0 m²)
MAX COVERAGE AREA:	708.4 SF (65.8 m²)
ACTUAL COVERAGE:	1051.0 SF (97.6 m²)

TUCKER

GARAGE

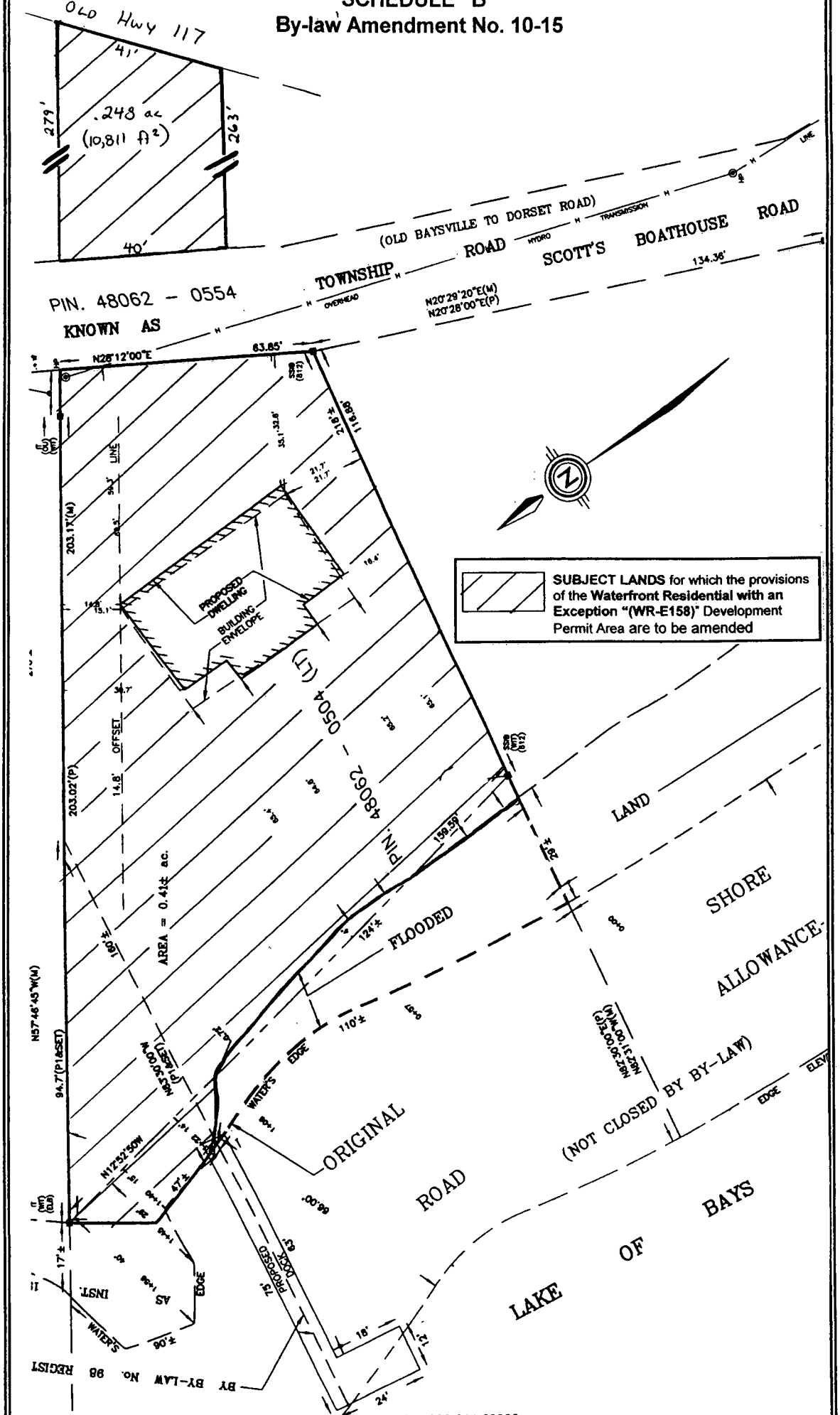
1842 FOXPOINT ROAD
LAKE OF BAYS, ON

SITE PLAN

Project Number	0929	SP1
Date	2009.08.19	
Drawn by	DJC	Scale 1/32" = 1'-0"

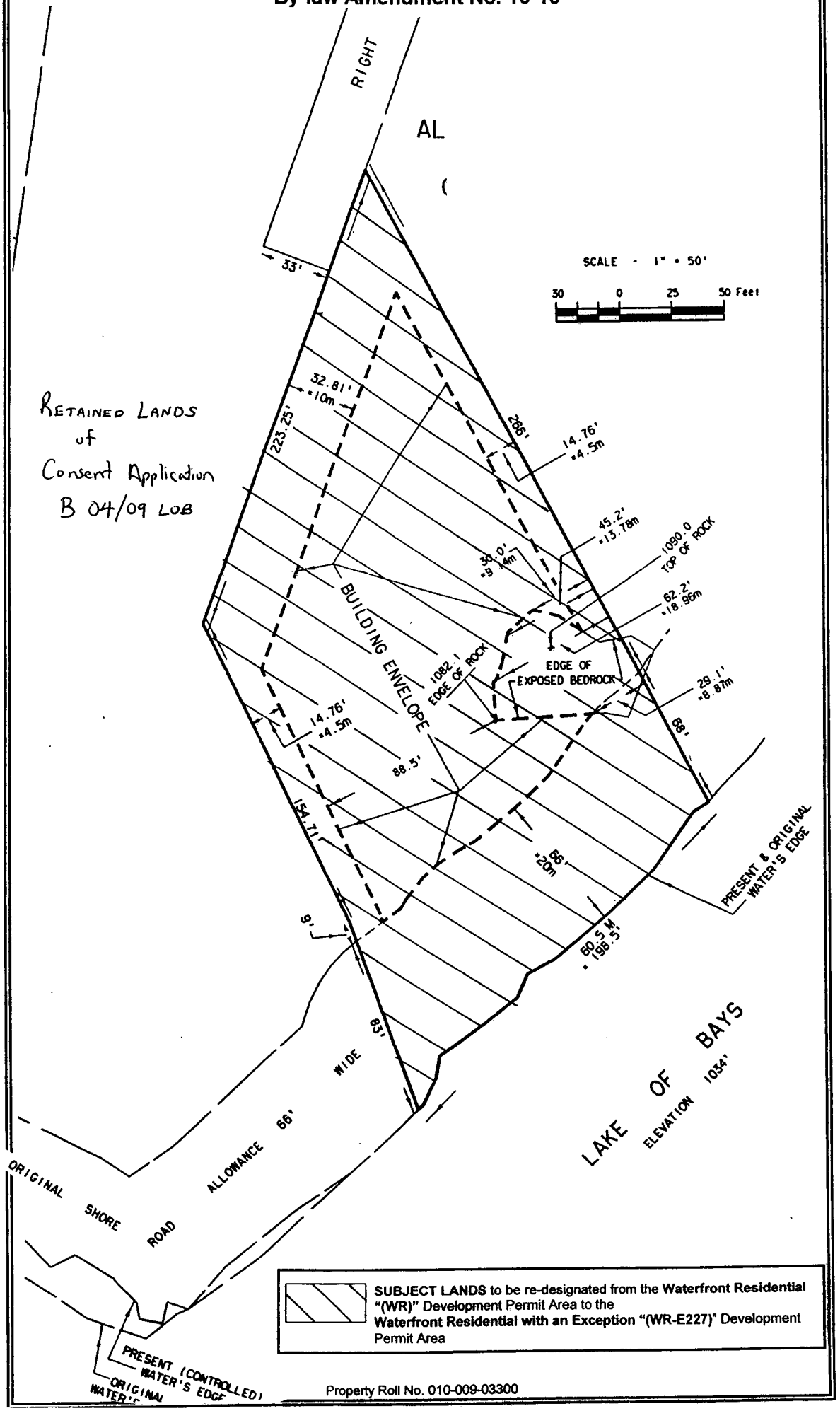
Property Roll No. 010-013-07500

SCHEDULE "B"
By-law Amendment No. 10-15



Property Roll No. 030-011-08900

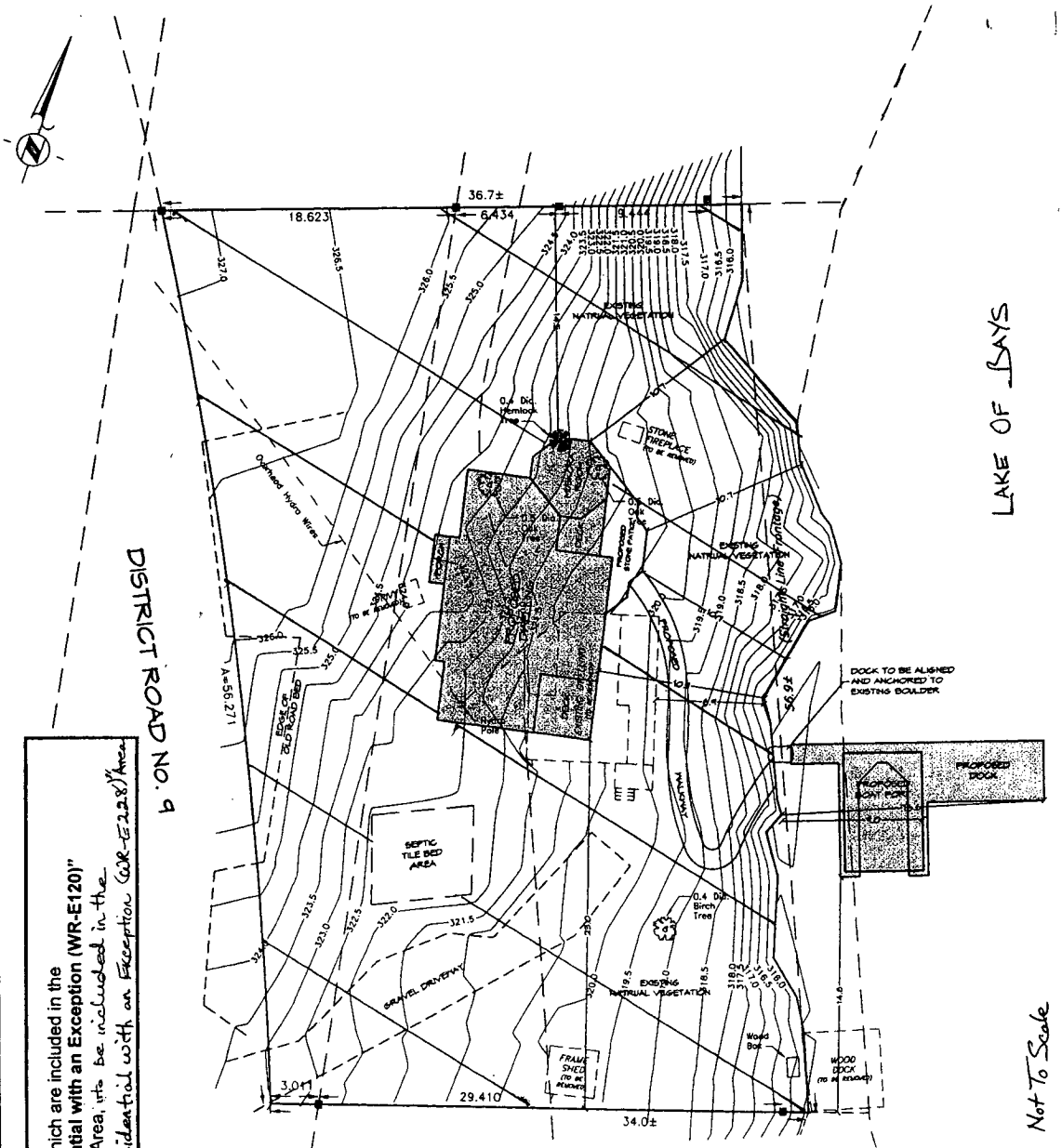
SCHEDULE "B"
By-law Amendment No. 10-16



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Residential with an Exception "(WR-E227)"** Development Permit Area

Property Roll No. 010-009-03300

SCHEDULE 'B'
By-law Amendment 10-24

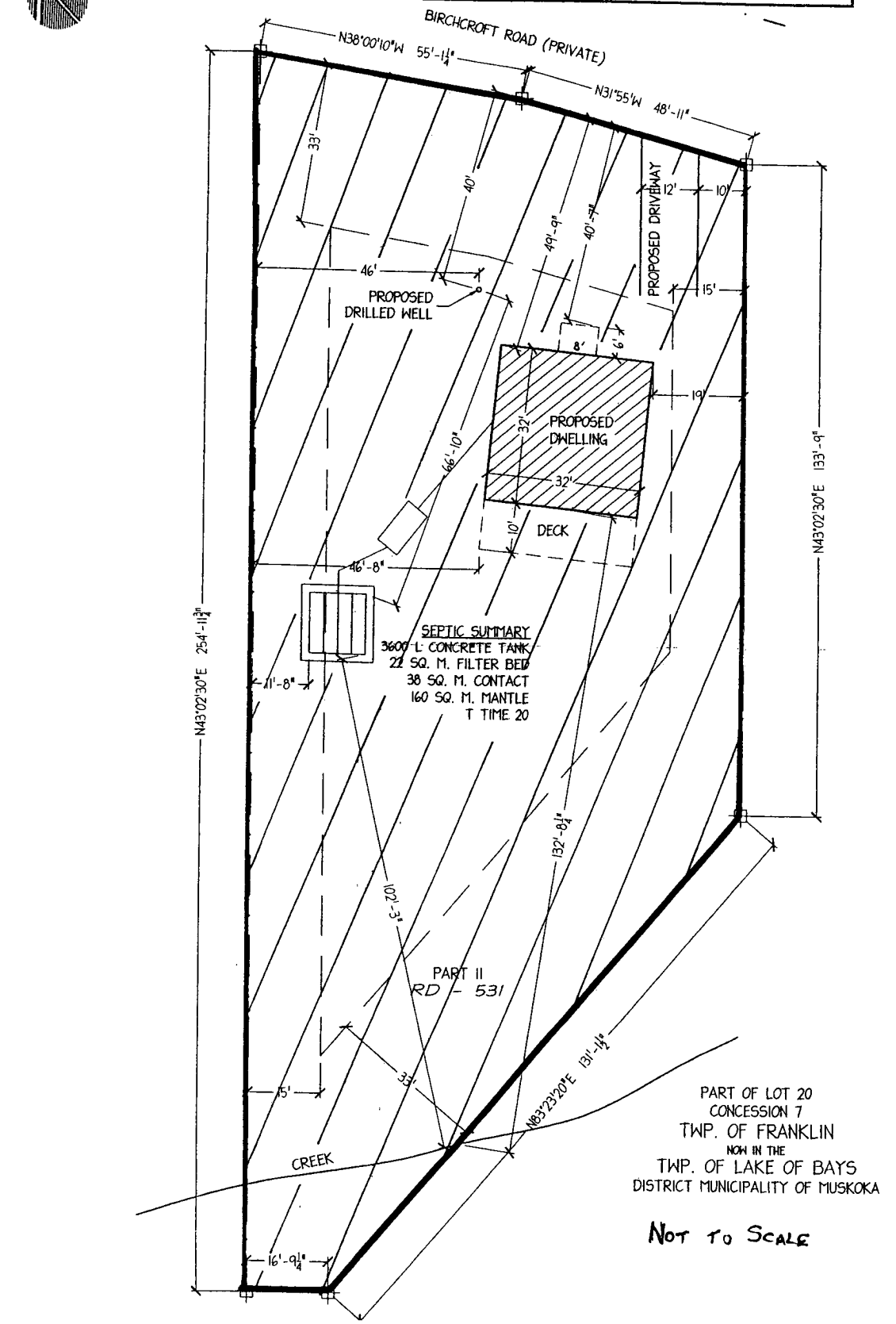


SUBJECT LANDS which are included in the **"Waterfront Residential with an Exception (WR-E120)"** Development Permit Area, to be included in the "Waterfront Residential with an Exception (WR-E228)" Area

Property Roll No. 010-001-01000

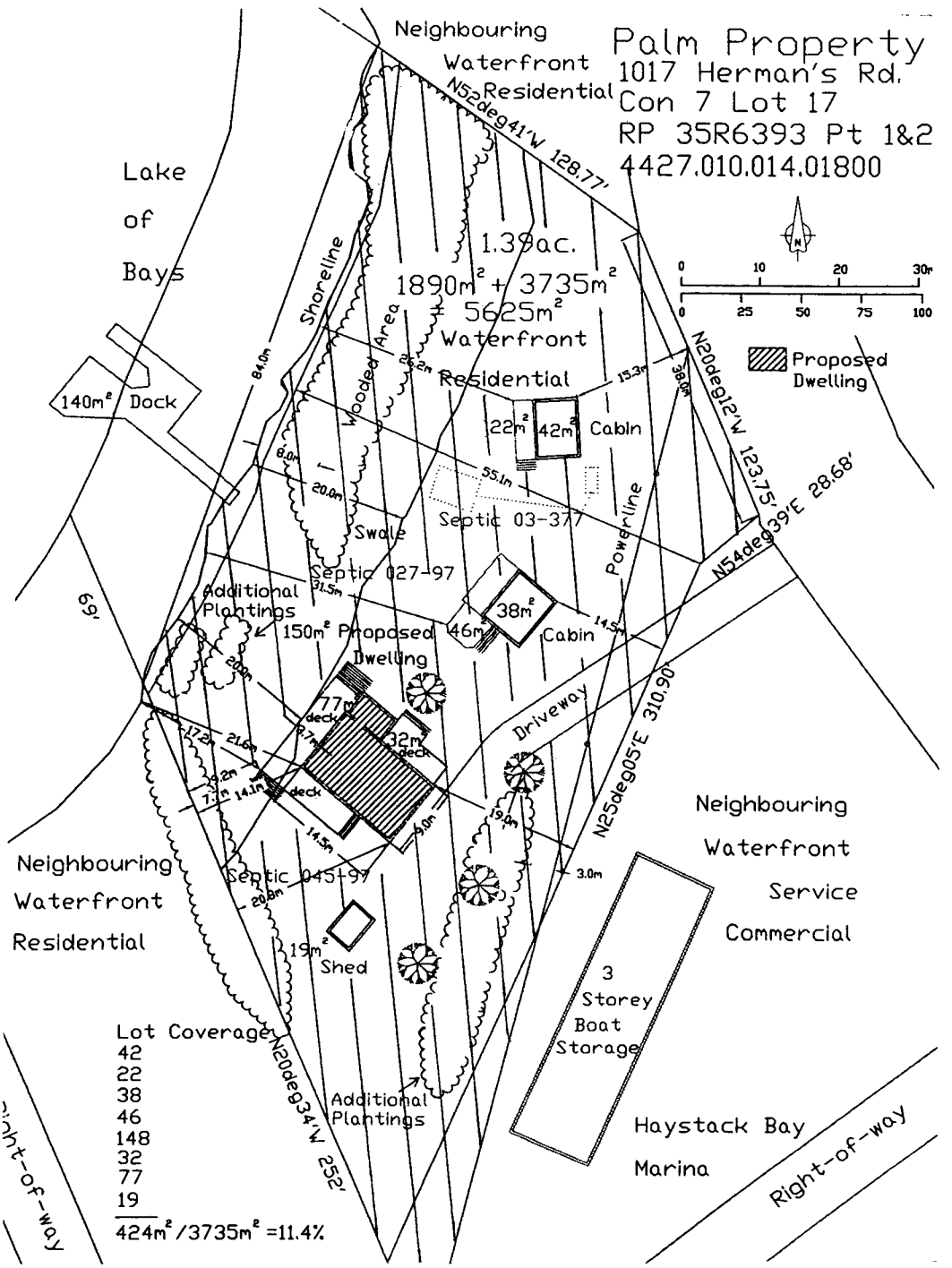
SCHEDULE "B"
By-law Amendment No. 10-35

SUBJECT LANDS to be re-designated from the
"Waterfront Residential (WR)" Development Permit Area to the
"Waterfront Residential with an Exemption WR-E(229)" Development Permit Area



Property Roll No. 010-014-07700

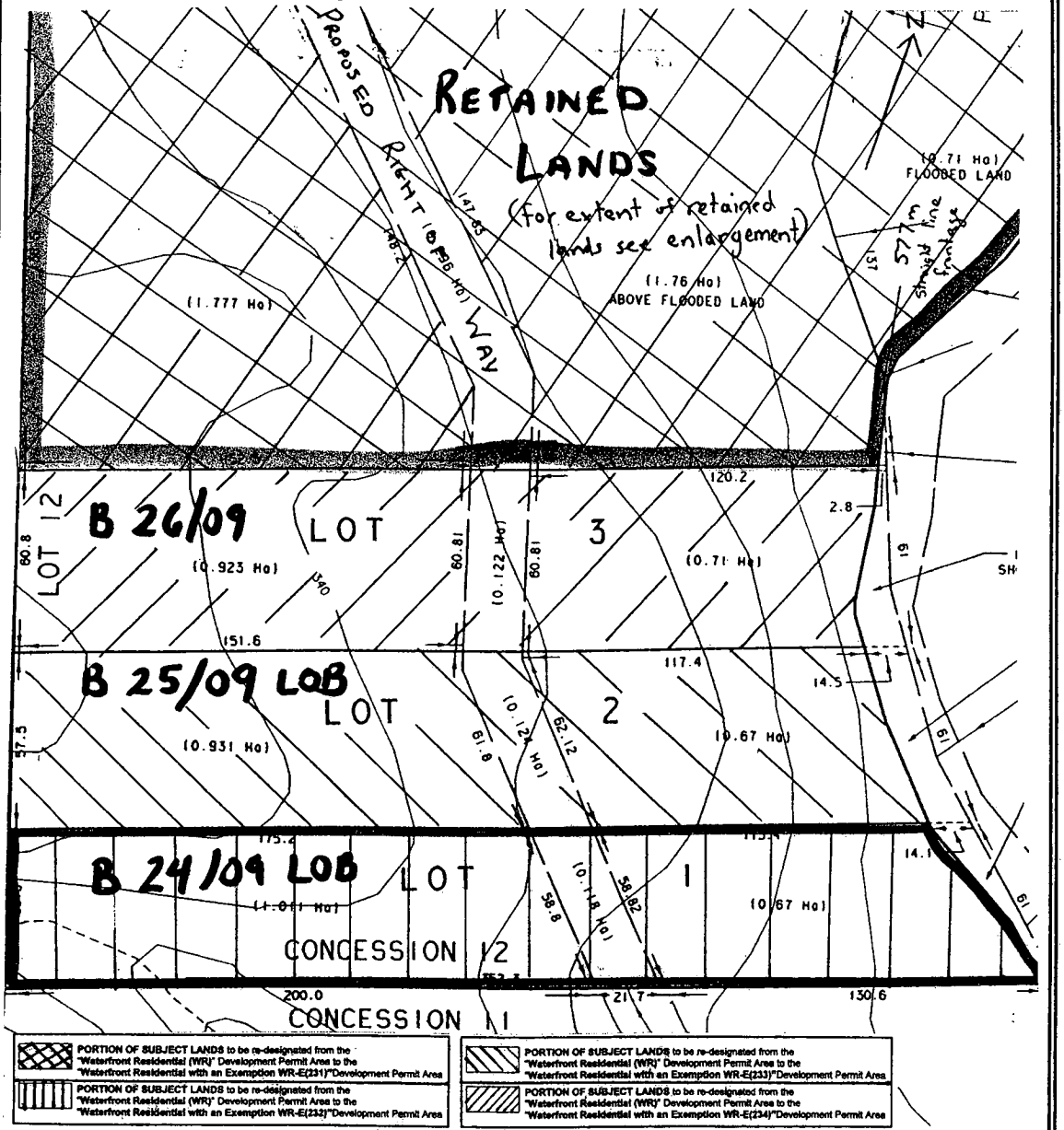
SCHEDULE "B"
By-law Amendment No. 10-36

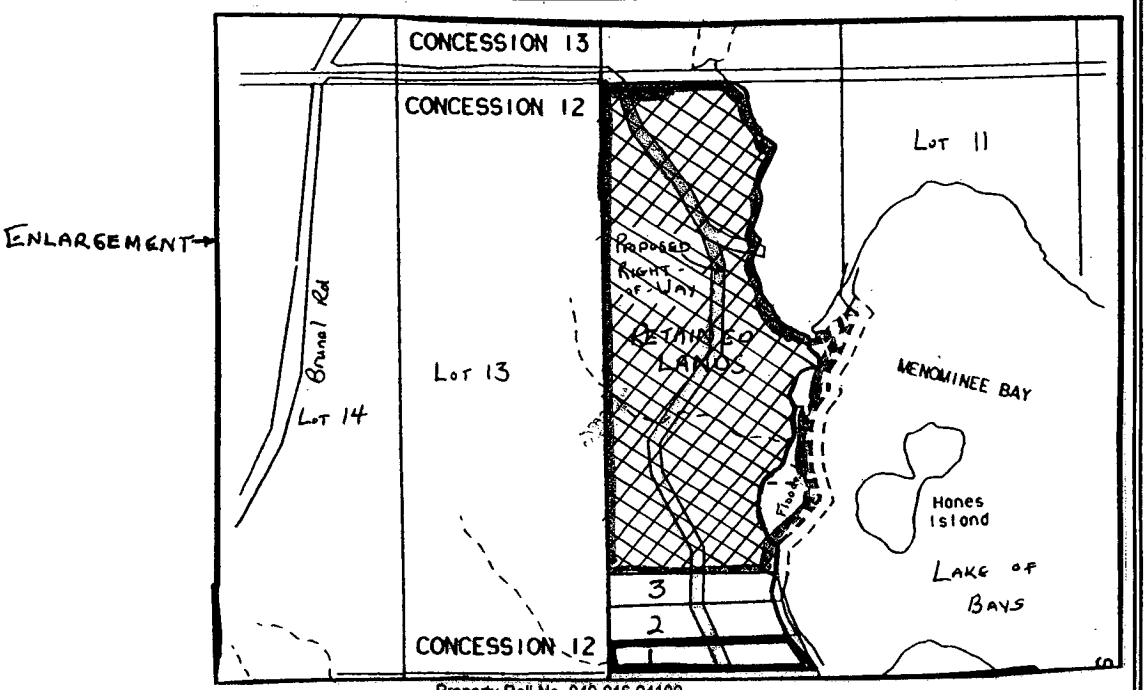


SUBJECT LANDS to be re-designated from the **"Waterfront Residential (WR)"** Development Permit Area to the **"Waterfront Residential with an Exemption WR-E(230)"** Development Permit Area

Property Roll No. 010-014-01800

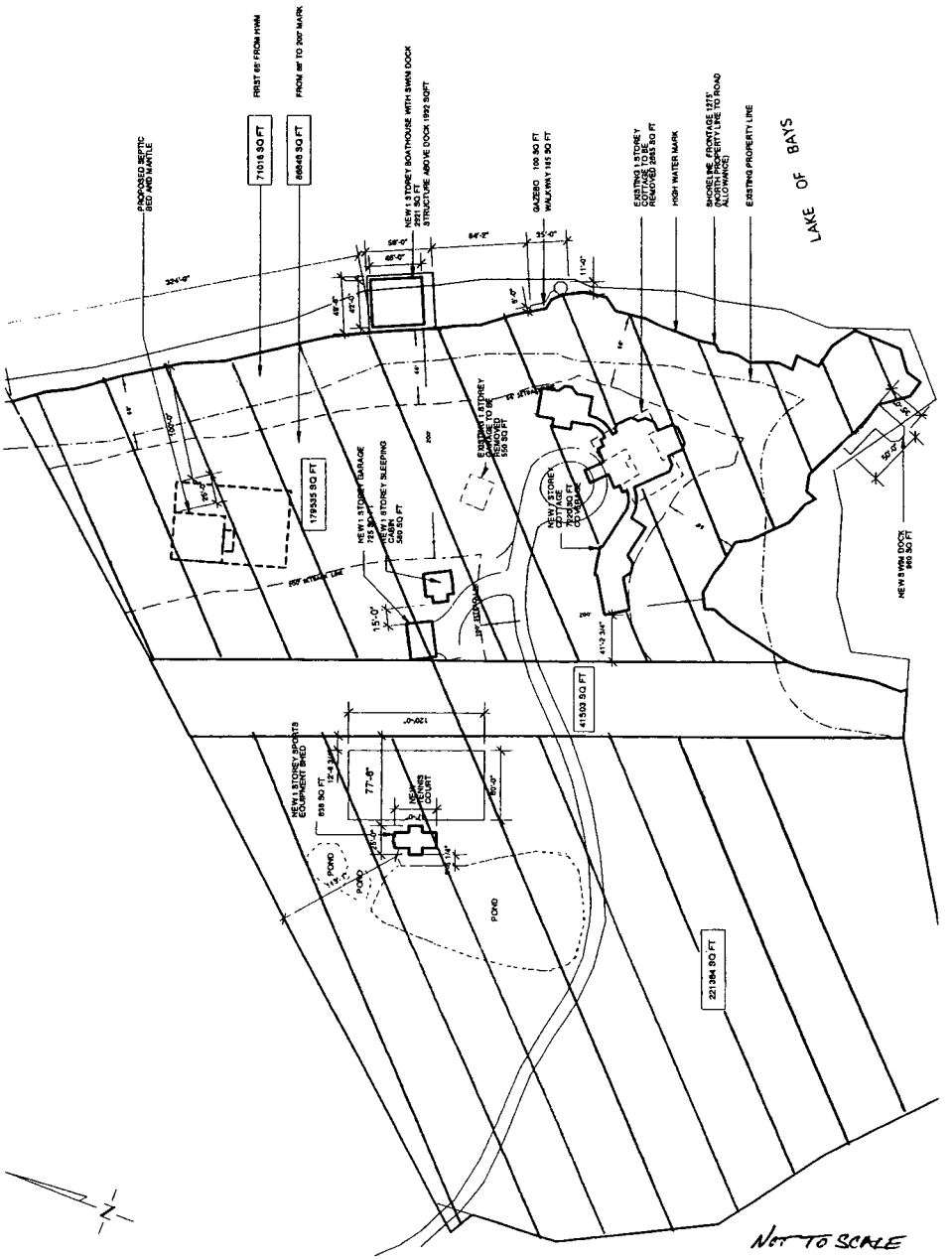
SCHEDULE "B"
By-law Amendment No. 10-37





Property Roll No. 040-016-04100

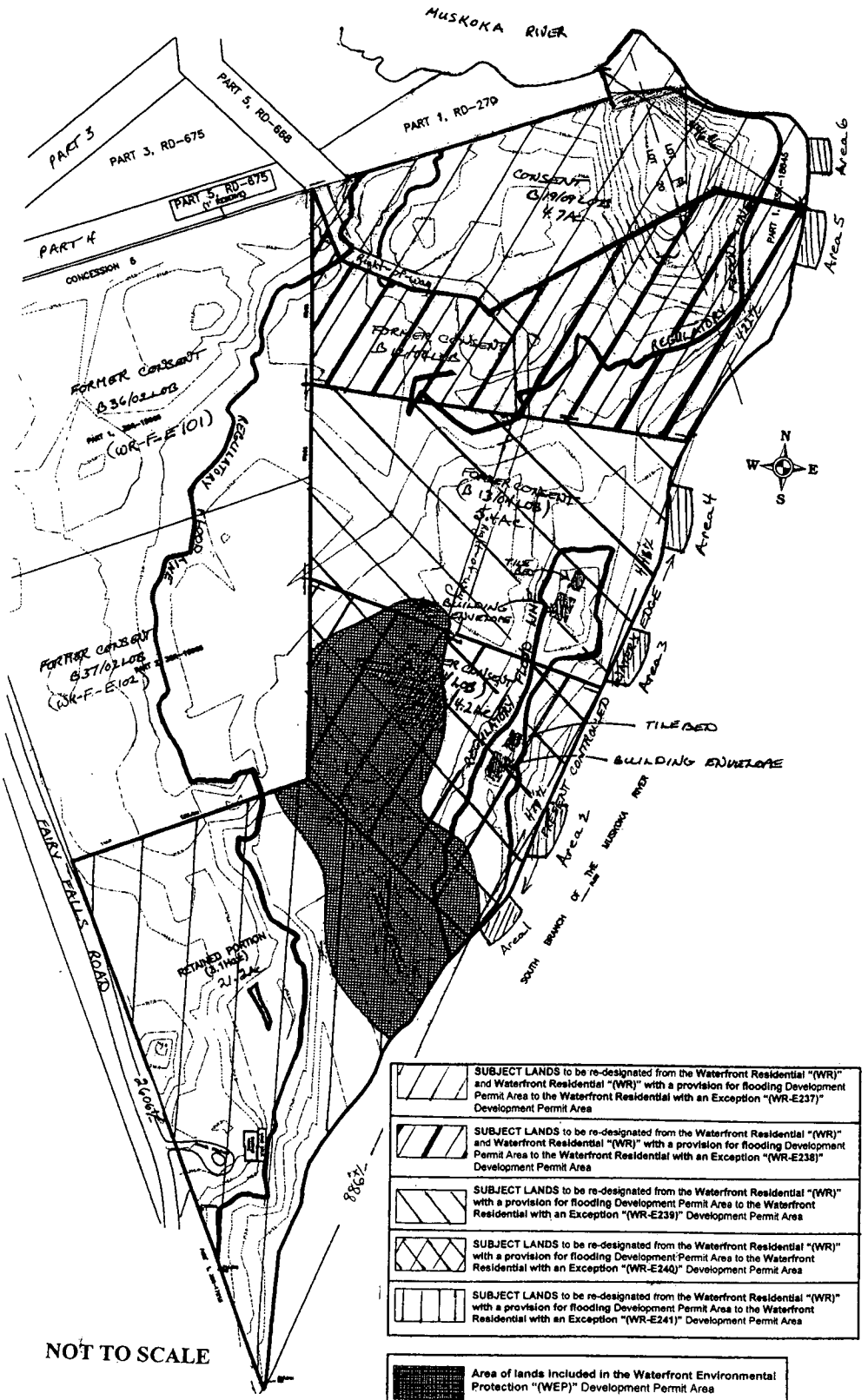
SCHEDULE "B"
By-law Amendment No. 10-34



SUBJECT LANDS to be re-designated from the
"Waterfront Residential (WR)" Development Permit Area to the
"Waterfront Residential with an Exemption WR-E(235)"Development Permit Area

Property Roll Nos. 010-001-07301 & 010-001-07601

SCHEDULE "B"
By-law Amendment No. 10-49



SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" and Waterfront Residential "(WR)" with a provision for flooding Development Permit Area to the Waterfront Residential with an Exception "(WR-E237)" Development Permit Area

SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" and Waterfront Residential "(WR)" with a provision for flooding Development Permit Area to the Waterfront Residential with an Exception "(WR-E238)" Development Permit Area

SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" with a provision for flooding Development Permit Area to the Waterfront Residential with an Exception "(WR-E239)" Development Permit Area

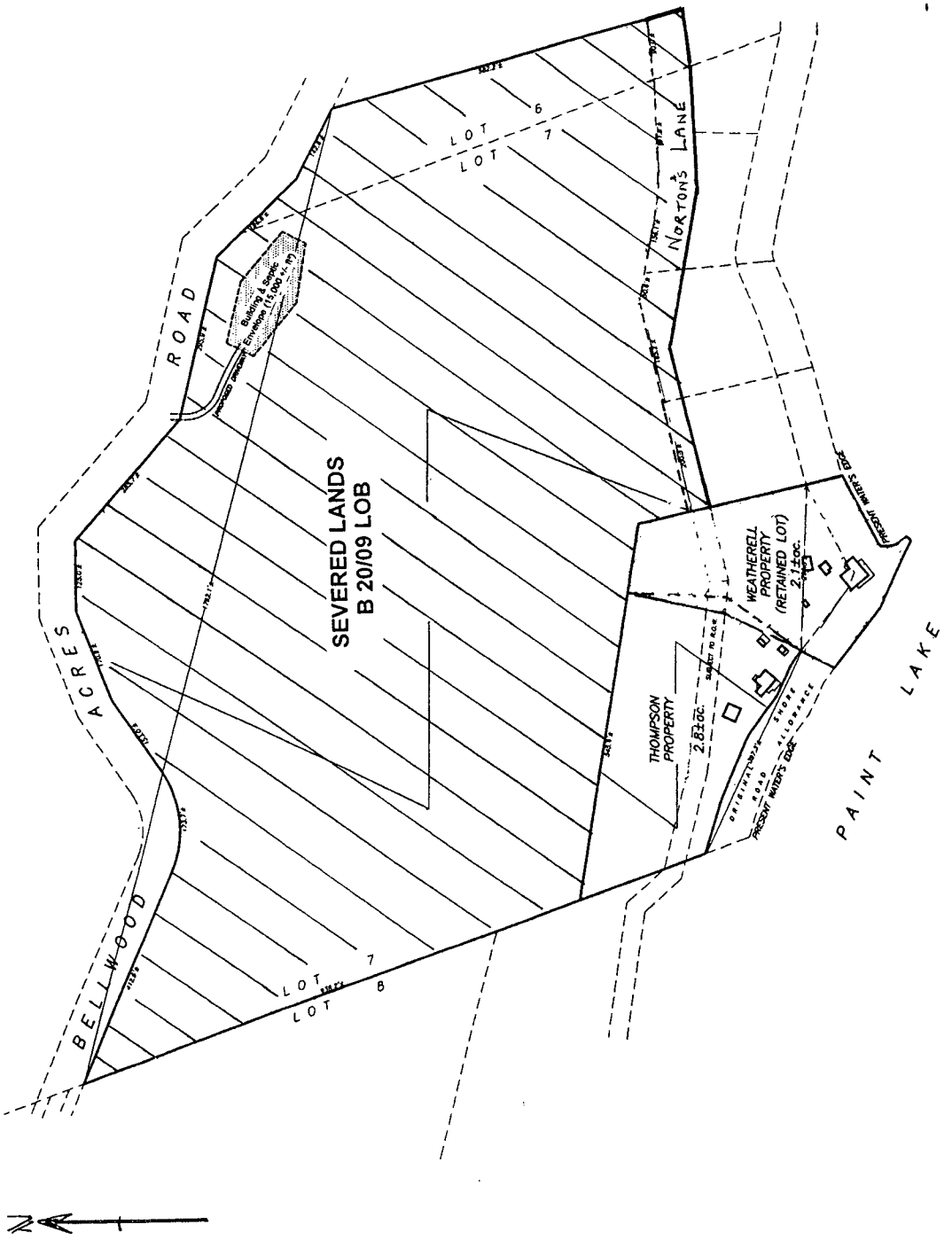
SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" with a provision for flooding Development Permit Area to the Waterfront Residential with an Exception "(WR-E240)" Development Permit Area

SUBJECT LANDS to be re-designated from the Waterfront Residential "(WR)" with a provision for flooding Development Permit Area to the Waterfront Residential with an Exception "(WR-E241)" Development Permit Area

Area of lands included in the Waterfront Environmental Protection "(WEP)" Development Permit Area

Property Roll Nos. 040-002-01806 & 06301

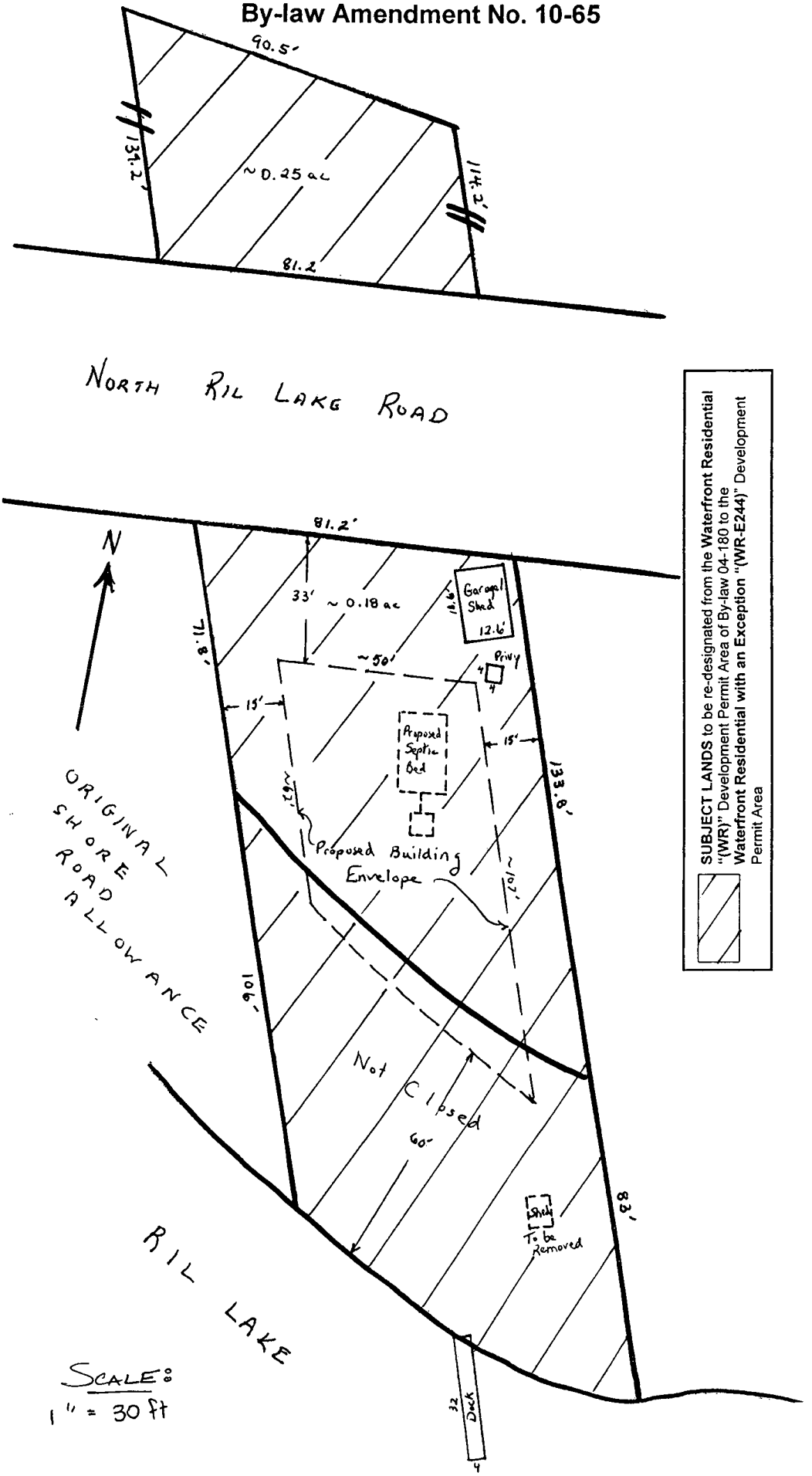
SCHEDULE "B"
By-law Amendment No. 10-62



SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area of By-law 04-180 to the **Waterfront Residential with an Exception "(WR-E243)"** Development Permit Area

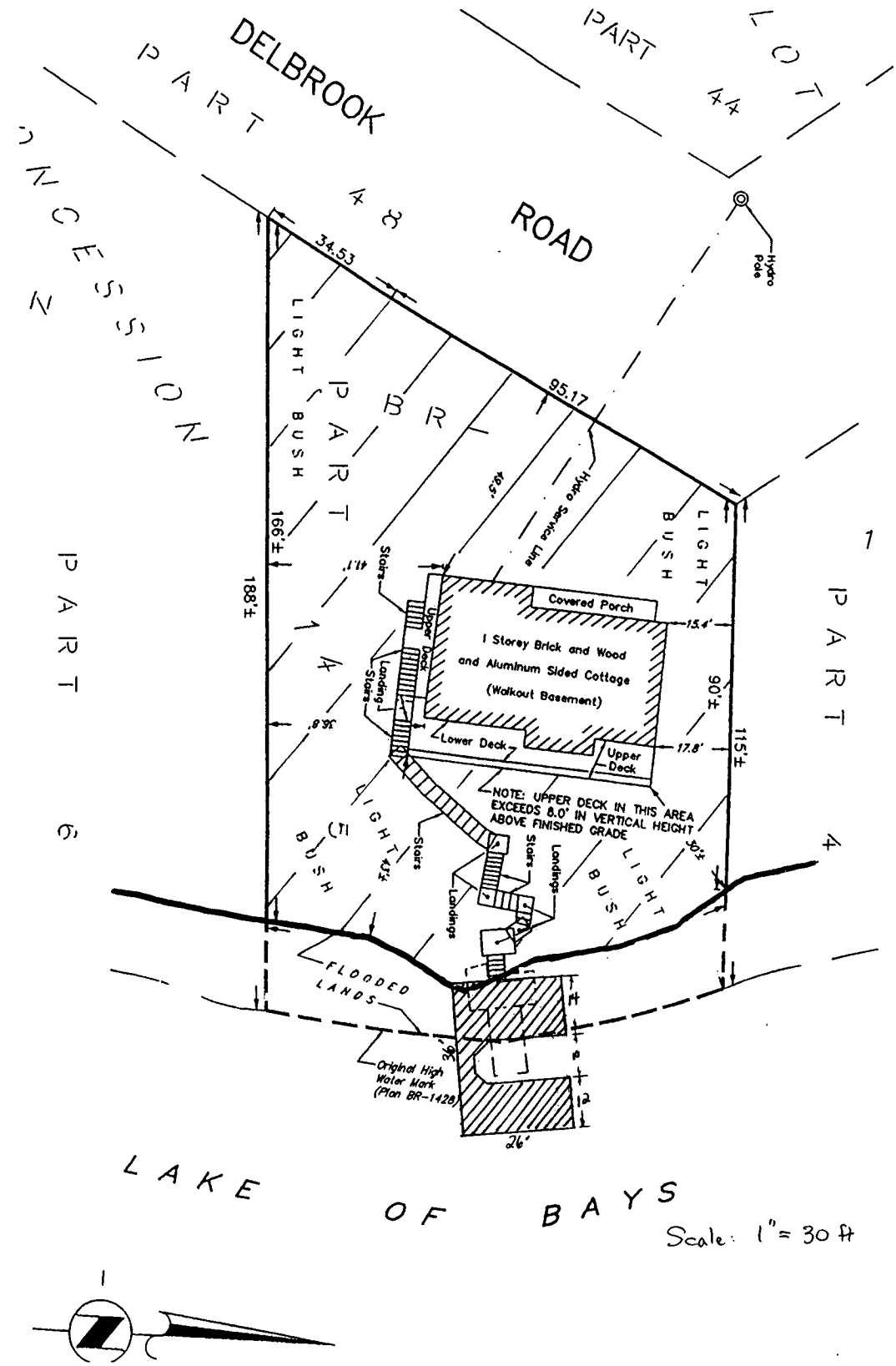
Property Roll No. 030-009-01600

SCHEDULE "B"
By-law Amendment No. 10-65



Property Roll No. 030-005-04200

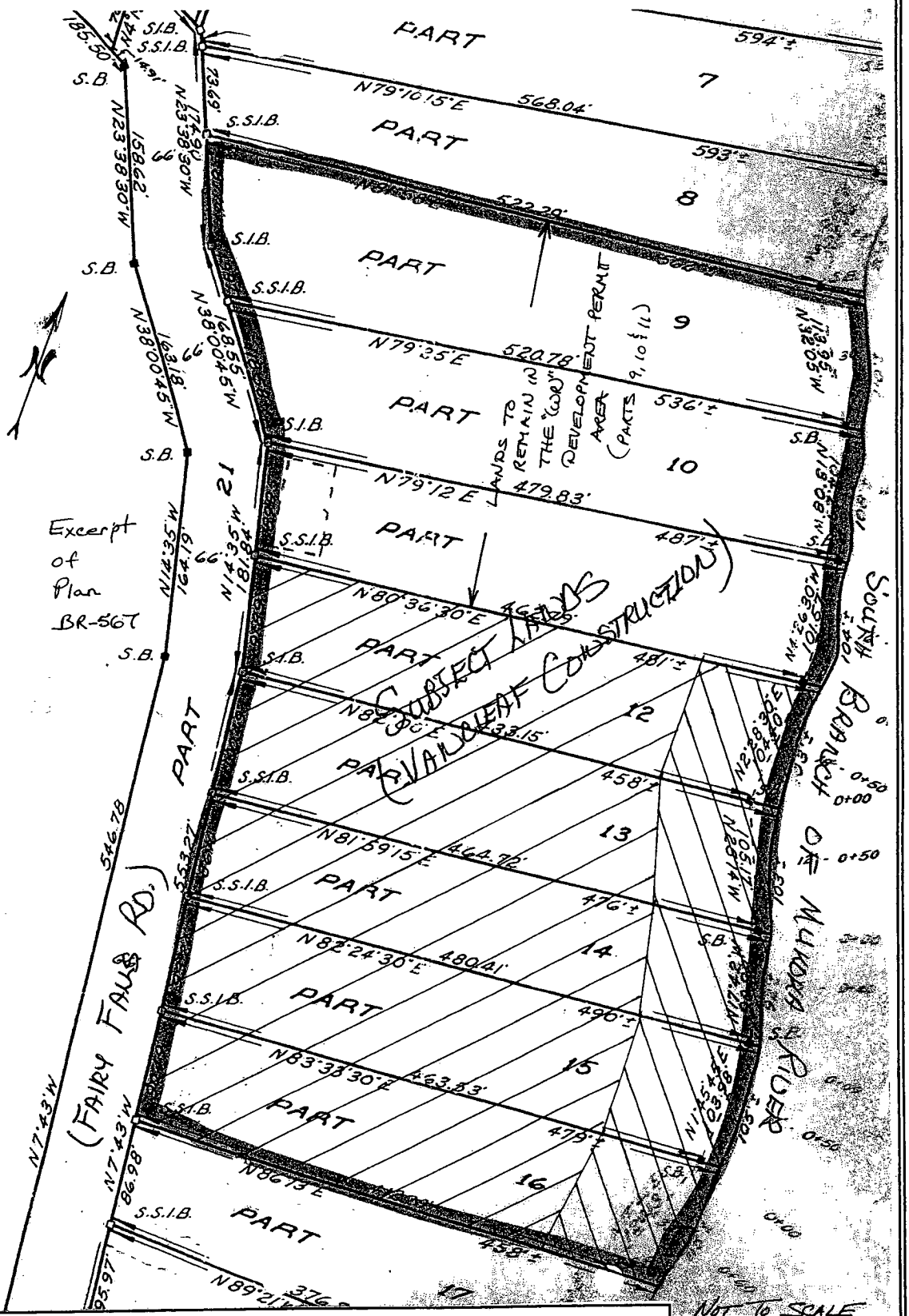
SCHEDULE "B"
By-law Amendment No. 10-66



SUBJECT LANDS to be re-designated from the **"Waterfront Residential (WR)"** Development Permit Area to the **"Waterfront Residential with an Exemption WR-E(245)"** Development Permit Area

Property Roll No. 010-021-00600

SCHEDULE 'B'
By-law Amendment 10-83



Property Roll No. 040-008-06100

SCHEDULE C – CRITERIA FOR VARIATIONS FROM STANDARDS

C.1 Where a *development* permit for any variation is required, in addition to the other requirements of this by-law, the following provisions will be addressed to the satisfaction of the *Township*, prior to the issuance of a *development* permit:

a) the natural waterfront will prevail with built form blending into the landscape and *shoreline*;
b) natural *shorelines* will be retained or restored;
c) disturbance on *lots* will be limited and minimized;
d) *vegetation* will be substantially maintained on skylines, ridge lines or adjacent to the top of rock cliffs;
e) native species will be used for *buffer*s or where *vegetation* is being restored;
f) rock faces, *steep slopes,* vistas and panoramas will be preserved to the extent feasible; and
g) *building* envelopes and the associated activity area will be defined and the remainder of the property shall remain generally in its natural state.

STAFF VARIATIONS

C.2 In addition to the other requirements of this by-law, the following criteria shall be used in the evaluation of a request for a "Staff Variation" from a standard in this by-law:

a) The proposal is appropriate for the lands;
b) The proposal would not have any off-site impacts;
c) The proposal would maintain the general intent of this by-law; and
d) The proposal would maintain the general intent of the *Official plan*.

C.2.1 Septic Systems on *Existing Lots*

a) A site evaluation may be required to the satisfaction of the *Township* which confirms that suitable soils exist and the reduced *setback* will not result in negative impacts on water quality.
b) That a *shoreline buffer* of at least 15 metres in depth be maintained between the septic system and the lake.

COUNCIL VARIATIONS

C.3 In addition to the other requirements of this by-law, the following criteria shall be used in the evaluation of a request for a “Council Variation” from a standard in this by-law:

a) The proposal is appropriate for the lands;
b) Any potential off site impacts are mitigated;
c) The proposal would maintain the general intent of this by-law; and
d) The proposal would maintain the general intent of the *Official plan*.

C.3.1 Where a Council Variation is required to create a *lot* on a lake of high sensitivity, as identified in Schedule E, Phase 1 and 2 Water Quality Impact Assessments will be required. The Phase 1 assessment will determine if the required conditions exist on site so that *development* can occur in a manner that will ensure the protection of water quality and shall include analysis of the site and surrounding area, soil characteristics, and *vegetation* cover. Phase 1 must be completed to the satisfaction of the *District of Muskoka* and the *Township* before proceeding to Phase 2.

Phase 2 will, at a minimum, demonstrate that *building* and septic system envelopes, together with appropriate mitigation measures, including but not limited to, detailed construction mitigation plans, *shoreline setbacks* and *buffer*s will protect water quality and where these requirements are implemented in the *development* permit. In addition, the *use* of a septic system with soils that have a demonstrated ability to effectively eliminate phosphorus will be required.

SCHEDULE D – CRITERIA FOR DISCRETIONARY USES

D.1 Where a *development* permit for any discretionary *use* is required, in addition to the other requirements of this by-law, the following provisions will be addressed to the satisfaction of the *Township*, prior to the issuance of a *development* permit:

a) the natural waterfront will prevail with built form blending into the landscape and *shoreline*;
b) natural *shorelines* will be retained or restored;
c) disturbance on *lots* will be limited and minimized;
d) *vegetation* will be substantially maintained on skylines, ridge lines or adjacent to the top of rock cliffs;
e) native species will be used for *buffer*s or where *vegetation* is being restored;
f) rock faces, *steep slopes*, vistas and panoramas will be preserved to the extent feasible; and
g) *building* envelopes and the associated activity area will be defined and the remainder of the property shall remain generally in its natural state.

SECONDARY AND GARDEN SUITES

D.2 In addition to other requirements of this by-law, the following matters shall be addressed to the satisfaction of the *Township* prior to the issuance of a *development* permit:

a) A *secondary suite* shall be designed so that it is capable of being integrated with the *dwelling* once the *secondary suite use* is discontinued;
b) *Accessory buildings* containing *garden suites* will be smaller than the primary *dwelling*, and will either be portable, or capable of conversion to another *accessory* residential *use*, once the *garden suite* is discontinued;
c) An agreement with the *owner* will be executed under the provisions of the Municipal Act and will:
    a. Address the conditions under which the garden or *secondary suite* will be installed, maintained and removed from the property;
    b. Identify the period of occupancy;
    c. Require that the garden or *secondary suite* not be used as a rental *dwelling unit* for profit or gain;
    d. Require that the garden or *secondary suite* meets all health, safety, servicing and *building* code standards;
    e. Address the provision of securities to ensure that the conditions of the agreement will be satisfied;
    f. Acknowledge limitations to emergency and other services where such a unit is accessible only by water or a *private road*; and
    g. Include any other conditions that the *Township* deems necessary.

ACCESSORY GOLF COURSES (in a "Waterfront Resort Commercial Open Space" Development Permit Area)

D.3 In addition to other requirements of this by-law, the following reports shall be submitted to the satisfaction of the *Township* prior to the issuance of a *development* permit:

a) Hydrogeological report;
b) Stormwater management report;
c) Construction mitigation plan;
d) Operation and management plan;
e) Site evaluation if any sensitive features are present on the site; and
f) Any other reports deemed necessary by the *Township*.

The site shall also have access from a year round publicly maintained, public *road*.

DRIVING RANGE (in a "Waterfront Resort Commercial Open Space" Development Permit Area)

D.4 In addition to other requirements of this by-law, the following reports shall be submitted to the satisfaction of the *Township* prior to the issuance of a *development* permit:

a) The property has access onto a year round publicly maintained, public *road*;
b) Stormwater management report
c) Construction mitigation plan;
d) Site evaluation if any sensitive features are present on the site; and
e) Any other reports deemed necessary by the *Township*.

ACCESSORY STABLES (in a "Waterfront Resort Commercial" Development Permit Area)

D.5 In addition to other requirements of this by-law, the following matters shall be addressed to the satisfaction of the *Township* prior to the issuance of a *development* permit:

a) Ministry of the Environment Minimum Separation Distance Formula
b) Minimum *setback* from any *shoreline* or *watercourse* – 300 metres (1000 feet)

DOCK (in a "Waterfront Environmental Protection One" Development Permit Area)

D.6 In addition to other requirements of this by-law, the following matters shall be addressed to the satisfaction of the *Township* prior to the issuance of a *development* permit:

a) A fisheries assessment or
b) Clearance from the Department of Fisheries and Oceans

WATERFRONT LANDING

D.7 In addition to other requirements of this by-law, the following matters shall be addressed to the satisfaction of the *Township* prior to the issuance of a *development* permit:

a) Sufficient docking and parking facilities will be provided to serve the primary residential or *resort* commercial *use*;
b) The property, particularly the *shoreline*, is suitable for the *use*;
c) The property has access onto a year round publicly maintained, public *road*;
d) Access to the facility by water is suitable;
e) The facility will not have a negative impact on environmentally sensitive areas, habitat or heritage areas;
f) The facility is not located within an area affected by a *development* constraint;
g) The facility will be designed in a manner that is compatible with surrounding properties;
h) Parking facilities will be *setback* at least 20 metres (66 feet) from the *shoreline* and a *shoreline buffer* will be required to be maintained or restored outside the *shoreline activity area*;
i) Stormwater management and construction mitigation is addressed; and
j) Waterfront *landings* will be secured through ownership of a registered right of way.

MINIATURE GOLF COURSE

D.7 In addition to other requirements of this by-law, the following matters shall be addressed to the satisfaction of the *Township* prior to the issuance of a *development* permit:

a) The site is suitable for the *use* proposed;
b) The property has access onto a year round publicly maintained, public *road*;
c) Adequate potable water and *sewage* disposal can be provided;
d) Access routes are appropriate or can be upgraded to accommodate the additional traffic;
e) The proposal will be compatible with surrounding properties; and
f) *Parking areas* will be *buffered* from *road*ways.

DWELLING WHERE AN IDENTIFIED INACTIVE OR ACTIVE WASTE DISPOSAL SITE

D.8 In addition to other requirements of this by-law, the technical report shall address the following matters to the satisfaction of the *Township* prior to the issuance of a *development* permit:

a) evaluation of the presence and impact of any adverse effects or risk to health and safety;
b) a hydrogeological assessment to evaluate groundwater where it will be a potable water source;
c) assessment of appropriateness of the *development*; and
d) identification of any remedial measures to mitigate any concerns.

SCHEDULE E – Lake Classification by Phosphorus Sensitivity

LAKE NAME	SENSITIVITY
Allen Lakes	Moderate
Angel	Moderate
Axle	Moderate
Bella	Moderate
Benson	Moderate
Big Hoover	Moderate
Big Stephen	Moderate
Black (Black R)	Moderate
Black (Muskoka R)	Moderate
Blue Chalk	Moderate
Brooks	Moderate
Buchanan	Moderate
Buck	Moderate
Burns	Moderate
Camp	Moderate
Campstool	Moderate
Carcass	Moderate
Chub	Moderate
Circular	Moderate
Cooper	Low
Cotter	Moderate
Crotch	Moderate
Dan	High
Dickie	Low
Docker	Moderate
Dotty	Low
Doughnut	Moderate
Eastell	Moderate
Echo	Moderate
Eighteen Mile	Moderate
Ellis	Moderate
Fifteen Mileg	Moderate
Fitzell	Moderate
Fleming	Moderate
Flossie	Moderate
Fly	Moderate
Foote	Moderate
Fowler	High
Goodman	Moderate
Gosling	Moderate
Grandview	Moderate
Greenish	Moderate
Grindstone	Moderate
Grouse	Moderate
Hardup	Moderate
Heck	Moderate
Heeney	Low

Helve	High
Horse	Moderate
Insula	Moderate
Jerry	Moderate
Jill	Moderate
Lake of Bays	Moderate
Lassetter	Moderate
Lee	Moderate
Little Clear	Moderate
Little Nelson	Moderate
Little Oxbow	Moderate
Little Pell	Moderate
Little Spaniel	Moderate
Longline	Moderate
Loon	Moderate
Lower Raft	Moderate
Lower Schufelt	High
Lower Twin	Moderate
Mansell	High
Margaret	Moderate
Marion	Moderate
Martin	Moderate
McReynolds	Moderate
McEwen	Moderate
Menominee	Low
Moot	Moderate
Mug	Moderate
Nelson	Moderate
North Dotty	Moderate
Oxbow	Moderate
Pairo (Twin) 1	Moderate
Pairo 2	Moderate
Peeler	Moderate
Pell	Moderate
Peninsula	Moderate
Porcupine	Moderate
Pretzel	Moderate
Pup	Moderate
Rebecca	Low
Red Chalk	Moderate
Ridout	High
Ril	Moderate
Roundabout	Moderate
Sage	Moderate
Saucer	Moderate
Schufelt	Moderate
Seventeen Mile (Dwight)	Moderate
Seventeen Mile (Vernon)	Moderate
Shapter	Moderate
Shoe	Moderate
Sixteen Mile	Moderate
Slim	Moderate
Sly	Moderate
Solitaire	Moderate
South Nelson	Moderate
South Tasso	High
Spaniel	Moderate
Splatter	Moderate
St. Mary (Paint)	Moderate
Steeple	Moderate
Sugar Bowl	Moderate
Surprise	Moderate
Tackaberry	Moderate
Tasso	Moderate
Teapot	Moderate
Three Island	Moderate
Toad	Moderate
Tom	Moderate

Tooke	Moderate
Upper Oxbow	Moderate
Upper Raft	Moderate
Verner	Moderate
Walker	Moderate
Wells	Moderate
Whitehouse	Moderate
Wildcat	Moderate
Wilson	Moderate
Wolfkin	Moderate
Any other lake not listed	Moderate

APPENDIX 1 – LAKE CATEGORIES

The following lakes have been grouped into the following size categories for the purposes of this By-law. Locations should be confirmed by consulting Schedule C3 of the Official Plan.

CATEGORY 1 LAKES

Lake of Bays
Peninsula Lake

CATEGORY 2 LAKES

Bella Lake
Camp Lake
Dickie Lake
Dotty Lake
Echo Lake
Foote Lake
Grandview Lake
Greenish Lake
Menominee Lake
Oxbow Lake
Paint or St. Mary's Lake
Rebecca Lake
Ril Lake
Solitaire Lake
Tasso Lake
Walker Lake

CATEGORY 3 LAKES

Allen Lake
Angel Lake
Axle Lake
Benson Lake
Big Hoover Lake
Big Stephen Lake
Black Lake
Black Lake
Blue Chalk Lake
Boundary Lake
Brooks Lake
Buck Lake
Burns Lake
Carcass Lake
Chub/Trout Lake
Circular Lake
Cooper Lake
Cotter Lake
Crotch Lake
Dan Lake
Erin Lake
Ermine Lake
Fifteen Mile Lake
Fitzell Lake
Flossie Lake
Fowler Lake
Goodman Lake
Gosling Lake
Greenish Lake
Grindstone Lake
Grouse Lake
Hardup Lake
Heck Lake
Heeney Lake
Helve Lake
Horse Lake
Insula Lake
Jackson's Lake
Jerry Lake
Jill Lake
Lassetter Lake
Lee Lake
Little Clear / Seventeen Mile Lake
Little Hoover Lake
Little Margaret Lake

Little Pell Lake
Longline Lake
Loon Lake
Lower Raft Lake
Lower Schufelt Lake
Mansell Lake
Margaret Lake
Martin Lake
McEwan Lake
McReynold Lake
Mink Lake
Moot Lake
Mug Lake
Nelson Lake
North Dotty Lake
Pairo Lake
Peeler Lake
Pell Lake
Pretzel Lake
Red Chalk Lake
Rookery Lake
Sage Lake
Sand Lake
Lower Schufelt Lake
Seventeen Mile Lake
Seventeen Mile Lake
Shapter Lake
Shoe Lake
South Nelson Lake
South Tasso Lake
Spaniel Lake
Steeple Lake
Surprise Lake
Tackaberry Lake
Three Island Lake
Toad Lake
Tom Lake
Tooke Lake
Unnamed Lakes exceeding 8 ha (20 acres) in area – See Schedule C3 of Official Plan
Upper Raft Lake
Upper Twin Lake
Verner Lake
Wilson Lake
Wolfkin Lake
Woodbine Lake

APPENDIX 2 – Over Threshold Lakes for Recreational Water Quality

Brooks Lake
Longline Lake
Ril Lake
Tooke Lake

APPENDIX 3

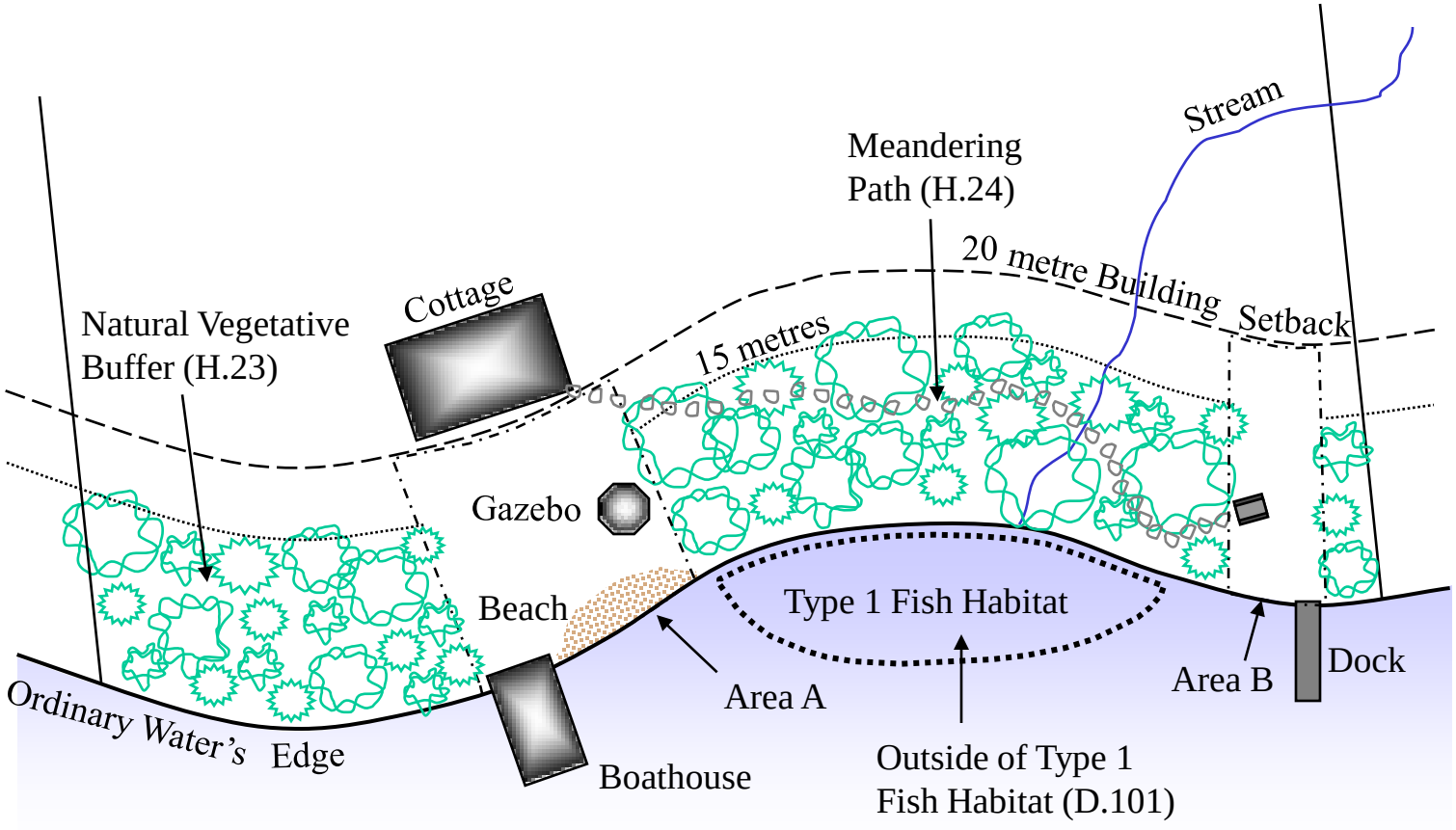
Permitted Coverage Within the *Shoreline Activity Area* (SAA)			
Shoreline **Frontage**	**Available SAA**	**SAA**	**Permitted Coverage in SAA**
Feet	**Feet** (25% of Frontage)	**Square Feet**	**Square Feet** 40% of the available SAA
100	25	1640	656
110	27.5	1804	721.6
120	30	1968	787.2
130	32.5	2132	852.8
140	35	2296	918.4
150	37.5	2460	984
160	40	2624	1049.6
170	42.5	2788	1115.2
180	45	2952	1180.8
190	47.5	3116	1246.4
200	50	3280	1312
210	52.5	3444	1377.6
220	55	3608	1443.2
230	57.5	3772	1508.8
240	60	3936	1574.4
250	62.5	4100	1640
260	65	4264	1705.6
270	67.5	4428	1771.2
280	70	4592	1836.8
290	72.5	4756	1902.4
300	75	4920	1968
304	76	4985.6	1994.24

APPENDIX 4 – Shoreline Activity Areas

The following illustrations are included in order to assist in interpreting provisions related to shoreline activity areas.

Illustration 4-1

Shoreline Activity Area



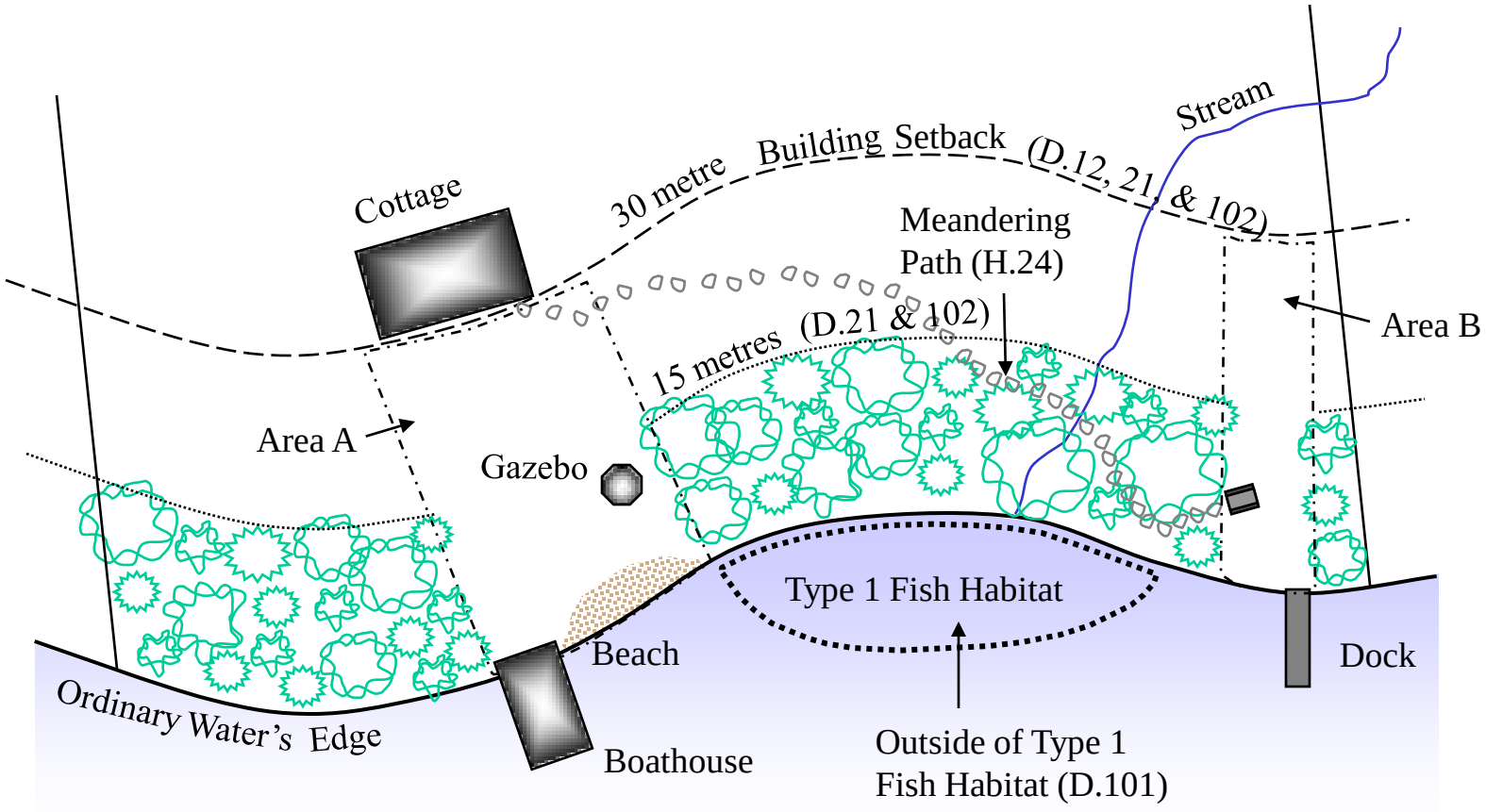
Notes:

- Shoreline Activity Area = Area A + Area B = <25% & <23m of shoreline (H.22)
- Shoreline Activity Area bounded by parallel lines from water's edge to required setback from water's edge
- maximum of two activity areas per lot

Illustration 4-2

Shoreline Activity Area

Abutting Type 1 Fish Habitat, Category 3 Lakes & Sensitive Lake Trout Lakes

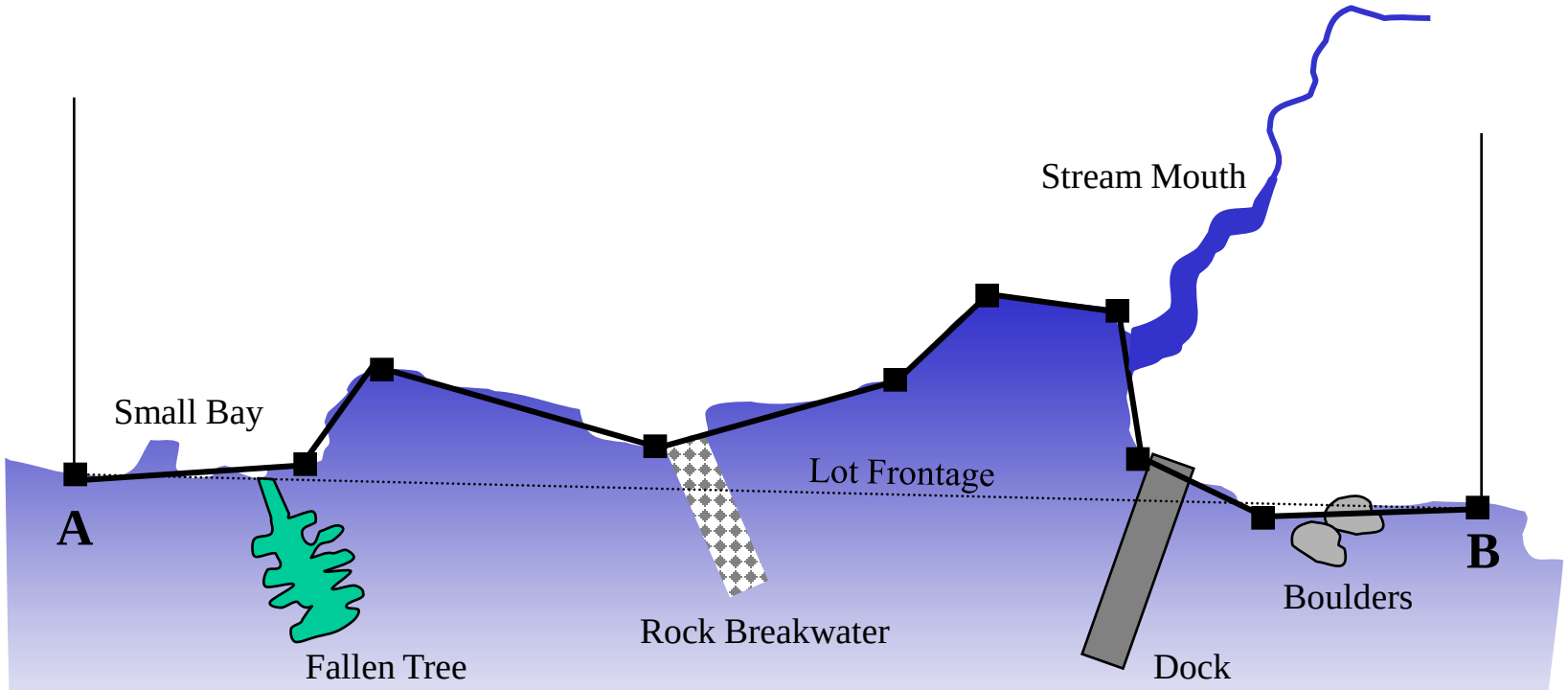


Shoreline Activity Area = Area A + Area B

Illustration 4-3

Shoreline Activity Area

Frontage

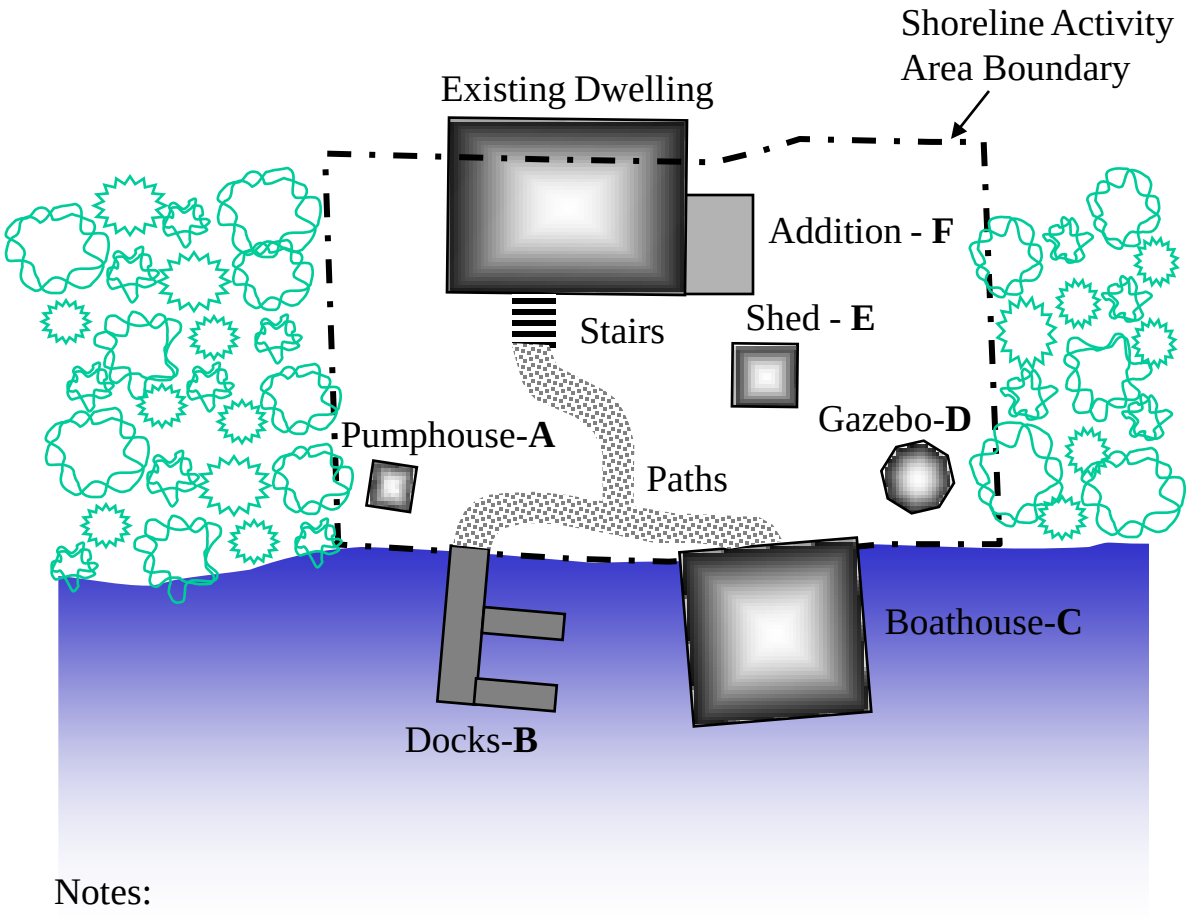


Notes:

- Shoreline Activity Area Frontage is the maximum permitted length or percentage of the Lot Frontage
- Shoreline Activity Area Frontage is the distance along the actual shoreline, excepting minor structural or natural variations (sum of line segments shown in the illustration)
- Lot Frontage is usually measured as the closest linear distance between the points at which the side lot lines intersect the ordinary water's edge (distance between **A** and **B**)

Shoreline Activity Area Coverage

Illustration 4-4



Notes:

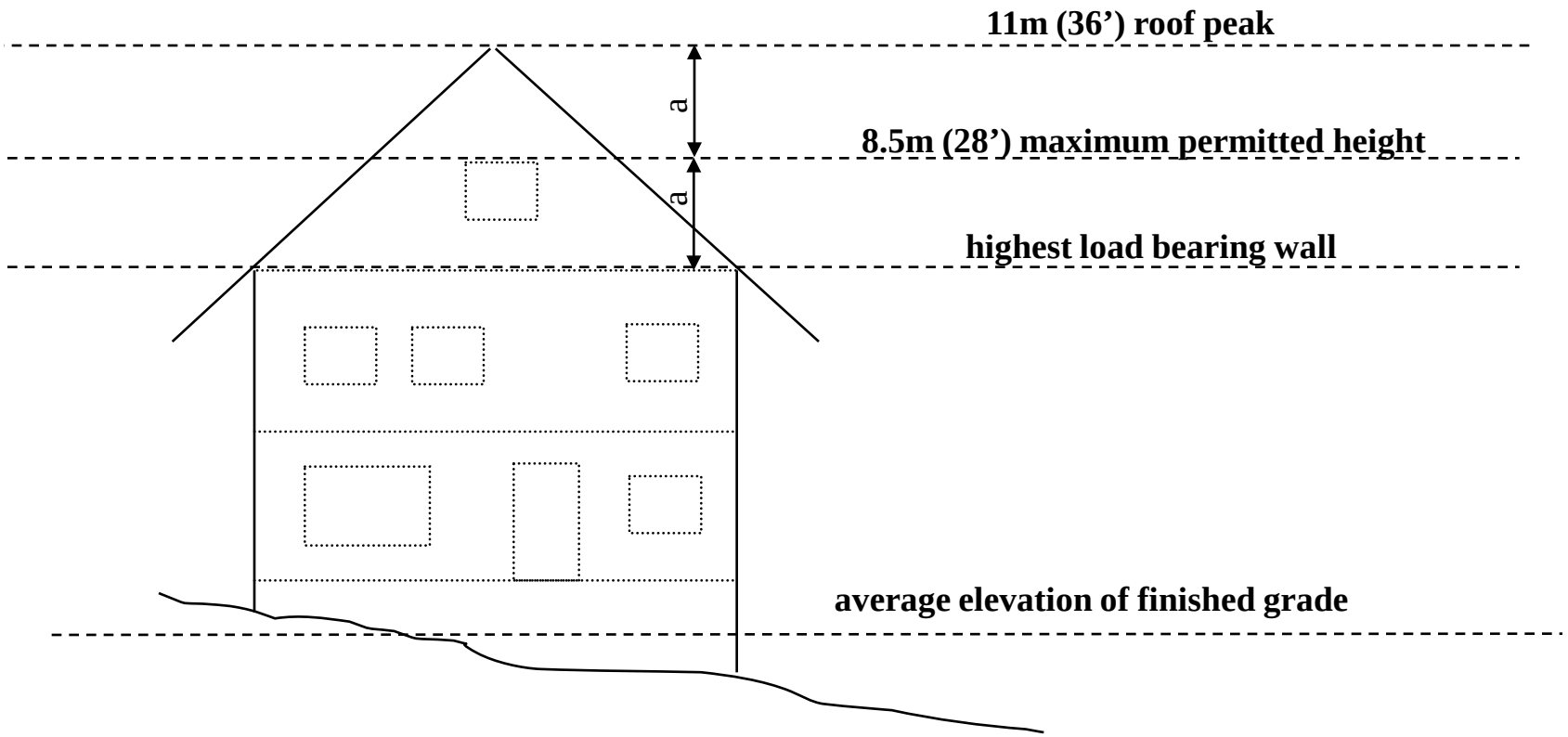
- SAA coverage shall not exceed 40%
- coverage = area(A+B+C+D+E+F)/SAA frontage*20
- SAA coverage to exclude legal non-complying dwellings, sleeping cabins, stairs and landings
- additions to non-complying dwellings shall be less than half of the SAA coverage (<20%)

APPENDIX 5 – Residential Provisions

The following illustrations are included in order to assist in interpreting provisions related to residential provisions, including building height and lot coverage.

Illustration 5-1

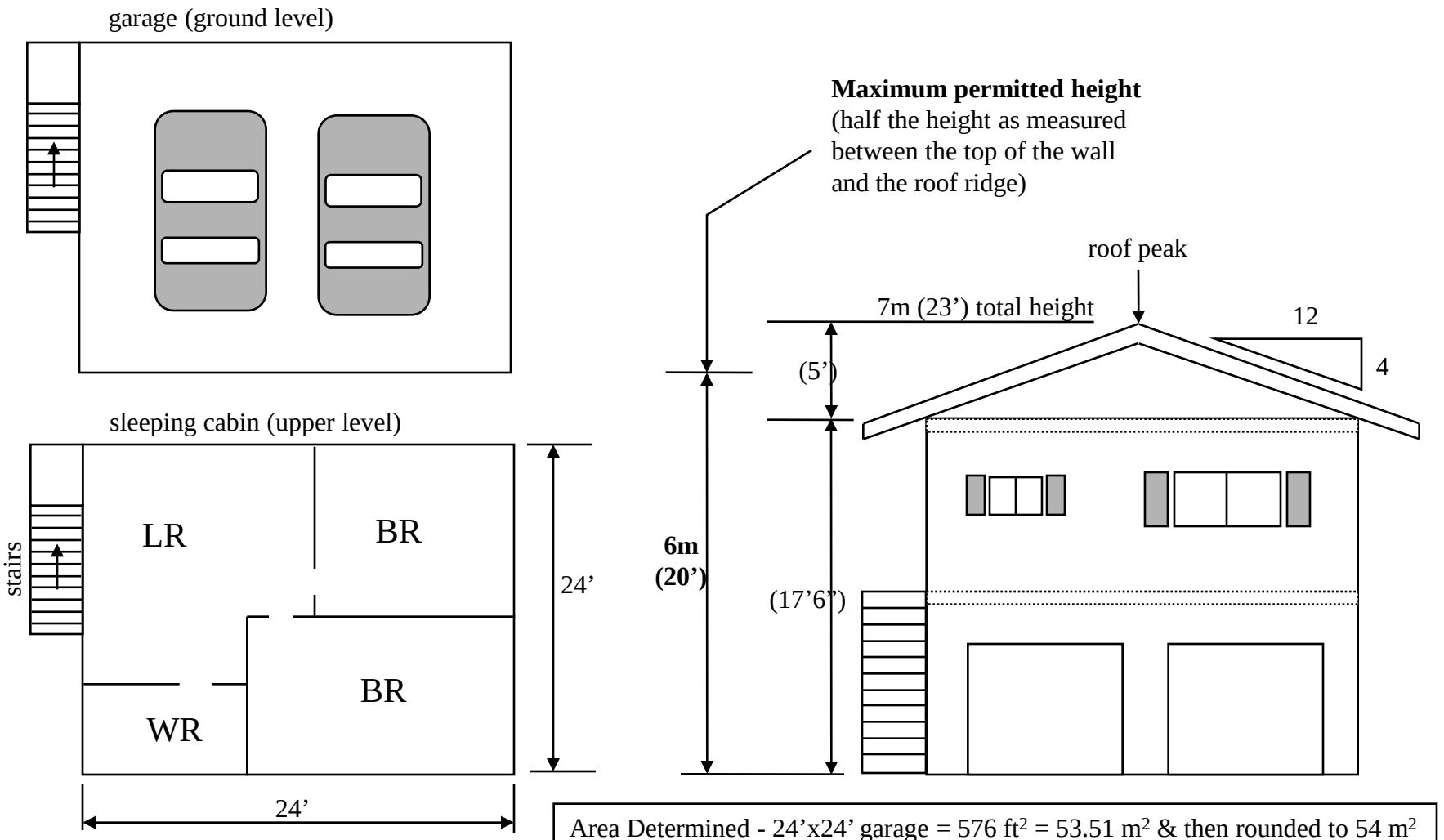
Maximum Height



Maximum Height

Illustration 5-2

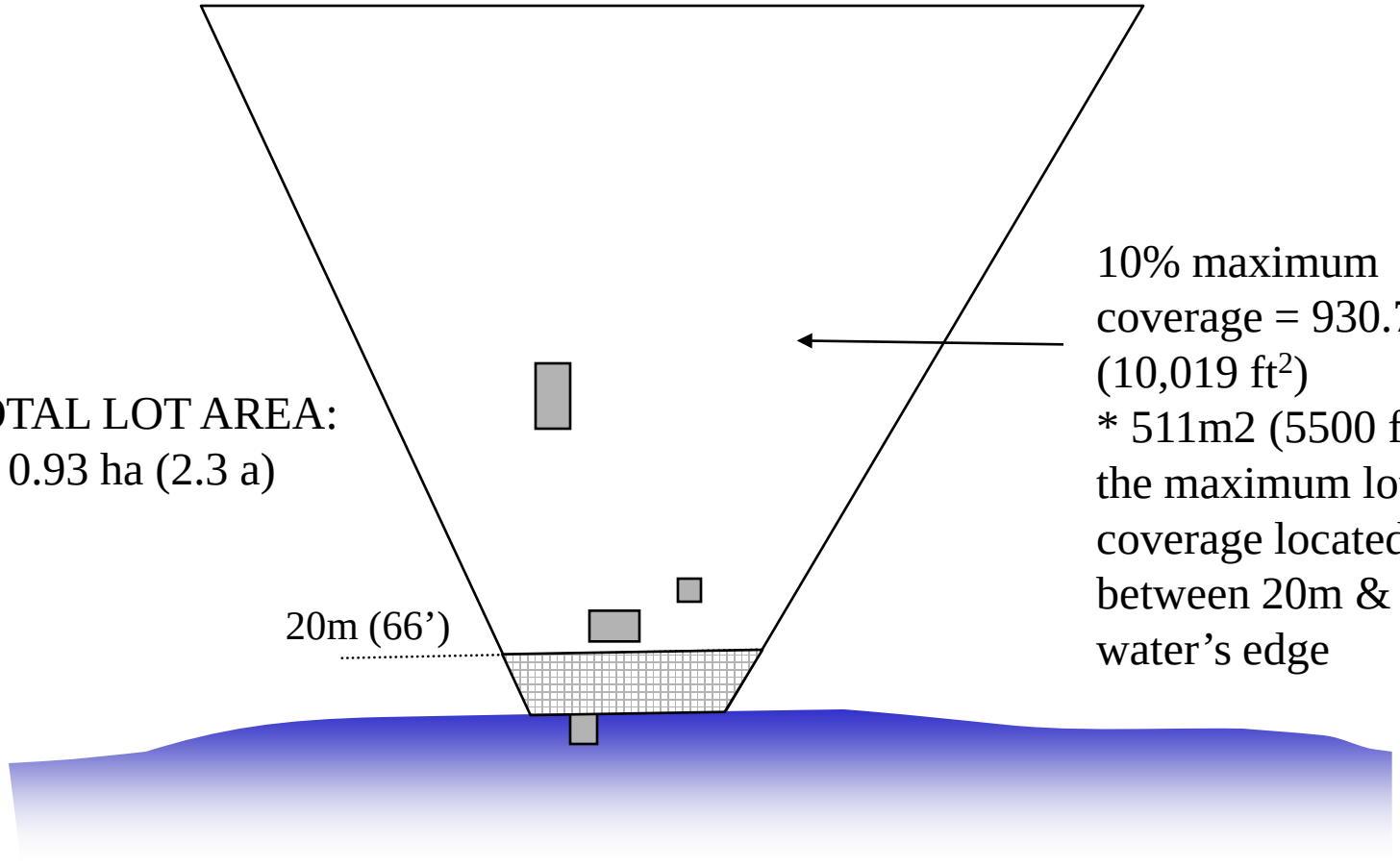
Sleeping Cabin above a Garage



Area Determined - 24’x24’ garage = 576 ft^2 = 53.51 m^2 & then rounded to 54 m^2

Illustration 5-3

Lot Coverage



** Lot coverage calculation includes all structures appertaining to the lot including structure extending out into the water.

Lot Coverage

Illustration 5-4

Lot Area	10% Lot Coverage
.2 ha (0.5 a)	200 m^2 (2,152 ft^2)
.4 ha (1 a)	404.68 m^2 (4,356 ft^2)
.8 ha (2 a)	809.37m^2 (8,712 ft^2)
2 ha (5 a)	2,023 m^2 (21,780 ft^2)
4 ha (10 a)	4,046 m^2 (43,560 ft^2)

511 m^2 (5,500 ft^2) max. lot coverage to be located between 60m & 20m of the water's edge

Note: lot coverage is calculated for the entire lot area and includes all structures appertaining to the lot, including those structures extending out into the water.