

9. LAKESHORE RESIDENTIAL DISTRICT – LR

The purpose of the Lakeshore Residential District (LR) is to establish and preserve quiet residential areas free from other non-compatible uses and allow development on medium to large lots adjacent to the lakefront.

No person shall within any LR – Lakeshore Residential District use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

9.1 PERMITTED USES

- a. One single-detached unit dwelling, RTM, modular or mobile home;
- b. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c. Public recreational uses - parks, playgrounds, tennis courts, and other similar uses.
- d. Public works offices, buildings, structures and warehouses excluding waste management or sewage facilities.

Bylaw No. 03-2022

9.2 DISCRETIONARY USES

- a. Home occupations, home-based businesses (refer to section 5.3);
- b. Bed and breakfast homes (refer to section 5.6);
- c. Residential care home (refer to section 5.9 5.10);
- d. Day care centres (refer to section 5.7);
- e. Adult day care centres (refer to section 5.8);
- f. Dwelling groups;
- g. Townhouses.

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9.3 PROHIBITED USES

- ~~a. All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions;~~
- ~~b. Off road vehicles are restricted to established paths and trails on public lands;~~
- ~~c. The keeping of livestock;~~
- ~~d. All keeping of junked cars, abandoned vehicles and similar material;~~
- ~~e. All uses of buildings and land except those specifically noted as permitted or discretionary.~~

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9.4 SITE DEVELOPMENT REGULATIONS

Public works shall have no minimum or maximum site requirements

Bylaw No. 06-2020

Permitted Uses:	Single-Detached, RTM and Modular Homes	Public Recreational Uses
Minimum site area	465 m ² (5,000 ft ²)	No minimum
Minimum floor area	100 m ² (1076 ft ²)	No minimum
Minimum site frontage	7.6 meters (25 feet)	No minimum

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Maximum height	No maximum	Bylaw No. 06-2020	No maximum
Maximum site coverage	No maximum	Bylaw No. 06-2020	No maximum
Minimum front yard	7.6 meters (25 feet)		7.6 meters (25 feet)
Minimum rear yard	3.0 meters (10 feet)		No minimum
Minimum side yard	1.5 meters (5 feet)		3.0 meters (10 feet)

Discretionary-All Other Uses:

Minimum site area	900 m ² (9,687 ft ²)		
Minimum floor area	100 m ² (1076 ft ²)		
Minimum site frontage	30 meters (98 feet)		
Maximum height	No maximum	Bylaw No. 06-2020	
Maximum site coverage	No maximum	Bylaw No. 06-2020	
Minimum front yard	7.0 meters (23 feet)		
Minimum rear yard	9.0 meters (30 feet)		
Minimum side yard	1.5 meters (4.9 feet 5 feet)	Bylaw No. 03-2022	

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- a. The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites; and
- b. In the case of a parcel that existed prior to the adoption of this Bylaw, there shall be no minimum site area.

9.5 ACCESSORY BUILDING AND USES

Minimum yard setbacks	A minimum 7.0 meters (23 feet) from the front site line, 1.2 meters (4 feet) from the principal building, and 0.8 meters (2.6 feet) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 meters (12 feet).	
Maximum height	No maximum.	
Minimum rear yard	All accessory buildings shall be located a minimum of 1.5 meters (5 feet) from the rear site line; except where a municipal or environmental reserve exists adjacent to the rear yard then no set back will be required.	

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~~9.5.1 A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.~~

~~9.5.2 All accessory uses, buildings or structures require the submission of an application for a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.~~

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9.5.3 Any buildings, structures, or uses, which are accessory to the principle principal use of the site, but only after the principle use or discretionary use has been established. Accessory buildings are limited to:

- One accessory garage for two (2) motor or recreational vehicles; or
- Two (2) detached sheds or buildings accessory to the principle dwelling unit on the site.

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~~9.5.4 All accessory buildings shall be set back a minimum of 7.0 meters (23 ft.) from the front site line, 1.2 meters (4 ft.) from the principal building and 0.8 meters (2.6 ft.) from the side site line unless the side line is an abutting street then the side yard shall be 3.6 meters (11.8 ft.).~~

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~~9.5.5 All accessory buildings shall be located a minimum of 1.5 meters (5 ft.) from the rear site line except where a public or environmental reserve exists adjacent to the rear yard, no set back will be required.~~

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9.5.6 Deleted by Bylaw No. 06-2020

9.5.7 No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

9.5.8 All shelterbelts, tree and shrub plantings, portable structures, machinery and earth or gravel piles shall comply with the same setback requirements as for buildings.

9.6 SIGNAGE

9.6.1 One (1) permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m² (10.7 ft²).

9.6.2 In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling.

9.6.3 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.

9.6.4 Temporary signs not exceeding 1.0 m² (10.7 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

9.7 FENCE AND HEDGE HEIGHTS

~~9.7.1 No hedge, fence or other structure shall be erected past any property line.~~

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~~9.7.2 In a required front yard, to a height of more than 1.0 meter (3.3 feet) above grade level.~~

~~9.7.3 No maximum fence height will be prescribed in any yard other than a required front yard.~~

~~9.7.4 Deleted by Bylaw No. 06-2020~~

~~9.7.5 No barbed wire or razor wire fences shall be allowed.~~

9.8 OFF-SEASON STORAGE

9.8.1 The storage of one (1) fishing shack or trailer shall be in a proper manner so as not to create a nuisance or view obstruction to adjacent property owners.

9.8.2 Empty lots are restricted from the temporary storing of seasonal buildings or recreational equipment vehicles.

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9.9 OUTSIDE STORAGE

- 9.9.1 No outdoor storage shall be permitted in the required front yard or any residential site.
- 9.9.2 No yard shall be used for the storage or collection of hazardous material.
- 9.9.3 Council may apply special standards as a condition for a discretionary use approval regarding the location of areas used for storage.
- 9.9.4 No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard.
- 9.9.5 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- 9.9.6 Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

9.10 STANDARDS FOR DISCRETIONARY USES

- 9.10.1 All discretionary uses shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified.
- 9.10.2 Specific Discretionary Use Evaluation Criteria for ***Residential Care Homes***:
 - a. The development will be entirely consistent with the residential development on adjacent parcels.
- 9.10.3 Specific Discretionary Use Evaluation Criteria for ***semi-detached, duplex dwellings, Fourplex or townhouses and other multi-unit dwellings***:
 - a. Council shall give consideration to the locations on major streets and that the development will not cause excessive traffic through existing low density residential area.
- 9.10.4 Off-street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

9.11 THROUGH SITES AND DOUBLE FRONTAGE

The following is intended to apply exclusively to the existing residential lots, and reconfiguration thereof, located between Lakeview Avenue and Beach Avenue, which abut a street on both their front and rear site lines. At the date of passage of this amendment, this includes the following legally defined parcels:

Parcel Number	Land Description	Parcel Number	Land Description
130991025	Lot 5-Blk/Par 26-Plan 83B00158 Ext 0	130991328	Lot 6-Blk/Par 22-Plan G207 Ext 0
130991036	Lot 4-Blk/Par 26-Plan 83B00158 Ext 0	130991339	Lot 5-Blk/Par 22-Plan G207 Ext 0
130991047	Lot 3-Blk/Par 26-Plan G207 Ext 0	130991340	Lot 4-Blk/Par 22-Plan G207 Ext 0
130991104	Lot 3-Blk/Par 25-Plan G207 Ext 0	130991384	Lot 1-Blk/Par 24-Plan G207 Ext 0
130991115	Lot 2-Blk/Par 25-Plan G207 Ext 0	130991418	Lot 13-Blk/Par 22-Plan G207 Ext 0
130991160	Lot 3-Blk/Par 24-Plan G207 Ext 0	130991429	Lot 1-Blk/Par 25-Plan G207 Ext 0
130991171	Lot 2-Blk/Par 24-Plan G207 Ext 0	161608068	Lot 19-Blk/Par 23-Plan 101891606 Ext 0
130991193	Lot 8-Blk/Par 23-Plan G207 Ext 0	161608079	Lot 20-Blk/Par 23-Plan 101891606 Ext 0
130991227	Lot 5-Blk/Par 23-Plan G207 Ext 0	164032893	Lot 21-Blk/Par 23-Plan 101940364 Ext 0
130991261	Lot 12-Blk/Par 22-Plan G207 Ext 0	166208294	Lot 6A-Blk/Par 25-Plan 102099405 Ext 0
130991272	Lot 11-Blk/Par 22-Plan G207 Ext 0	166235621	Lot 4A-Blk/Par 25-Plan 102103704 Ext 0
130991283	Lot 10-Blk/Par 22-Plan G207 Ext 0	166261158	Lot 6A-Blk/Par 24-Plan 102109935 Ext 0
130991294	Lot 9-Blk/Par 22-Plan G207 Ext 0	202820712	Lot 4A-Blk/Par 24-Plan 102131985 Ext 0
130991306	Lot 8-Blk/Par 22-Plan G207 Ext 0	202824659	Lot 8A-Blk/Par 25-Plan 102134483 Ext 0
130991317	Lot 7-Blk/Par 22-Plan G207 Ext 0		

- 9.11.1** Notwithstanding the regulations in 9.4, for allowable principal residential uses between Lakeview Avenue and Beach Avenue, Council may at its discretion and by resolution, allow a minimum front or rear yard setback reduction to a distance no less than 3.0 metres (10 ft).
- 9.11.2** Where both the front and rear lot lines measure the same distance, the front and rear site lines shall be determined by Council with consideration for: the location of the existing development on site; existing developed access; the location of municipal underground utilities and services; and topographic, vegetative, or other natural features that favour one lot line over the other for access.
- a. Where one determination of “front site line” would result in any cost-differential for the municipality or interfere with long-term planning objectives, the determination identified by resolution of Council that best aligns with long-term planning objectives and which is most cost-effective for the municipality, shall determine front and rear site lines.”

Bylaw No.
06-2020

All of
subsection
9.11 added