

## SECTION 9 - LD - LAKESHORE DEVELOPMENT DISTRICT

### 9.1 Permitted Uses

The following uses are permitted in this district.

#### 9.1.1 Principal Uses

- (1) *Residential uses*
  - (a) Single detached dwelling.
  - (b) Mobile home - permanent foundation
- (2) *Public utilities*, except solid and liquid waste disposal facilities.
- (3) Community halls, public sports fields and parks, and municipal service facilities.

9.1.2 Accessory Uses including uses and buildings accessory to the permitted principal use on the site.

### 9.2 Discretionary Uses

The following uses are discretionary in this district:

#### 9.2.1 Principal Uses

- (1) *Recreational uses*
  - (a) Campgrounds
  - (b) Golf courses
  - (c) Other non-profit community recreational facilities
  - (d) Marinas
  - (e) Long-Term Campgrounds [2012-09]
- (2) *Commercial uses*
  - (a) Convenience stores with or without gas bars.
  - (b) Bait and tackle stores with or without boat rental or gas bars.
  - (c) Commercial recreation facilities.
  - (d) Motels, tourist cabins, or lodges, with or without a restaurant.
- (3) *Home-based business*, where ancillary to a residence on the same site.

9.2.2 Accessory Uses including uses and buildings customarily accessory and subordinate to the discretionary principal use on the site.

### 9.3 Regulations

#### 9.3.1 Site Area Requirements

- |                      |  |
|----------------------|--|
| (1) Residential -    | Minimum - 550 m <sup>2</sup> (6000 square feet). |
| (2) Commercial -     | Minimum - 900 square metres (9,688 square feet). |
| (3) Campgrounds -    | Minimum - 0.4 hectares (1 acre).                 |
| (4) All other uses - | Minimum - none.                                  |

### 9.3.2 Site Frontage Requirements

- |                                  |                                 |
|----------------------------------|---------------------------------|
| (1) Residential -                | Minimum - 18 metres (60 feet).  |
| (2) Commercial and Campgrounds - | Minimum - 30 metres (100 feet). |
| (3) All other uses -             | Minimum - none.                 |

### 9.3.3 Yard Requirements

- (1) Lake front residential lots:
- (a) Front Yard (abutting street)
    - Principal buildings - Minimum - 6 metres (20 feet)
    - Accessory buildings - Minimum - 1.5 metres (5 feet) subject to Clause (d).
  - (b) Side yard - Minimum - 1.5 metres (5 feet)
  - (c) Rear Yard (lake side)
    - Principal buildings - Minimum - 4.5 metres (15 feet)
    - Accessory buildings - Minimum - 4.5 metres (15 feet)
  - (d) Accessory buildings shall not cover more than 48% of the required front yard for principal buildings. **[2006-6]**
- (2) All other residential lots:
- (a) Front Yard (abutting street)
    - All buildings - Minimum - 6 metres (20 feet)
  - (b) Side yard - Minimum - 1.5 metres (5 feet)
  - (c) Rear Yard
    - Principal buildings - **[2008-2]** Minimum - 6 metres (20 feet) **except in situations where the site frontage is 15 metres (50') or less, then the minimum is 1.5 metres.**
    - Accessory buildings - Minimum - 1.5 metres (5 feet)
  - (d) Accessory buildings shall not cover more than 48% of the required front yard for principal buildings. **[2008-2]**
- (3) Commercial uses:
- (a) All yards - Minimum - 6 metres (20 feet)
- (4) Public parks, municipal facilities and public utilities:
- (a) All yards - No requirements
- (5) All other uses:
- (a) Yard abutting a street - Minimum - 6 metres (20 feet)
  - (b) All other yards - Minimum - 1.5 metres (5 feet)
- (6) For the purpose of this section, a *lakefront residential lot* shall include any lot proposed for residential development that abuts the bank of the lake, or abuts dedicated land that borders the bank of the lake within 30 metres (100 ft) of the rear lot line.

### 9.3.4 Floor Area

- (1) Detached accessory buildings - Maximum – cannot exceed 18% of the square footage of the site area (*Bylaw 2007-5*)

### 9.3.5 Residential development

- (1) Mobile Homes shall;
- (a) bear C.S.A. Standard Z240 (1979), or later revisions thereto, approval;
  - (b) be attached to an approved septic system prior to occupancy; and
  - (c) be securely attached to the ground and skirted with a material compatible with the exterior finish of the mobile home, prior to occupancy.

### 9.3.6 Sign Size

- (1) The maximum facial area of a sign on residential sites shall be 1.2 square metres (12.9<sup>ft.</sup>..)
- (2) The maximum facial area of a sign on all other sites shall be 3.5 square metres ( 37.7<sup>ft.</sup>..)

## 9.4 Development Standards for Discretionary Uses

### 9.4.1 Home-Based Businesses

- (1) Home-based businesses shall comply with Section 3.10.
- (2) No home-based business in this district shall include auto body repair or repainting operations.
- (3) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district.

### 9.4.2 Commercial Uses

- (1) The principal building for a confectionery or bait and tackle shop shall not exceed floor area of 100 m<sup>2</sup> (1,076<sup>ft.</sup>..) devoted to the commercial use.
- (2) One ancillary residence for the operator of the commercial use is permitted on the site, but the minimum site area shall be the sum of the minimum site areas for a residential lot and a commercial lot.

### 9.4.3 Campgrounds

- (1) Campgrounds shall comply with Section 3.12. And 3.13