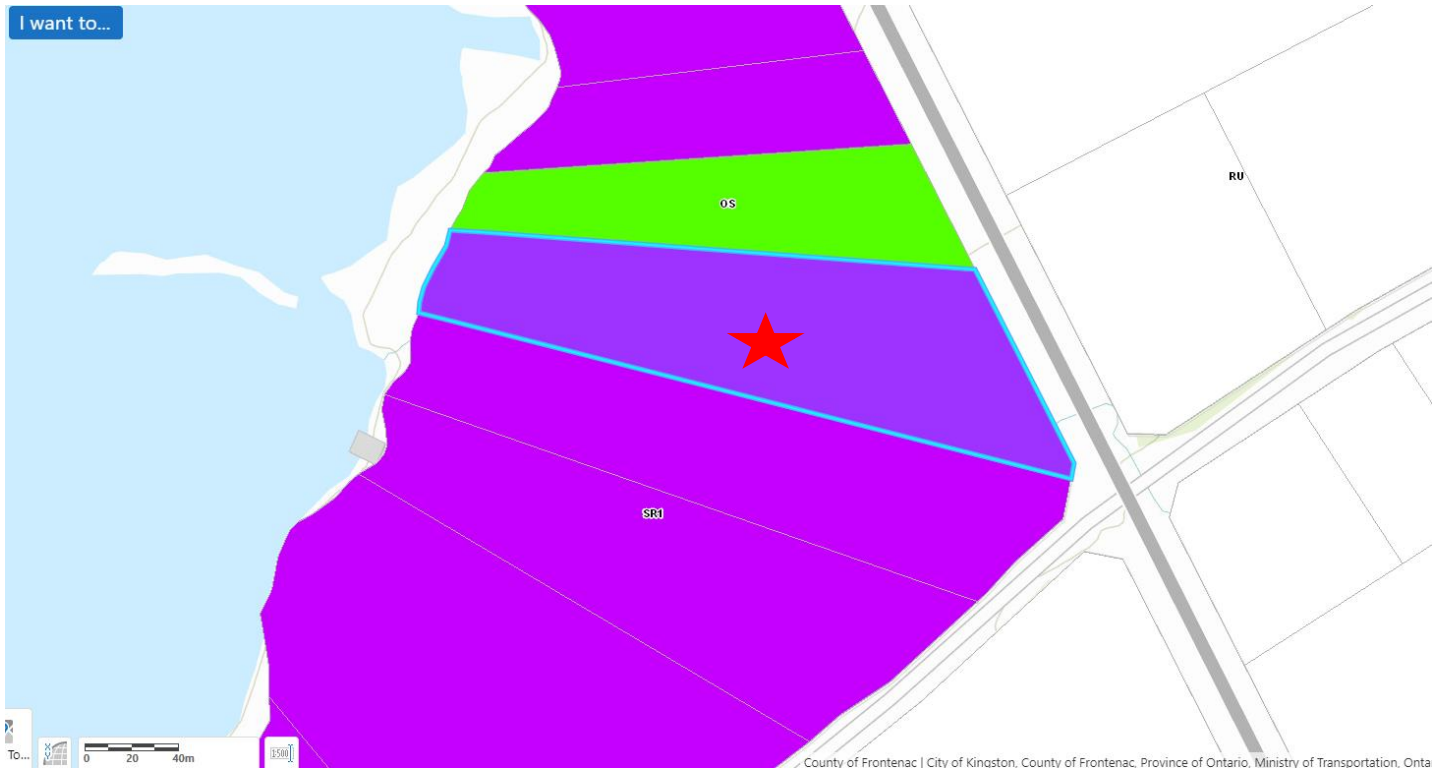


Zoning Information 44 Howe Island Drive



SR1 - Shoreline Residential Zone

4.3 SHORELINE RESIDENTIAL TYPE ONE (SR1) ZONE

4.3.1 Permitted Uses

No person shall within the Shoreline Residential Type One (SR1) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

- a) Residential Uses
 - i) Single housekeeping dwelling house;
 - ii) Seasonal dwelling house; and
- b) Non-Residential
 - i) Home occupation
 - ii) bed and breakfast establishment;
 - iii) Public service or utility in accordance with the provisions of Section 3.17 hereinafter set forth in this By-law.

- c) Accessory Uses

Uses, buildings or structures accessory to any of the foregoing permitted uses, specified under Subsections (a) or (b) hereof, and in accordance with the provisions of Section 3.1 hereof.

4.3.2 Regulations for Residential Uses

- a) Minimum Lot Area Requirement 4,050 square metres
- b) Minimum Lot Frontage Requirement 45 metres
In accordance with Section 3.8.41 this frontage may be on a private right of way which provides access to an Improved Public Street.
- c) Minimum Yard Requirements
 - i) Front Yard 10 metres
 - ii) Exterior Side Yard 10 metres
 - iii) Interior Side Yard 3 metres
- d) Rear Yard 10 metres
- e) Minimum Dwelling Unit Area Requirement 85 square metres
- f) Maximum Lot Coverage

- | | | |
|-----|---|------------|
| i) | all buildings and structures | 30 percent |
| g) | Minimum Setback from Street Centerline | |
| i) | County Road | 30 metres |
| ii) | Township Road | 20 metres |
| h) | Maximum Number of Dwelling Houses per lot | one |
| i) | Maximum Height of Buildings or Structures | 10 metres |

4.3.3 Provisions Regulating Conversion of Seasonal Dwelling

Notwithstanding the residential uses permitted under Section 4.3.1 (a) hereof to the contrary, with the Shoreline Residential Type One (SR1) Zone a seasonal dwelling house, existing as of the date passing of this By-law, may be permitted to convert a permanent single housekeeping dwelling house provided the following provisions are complied with namely;

- a) That the lot is serviced by a private water supply system and private waste disposal system which comply with the standards of the Ministry of the Environment, as amended from time to time; and, as administered by the medical Officer of Health;
- b) That the dwelling unit complies with the minimum dwelling unit area requirements set forth under Section 4.3.2 (d) hereof;

That such dwelling complies with the Ontario Building Code Act and Regulations set forth thereunder; and,

- c) That a Certificate of Compliance is obtained from the Corporation of the Township of Frontenac Islands.

4.3.4 General Zone Provisions

All other provisions of this By-law where applicable to the use of any land, building or structure permitted within the Shoreline Residential Type One (SR1) Zone shall apply and be complied with.