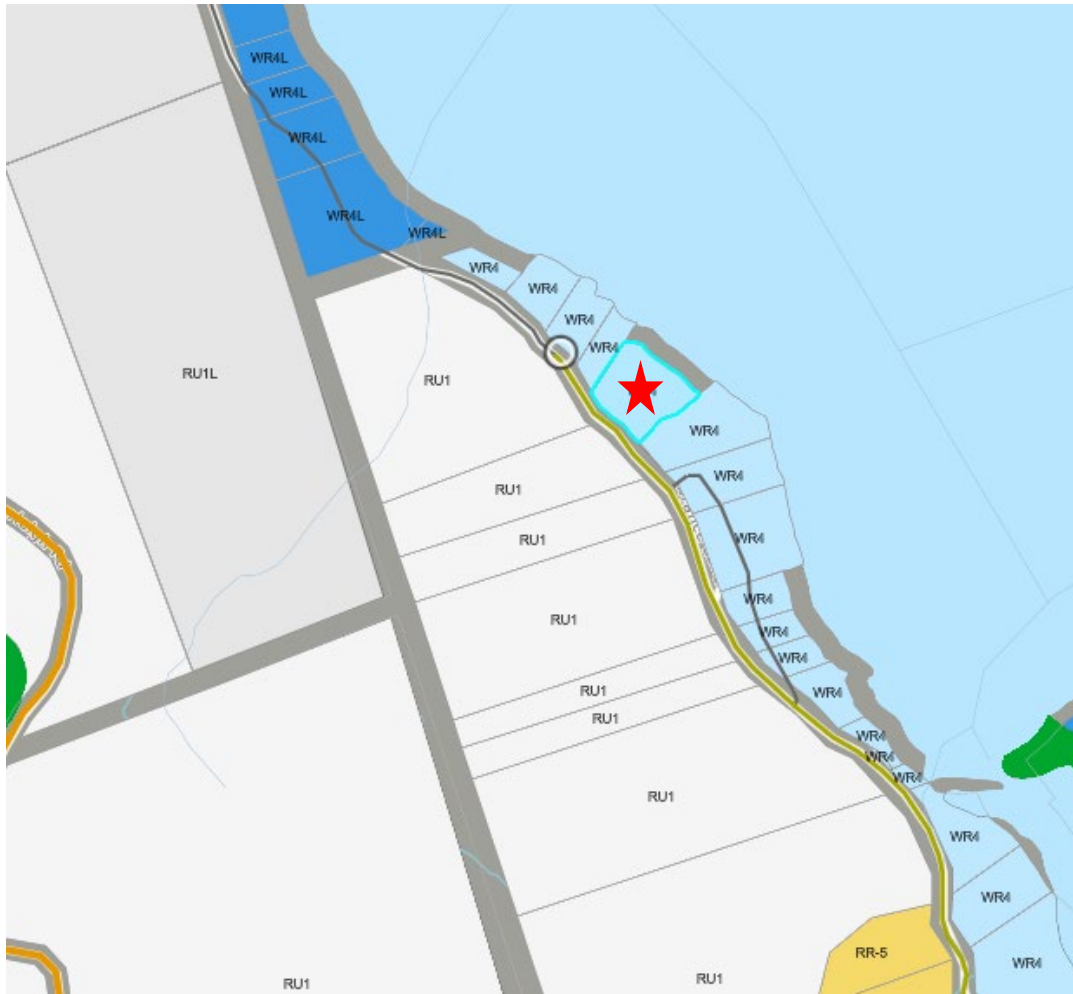


Zoning Map

1328 Grace River Rd, Wilburforce



WR4- Waterfront Residential Type 4



Comprehensive Zoning By-law Municipality of Dysart et al

Passed by Council as By-law 2005-120, December 12, 2005

Office Consolidation: December 2, 2025

Section 5 RESIDENTIAL ZONES

Residential Zones include the following:

		Explanatory note re purpose:
Waterfront Residential Type 1 Zone	WR1	60 m <i>lot frontage</i> , 30 m <i>water setback</i> , year-round occupancy
Waterfront Residential Type 2 Zone	WR2	60 m <i>lot frontage</i> , 20 m <i>water setback</i> on <i>lots</i> developed as of 2004, year-round occupancy
Waterfront Residential Type 3 Zone	WR3	60 m <i>lot frontage</i> , 30 m <i>water setback</i> (2011-83)
Waterfront Residential Type 3L Zone	WR3L	60 m <i>lot frontage</i> , 30 m <i>water setback</i> , limited services (no public road) (2011-83)
Waterfront Residential Type 4 Zone	WR4	60 m <i>lot frontage</i> , 20 m <i>water setback</i> on <i>lots</i> developed as of 2004 (2011-83)
Waterfront Residential Type 4L Zone	WR4L	60 m <i>lot frontage</i> , 20 m <i>water setback</i> on <i>lots</i> developed as of 2004, limited services (no public road) (2011-83)
Waterfront Residential Type 5 Zone	WR5	90 m <i>lot frontage</i> , 30 m <i>water setback</i>
Waterfront Residential Type 5L Zone	WR5L	90 m <i>lot frontage</i> , 30 m <i>water setback</i> , limited services (no public road)
Waterfront Residential Type 6 Zone	WR6	150 m <i>lot frontage</i> , 30 m <i>water setback</i>
Waterfront Residential Type 6L Zone	WR6L	150 m <i>lot frontage</i> , 30 m <i>water setback</i> , limited services (no public road)
Rural Residential Zone	RR	8,000 m ² <i>lot area</i> , private sewage
Suburban Residential Zone	RS	1,390 m ² <i>lot area</i> , municipal sewage
Urban Residential Type 1 Zone	R1	463 m ² (municipal sewage) or 4,000 m ² (private sewage) <i>lot area</i> , <i>single-family</i> or <i>converted dwelling</i> , in Haliburton Village
Urban Residential Type 2 Zone	R2	3,000 m ² <i>lot area</i> , private sewage, <i>single-family</i> or <i>converted dwelling</i> , in hamlets
Urban Residential Type 3 Zone	R3	1,390 m ² (municipal sewage) or 4,000 m ² (private sewage) <i>lot area</i> , <i>converted, duplex, or semi-detached dwelling</i> , in Haliburton Village

Section 8.2 of this By-law requires certain setbacks for industrial *uses* from Residential Zones and residential *buildings*.

5.4.4.9 WR3L-9 Exception Zone (By-law 2022-28)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the WR3L-9 Exception Zone, the following provisions shall apply:

(a) *Permitted uses:*

All uses permitted by the WR3L Zone, and the following:

- A storage shed.

(b) Zone Provisions:

All other zone provisions applicable to the WR3L Zone.

(c) All other provisions of this By-law as applicable to the WR3L Zone shall apply.

5.4.4.10 WR3L-10 Exception Zone (By-law 2023-77)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the WR3L-10 Exception Zone, the following provisions shall apply:

(a) *Permitted uses:*

All permitted uses in the WR3L Zone.

(b) Zone Provisions:

All zone provisions applicable to the WR3L Zone, except as follows:

- *Minimum water setback, any other structure* 45 metres
- *Minimum water setback, leaching bed* 45 metres

(c) All other provisions of this By-law as applicable to the WR3L Zone shall apply.

5.4.5 WR4 Exception Zones

5.4.5.1 WR4-1 Exception Zone (By-law 89-36)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the WR4-1 Exception Zone the following provisions shall apply:

(a) *Permitted uses:*

All permitted uses in the WR4 Zone.

(b) *Zone provisions:*

All *zone provisions* applicable to the WR4 Zone, and the following:

- Maximum extension of a *marine facility* in the LR Zone abutting the WR4-1 Exception Zone beyond the *high water mark*: 3 metres.

(c) All other provisions of this By-law applicable to a WR4 Zone shall apply.

5.4.5.2 WR4-2 Exception Zone (By-law 89-77)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the WR4-2 Exception Zone the following provisions shall apply:

(a) *Permitted uses:*

All *permitted uses* in the WR4 Zone.

(b) *Zone provisions:*

All *zone provisions* applicable to the WR4 Zone, and the following:

- *Minimum opening elevation*: 380.92 metres CGVD28
- Minimum elevation of a road, driveway, or *parking area*: 380.02 metres CGVD28
- Minimum elevation of a crawl space: 380.32 metres CGVD28.

(c) All other provisions of this By-law applicable to a WR4 Zone shall apply.

5.4.5.3 WR4-3 Exception Zone (By-law 2014-70)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the WR4-3 Exception Zone, the following provisions shall apply:

(a) *Permitted uses:*

All *permitted uses* in the WR4 Zone.

(b) *Zone Provisions:*

- *Lot area, minimum*: 0.2630.5 hectare

All *zone provisions* applicable to the WR4 Zone.

(c) All other provisions of this By-law as applicable to the WR4 Zone shall apply.

5.4.5.4 WR4-4 Exception Zone (By-law 2022-58)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the WR4-4 Exception Zone, the following provisions shall apply:

(a) *Permitted uses:*

All permitted uses in the WR4 Zone, and the following:

- Garage space on the second floor of a two storey garage.

(b) *Zone Provisions:*

All zone provisions applicable to the WR4 Zone.

(c) All other provisions of this By-law as applicable to the WR4 Zone shall apply with the following exceptions:

- Contrary to Section 3.1 (f)(i) – Two Storey Accessory structure to permit garage area within the second floor.

5.4.6 WR4L Exception Zones

5.4.6.1 WR4L-1 Exception Zone (Harcourt Park)

Despite any provision to the contrary of Section 5, or any other provision of this By-law, within the WR4L-1 Exception Zone the following provisions shall apply:

(a) *Permitted uses:*

All permitted uses in the WR4L Zone, and the following:

- *A private park.*

(b) *Zone provisions:*

All zone provisions applicable to the WR4L Zone, except as follows:

- *Dwellings per lot, maximum: no maximum*
- *Private cabins per lot, maximum: no maximum*
- *Total accessory buildings per lot: no maximum*
- *All zone provisions applicable to a lot in the WR4L Zone apply to each lease holding as if it were a lot.*

(c) All other provisions of this By-law applicable to a WR4L Zone shall apply.