

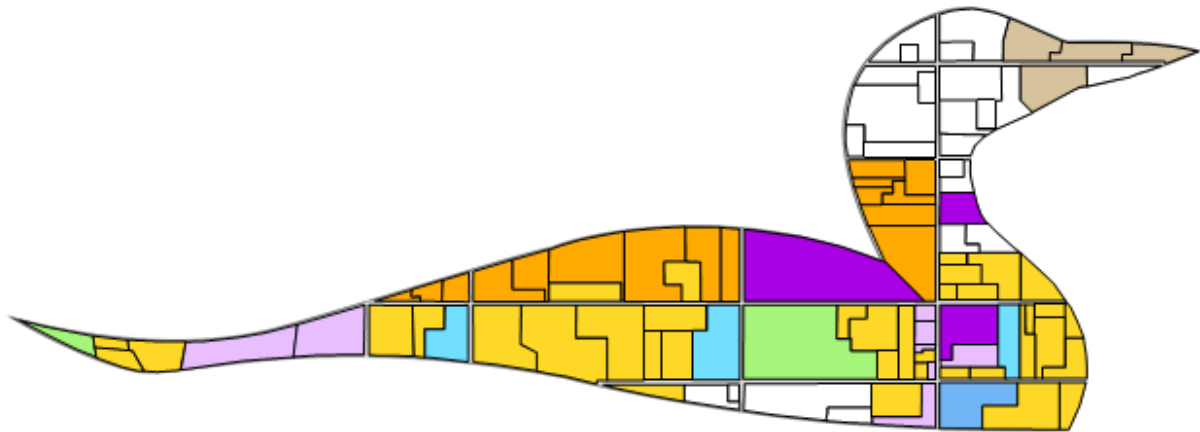
Zoning Map

2950 Route 29, Portland



Waterfront Residential - RW

TOWNSHIP OF RIDEAU LAKES ZONING BY-LAW NO 2023-50



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5.2 Waterfront Residential (RW)

1. Permitted Uses

single dwelling

2. Zone Provisions

- Lot Area (minimum) 4050m²
- Lot Frontage (minimum) 60m
- Yards (minimum)
 - Front 10m
 - Exterior Side 6m
 - Interior Side 6m
 - Rear 7.5m
- Dwelling Unit Area (minimum) 75m²
- Building Height (maximum) 10m
- Lot Coverage (maximum) 10%
- Floor Space Index (maximum) 15%
- Dwellings per Lot (maximum) 1

3. Additional Provisions

1. General Provisions

In accordance with Section 3 hereof.

4. Special Exception Zones

1. **RW-1** (*Part of Lot 3, Concession 7, South Crosby*)

On the lands zoned RW-1, the following additional provision shall apply: (#99-87 – September, 1999)

- The minimum setback from the top of slope, as identified by an Ontario Land Surveyor, shall be 10m.

2. **RW-2** (*Part of Lot 4, Concession 4, North Crosby – Newboro*)

Notwithstanding the provisions of Section 3.10, on the lands zoned RW-2, the following provision shall prevail in relation to a home-based business: (#2000-61 – June, 2000)

- A maximum of 250m² within an accessory building may be used for the purposes of a home-based business;
- A maximum of 1500m² of open storage shall be permitted, as shown on an approved site plan;

- Accessory sales of materials used in the home-based business shall be permitted.

3. **RW-3** (*Part of Lot 7, Concession 2 & 3, North Crosby – Newboro*)

Notwithstanding the provisions of Section 3.1.1, on the lands zoned RW-3, a 34m² portion of an existing accessory building may be used for human habitation, provided that it shall not be occupied as a dwelling unit. (#2004-117 – June, 2004)

4. **RW-4** (*Part of Lot 5, Concession 1, North Crosby – Newboro*)

Notwithstanding the provisions of Section 5.2.2, to the contrary, on lands zoned RW-4, the following provisions shall prevail: (#2004-118 – June, 2004)

- Interior Side Yard (minimum) 2.4m
- Lot Coverage (maximum) 20%

5. **RW-5** (*Part of Lot 7, Concession 3, North Crosby – Newboro*)

Notwithstanding the provisions of Section 5.2.2. to the contrary, on the lands zoned RW-5, the minimum water setback shall be 40m. (#2010-25 – March, 2010)

6. **RW-6** (*Part of Lot 20, Concession 2, North Crosby – Newboro*)

Notwithstanding the provisions of Section 5.2.2 and Section 3.30.2 to the contrary, on lands zoned RW-6, the following provisions shall prevail: (#2010-121 – December, 2010)

- Dwelling Unit Area (Minimum) 19.3m
- Water Setback 40m

7. **RW-7** (*Part Lot 6, Concession 2, Bastard & South Burgess*)

Notwithstanding the provisions of Section 3.30 and 3.24 to the contrary, on lands zoned RW-7 the following provisions shall prevail: (#2011-11 – February, 2011)

- Water Setback 65m
- Shoreline Area Occupancy 0% or 0m

8. **RW-8** (*Part of Lot 15, Concession 10, Bastard & South Burgess*)

Notwithstanding the provisions of Section 5.2.2, to the contrary, on lands zoned RW-8, the following provisions shall prevail: (#2011-54 – July, 2011)

- Lot Coverage (maximum) 2.3%
- Floor Space Index (maximum) 2.3%

9. **RW-9** (*Part of Lot 7 and 8, Concession 2, North Crosby – Newboro*)

Notwithstanding the provisions of Section 5.2.2 to the contrary, on the lands zoned RW-9, the following site specific standards apply: (#2012-74 – November, 2012)

- A setback of 10m beyond the top of the bank or a water setback of 40m whichever is greater.

10. **RW-10** (*Part of Lot 19, Concession 4, South Elmsley*)

Notwithstanding the provisions of Section 5.2.1 to the contrary, on the lands zoned RW-10, the following uses apply: (#2013-63 – September, 2013)

- Without a listed permitted use established accessory structures/uses are permitted in accordance with the provisions in Section 3.1.

11. **RW-11** (*Part Lot 9, Concession 1, Bastard & South Burgess*)

Notwithstanding the provisions of Section 5.2 to the contrary, on the lands zoned RW-11, the following site specific standards apply: (#2013-57 – August, 2013)

- Lot Frontage (minimum) 47.49m
- Yards (minimum)
 - Interior Side (North-East) 1.52m

12. **RW-12** (*Part Lot 9, Concession 1, Bastard & South Burgess*)

Notwithstanding the provisions of Section 5.2 to the contrary, on the lands zoned RW-12, the following site specific standard applies: (#2013-57 – August, 2013)

- Lot Frontage (minimum) 48.23m

13. **RW-13** (*Part Lot 1, Concession 10, North Crosby – Newboro*)

Notwithstanding the provisions of Section 5.2 to the contrary, on the lands zoned RW-13, the following site specific standard applies for an indefinite amount of time and does not expire with the temporary provision: (#2013-77 – October, 2013)

- The minimum setback for all development from the undesignated wetland at the rear of the property identified on Schedule A shall be 15m

14. **RW-14** (*Part Lot 27, Concession 8, Bastard & South Burgess*)

Notwithstanding the provisions of Sections 5.2, 3.24, 3.30 & 3.31 to the contrary, on the lands zoned RW-14, the following restrictions shall apply: (#2014-17 – March, 2014)

- Shoreline occupancy shall be limited to the area indicated as joint/common access on Schedule A
- No buildings or structures shall be permitted within 30m of the high water mark, other than docks and pump houses located within the area indicated as joint/common access on Schedule A'

15. **RW-15** (*Part of Lot 13, Concession 8, North Crosby – Newboro*)

Notwithstanding the provisions of Section 5.2.1 to the contrary, on the lands zoned RW-15, the following permitted uses apply (#2015-6 – February, 2015)

- Without a listed permitted use established accessory structures/uses are permitted in accordance with the provisions in Section 3.1.

Notwithstanding the provisions of Section 5.2 to the contrary, on the lands zoned RW-15, the following site specific standard applies:

- Yards (minimum)
 - Interior Side (East) 3.05m

Notwithstanding the provisions of Section 3.27 to the contrary, on the lands zoned RW-15, the following site specific standards apply (#2015-6 – February, 2015)

- Private right-of-way (Accessory Structure) (South)
1.52m from the edge of the right-of-way
- Private right-of-way (Accessory Structure) (East)
5.07m from the edge of the right-of-way
- Private right-of-way (Dwelling) (West)

2.44m from the edge of the right-of-way

Notwithstanding the provisions of Section 3.21 to the contrary, on the lands zoned RW-15, the following site specific applies:

1. From a quarry, asphalt plant or concrete plant 370m

16. **RW-16** (*Part of Lots 28 & 29, Concession 9, Bastard & South Burgess*)

Notwithstanding the provisions of Section 3.22 to the contrary, on the lands zoned RW-16, a minimum setback of 33m shall be required from the EP-A zone. (#2016-37 – June, 2016)

Notwithstanding the provisions of Section 3.30 to the contrary, on the lands zoned RW-16, a minimum water setback of 33m shall be required.

17. **RW-17** (*Part of Lots 29 & 30, Concession 2, South Elmsley*)

Notwithstanding the provisions of Section 5.2 to the contrary, on the lands zoned RW-17, the following site specific standard applies (#2016-55 – October, 2016) (#2022-61 – October, 2022):

- The minimum setback for all development from the unevaluated wetland located on the property shall be 20m

18. **RW-18** (*Part of Lot 4, Concession 4, North Crosby – Newboro*)

Notwithstanding Section 3.10 to the contrary, up to 66.9m² of floor area within an accessory building may be used for the home-based business, provided that the combined total floor area used for the home-based business within the accessory building and dwelling unit shall not exceed 66.9m². All other home-based business provisions in Section 3.10 shall remain in effect.

19. **RW-19** (*Part of Lot 16, Concession 9, North Crosby – Newboro*)

Notwithstanding Section 3.30 and 5.2.2 to the contrary, on the lands zoned RW-19 the following provisions shall prevail (#2019-6 – February, 2019):

- Water setback (minimum) 40m
- Lot frontage (minimum) 54m

20. **RW-20** (*Part of Lot 7, Concession 4, North Crosby – Newboro*)

Notwithstanding Section 5.2.2 to the contrary, a Tradespersons

Establishment, specifically a Machinist shop, shall be an additional permitted use on the subject property. (#2019-66 – November 2019)

21. **RW-21-T** (*Part of Lot 15, Concession 5, South Elmsley*)

Notwithstanding Section 5.2 to the contrary, on the lands zoned RW-21-T, the following use shall be permitted on a temporary basis of up to 20 years commencing at the date of the passing of this By-law (#2020-2 – May, 2020):

- Garden Suite

22. **RW-22** (*Part Lot 13, Concession 7, South Crosby*)

Notwithstanding the provision of Section 3.30.2 to the contrary, on lands zoned RW-22 the following provisions shall prevail (#2020-25 – July 2020):

- Water setback (minimum) 40m

23. **RW-23** (*Part Lot 20 Part Lot 21RP; 28R5152 Parts 6 to 8, Concession 6, South Crosby*)

Notwithstanding the provision of Section 3.30.2 to the contrary, on lands zoned RW-23 the following provisions shall prevail (#2020-28 – July 2020):

- Water setback (minimum) 50m

24. **RW-24** (*Island Pine Island 40;Giffords, South Crosby*)

Notwithstanding the provisions of Section 3.1.7 to the contrary, on the lands zoned RW-24, two (2) sleeping cabins shall be permitted for accessory use. (#2022-24 – April, 2022)

25. **RW-25** (*Part Lot 25, Concession 9, South Crosby*)

Notwithstanding the provisions of Section 3.30 to the contrary, on the lands zoned RW-25, the following provisions such apply (#2022-73 – November 2022):

- Water setback (minimum) 45m

26. **RW-26** (*Grindstone Island, Part of Lots 18 & 19, Concession 1, Bastard & South Burgess*)

Notwithstanding the provisions of Sections 5.2.1 to the contrary, on the lands zoned RW-26 the following provisions shall prevail:

- Permitted uses shall be restricted to a conference/seminar facility;
- A conference/seminar facility shall be defined as a complex of buildings used for the purposes of conferences and/or seminars in which a maximum of 15 pre-registered participants and 10 staff/presenters may participate and be temporarily accommodated.

27. **RW-27** (*Part Lot 23, Concession 5, South Elmsley*)

- to permit a 1.5 storey marine facility.
(#2025-44 – April 2025)

28. **RW-28** (*Part Lot 16 Island 143, Concession 1 & Part Lot 14, Concession 1 Island 143, Bastard & South Burgess*)

- to increase the water setback to 40m (where 30m is ordinarily required) based on the Environmental Site Evaluation completed by in support of the consent application
(#2025-89 – July 2025)

29. **RW-29** (*Part Lots 15 & 16, Concession 5, South Elmsley*)

- to permit a sleeping cabin within an existing 2 storey building with the following provisions:
 - Sleeping cabin maximum floor area – 67.6sqm (728sqft)
 - Rear yard setback for a sleeping cabin – 6.5m (21.3ft)
 (#2025-111 – September 2025)

30. **RW-30** (*Part Lot 20, Concession 9, Bastard & South Burgess*)

- To permit three dwellings and be limited to a total of seven bedrooms for the property
- To Permit the new 184.9sqm dwelling to be located 3m from the side property line (east)
- To Permit an attached uncovered deck to the new 184.9sqm dwelling to be 1.5m from the side property line (east)
(#2026-25 – March 2026)