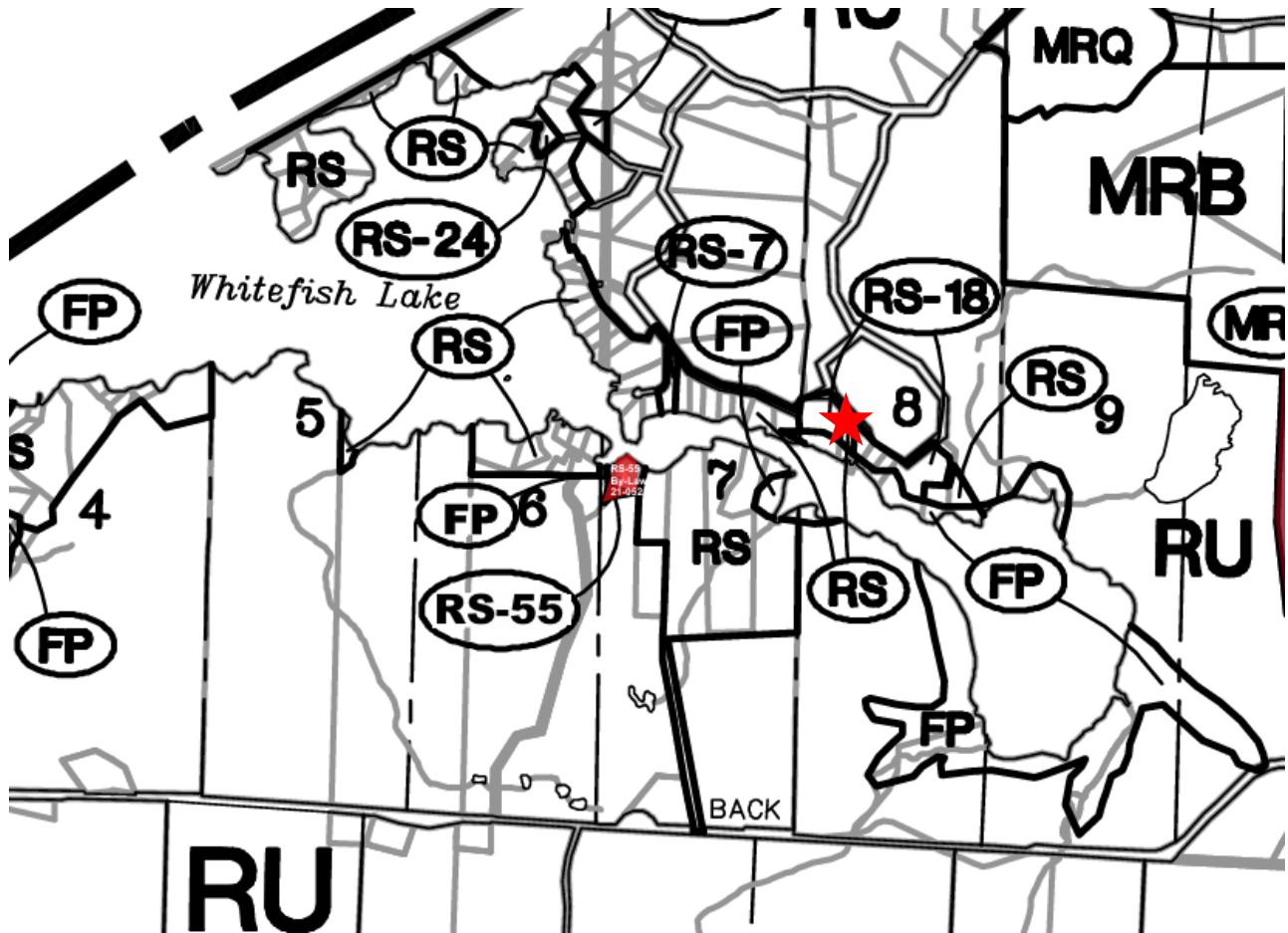


Zoning Map

813 Pierce's Ln RR #2, Lyndhurst



Shoreline Residential Special Exception 18 'RS-18' zone and
Floodplain 'FP' zone

5.5 Shoreline Residential (RS) Zone

- (a) Permitted Uses:
- group home;
 - marine facility;
 - single detached dwelling;
 - sleeping cabin.

(b) Zone Requirements

Lot Area (minimum)	1.0 ha	(2.5 acres)
Lot Frontage (minimum)	60.0 m	(196.85 ft.)
Yard Requirements (minimum)		
Front	30.0 m	(98.43 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	7.5 m	(24.61 ft.)
Interior Side	3.0 m	(9.84 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	10 %	
Dwellings per Lot (maximum)	1	
Sleeping cabin per Lot	1	

(c) Special Exceptions:

(i) **RS-1, 920 Trillium Lane, Roll No. 816-025-04600**

On the land zoned RS-1, the following provisions shall apply:

A single dwelling consisting of the existing floor area of approximately 160 m² (1722 ft.²), located 15.24 metres (19.69 ft.) from the high water mark of Charleston Lake.

(ii) **RS-2, 961 Newells Lane, Roll No. 816-025-11900**

On lands zoned RS-2, the residential dwelling shall be set back a minimum of 10.0 metres (32.81 ft.) from the high water mark of Bass Lake with a permitted height of 6.8 metres (22.31 ft.).

(iii) **RS-3, 182 Yardarm Lane, Roll No. 816-015-19900**

On lands zoned RS-3, the residential dwelling shall be set back a minimum of 14.6 metres (47.9 ft.) from the high water mark of Charleston Lake with a permitted height of 12.0 metres (39.37 ft.).

(iv) **RS-4, 939 Lost Bay Lane, Roll No. 816-015-10227**

On lands zoned RS-4, the residential dwelling shall be set back a minimum of 7.6 metres (24.93 ft.) from the unopened road allowance.

(v) **RS-5, 934 Burma Lane, Roll No. 816-015-12403**

On the lands zoned RS-5, the residential dwelling shall be set back a minimum of 18.0 metres (59.06 ft.) from the high water mark.

(vi) **RS-6, 993 Foster Bay Lane, Roll No. 816-025-23000**

On lands zoned RS-6, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and all openings into any building or structure shall be at a minimum elevation of 86.8 metres (284.78 ft.) geodetic.

(vii) **RS-7, 802 Point Lane, Roll No. 816-030-06207**

On lands zoned RS-7, the required setback from the private right-of-way shall be:

- from the garage: 7.5 metres (24.61 ft.)
- from the dwelling: 3.0 metres (9.84 ft.)

(viii) **RS-8, 111 Lilac Lane, Roll No. 816-010-30400**

On lands zoned RS-8, the minimum required interior side yard shall be 1.0 metres (3.28 ft.) and the required rear yard shall be 2.4 metres (7.87 ft.).

(ix) **RS-9, 905 Trillium Lane, Roll No. 816-025-06604**

On lands zoned RS-9, the minimum required water setback shall be 14.6 metres (47.90 ft.).

(x) **RS-10, 831 Heron Lane, Roll No. 816-010-06695**

On lands zoned RS-10, no building or structure shall be erected on the subject lands with an elevation of less than 86.4 metres (283.46 ft.) geodetic.

(xi) **RS-11, 919 Mica Lane, Roll No. 816-025-21300**

On lands zoned RS-11 the minimum setback from the high water mark of Charleston Lake shall be 5.0 metres (16.4 ft.).

(xii) **RS-12, 106 Yardarm Lane, Roll No. 816-015-16907**

On lands zoned RS-12, no opening shall occur in any building or structure with an elevation less than 86.8 metres (284.77 ft.) geodetic.

(xiii) **RS-13, 969 Newells Lane, Roll No. 816-025-12600**

On lands zoned RS-13, the minimum required water setback shall be 12.5 metres (41.0 ft.).

(xiv) **RS-14, 926 Loon Bay Lane, Roll No. 816-025-26400**

On lands zoned RS-14, no building or structure shall be erected on the subject lands with an elevation of less than 86.8 metres (284.77 ft.) geodetic.

(xv) **RS-15, 913 Shade Lane, Roll No. 816-010-19810 and 915 Shady Lane, Roll No. 816-025-19803**

On lands zoned RS-15 the minimum required water frontage is 30 metres (98.43 ft.).

(xvi) **RS-16, 801 Moulton Lane, Roll No. 816-010-03900; 805 Moulton Lane, Roll No. 816-010-04200; 807 Moulton Lane, Roll No. 816-010-04100; 811 Moulton Lane, Roll No. 816-010-04500 and 815 Moulton Lane, Roll No. 816-010-04700.**

On lands zoned RS-16, no building or structure shall be erected on the subject lands with an elevation of less than 86.4 metres (283.46 ft.) geodetic.

(xvii) **RS-17, 314 Hay Bay Lane, Roll No. 816-015-16912; 316-318 Hay Bay Lane, Roll No. 816-015-16913; 320 Hay Bay Lane, Roll No. 816-015-16903; 102 Yardarm Lane, Roll No. 816-015-16917, and 108 Yardarm Lane, Roll No. 816-015-16908**

On lands zoned RS-17, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and no structure shall be erected on the subject lands with an elevation of less than 86.8 metres (284.78 ft.) geodetic.

(xviii) **RS-18, 809 Pierces Lane, Roll No. 816-030-06302; 813 Pierces Lane, Roll No. 816-030-06305; 846 Condley Lane, Roll No. 816-030-06309; 848 Condley Lane, Roll No. 816-030-06307, and Roll No. 816-030-06306**

On lands zoned RS-18, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and no structure shall be erected on the subject lands with an elevation of not less than 98.86 metres (324.34 ft.) geodetic.

(xix) **RS-19, 104 Killenbeck Lane, Roll No. 816-015-12004**

On lands zoned RS-19, an accessory garage located 0.1 metres (0.328 ft.) from the private right-of-way is permitted.

(xx) **RS-20, 104 Yardarm Lane Roll No. 816-015-16906, and 106 Yardarm Lane, Roll No. 816-015-16907**

On lands zoned RS-20, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and no structure shall be erected on the subject lands with an elevation of less than 86.8 metres (284.78 ft.).

(xxi) **RS-21, 872 Deans Lane, Roll No. 816-010-29000**

On lands zoned RS-21, in addition to the permitted single dwelling, a second single dwelling is permitted in compliance with the zone requirements.

(xxii) **RS-22, 112 Killenbeck Lane, Roll No. 816-015-12008**

On lands zoned RS-22, an accessory garage located 3.9 metres (12.8 ft.) from the private right-of-way is permitted.

(xxiii) **RS-23, 302 Hay Bay Lane, Roll No. 816-015-16918**

On lands zoned RS-23, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and no structure shall be erected on the subject land with an elevation of less than 86.8 metres (284.78 ft.).

(xxiv) **RS-24, 807 Mountain Trail Lane, Roll No. 816-030-06234**

On lands zoned RS-24, a single dwelling located 0.8 metres (2.62 ft.) from the private right-of-way is permitted.

(xxv) **RS-25, 940 Rollingbank Lane, Roll No. 816-025-17000**

On the lands zoned RS-25, an accessory garage located 3.0 metres (9.84 ft.) from the private right-of-way is permitted, and a single

dwelling with a setback of 15.8 metres (51.84 ft.) from Charleston Lake is permitted.

(xxvi) **RS-26, 809 Beach Lane, Roll No. 816-030-06240**

On lands zoned RS-26, an accessory garage located 3.5 metres (11.48 ft.) from the private right-of-way is permitted.

(xxvii) **RS-27, 930 Trillium Lane, Roll No. 816-025-05100**

On lands zoned RS-27, a single dwelling with a setback of 14 metres (46 ft.) from Charleston Lake is permitted.

(xxviii) **RS-28, Roll No. 816-025-24100**

On lands zoned RS-28, the minimum setback from the high water mark shall be 10.0 metres (32.8 ft.), while the minimum interior side yard shall be 2.1 metres (6.89 ft.) for one side and 3.0 metres (9.84 ft.) for the other.

(xxix) **RS-29, 140 Yardarm Lane, Roll Nos. 816-015-17600, and 816-015-16925**

On lands zoned RS-29, an unenclosed deck with a minimum 27.0 metre (88.58 ft.) setback from the high water mark shall be permitted.

(xxx) **RS-30, 820 Allina Lane, Roll No. 816-010-27200**

On the land zoned RS-30, a single dwelling with a setback of 12.2 metres (40.03 ft.) from the high water mark is permitted.

(xxxi) **RS-31, 944 Loon Bay Lane, Roll No. 816-025-27400**

On lands zoned RS-31, a single dwelling with a setback of 6.0 metres (19.69 ft.) from Charleston Lake is permitted.

(xxxii) **RS-32, 907 Angel Point Lane, Roll No. 816-025-19903**

On land zoned RS-32, any building and structure shall be set back a minimum of 30.0 m (98.43 ft.) from the water and no structure shall be erected on land with an elevation of less than 87.8 m (288.06 ft.).

(xxxiii) **RS-33, 810 Cartwright Lane, Roll No. 816-010-05800 (By-Law 08-053, Application ZB01/08)**

Notwithstanding any provision of subsection 5.5 b) and 2.173 of this By-law to the contrary, the lands identified as Shoreline Residential, Special Exception Thirty Three (RS-33), a sleeping cabin with an area of 768 ft.² shall be permitted above the existing garage.

(xxxiv) RS-34, 333 1000 Islands Parkway, Roll No. 812-025-58000 (By-Law 08-061, Application ZB08/08)

Notwithstanding any provision of subsection 5.5 and 3.31 b) of this By-Law to the contrary the lands identified as Shoreline Residential, Special Exception Thirty-Four (RS-34) shall permit the construction of a residential dwelling (2800 ft.²) while maintaining the existing 1200 ft.² sleeping cabin.

The setback from the highwater mark of the St. Lawrence River shall be 15 metres on the west side of the new dwelling and 29 metres on the east side of the new dwelling.

(xxxv) RS-35, 917 Lodge Lane, Roll No. 816-015-25525 (By-law 10-040, Application ZB04/10, See Amendment RS-59)

On the lands zoned RS-35, the minimum setback for the installation of a sewage disposal system shall be 300 metres. All other requirements of the Shoreline Residential Zone shall apply.

(xxxvi) RS-36, 902 Jibway Lane, Roll No. 816-015-16950 (By-Law 23-025, Application D14-2023-001)

- a) The lands identified on Schedule "A" to this by-law shall henceforth be zoned "Shoreline Residential – Special Exception 36 (RS-36)";
- b) That the minimum frontage of the lands to be zoned RS-36 shall be 42.4 metres;
- c) That the septic system for the lands zoned RS-36 be setback as follows:
 - i. The anaerobic digester and treatment unit shall be setback a minimum of 45m from the highwater mark of Charleston Lake;
 - ii. The leaching bed shall be setback a minimum of 87m from the high water mark of Charleston Lake;
 - iii. The septic system from the lands zoned RS-37 be setback at least 250 metres from the high water mark of Charleston Lake.

(xxxvii) **RS-37, 716 Reach Lane, Roll No. 816-015-16949 (By-Law 12-002, Application ZB02/11)**

- a) The lands identified with hash marks on Schedule “A” to this by-law shall henceforth be zoned “Shoreline Residential – Special Exception 37 (RS-37)”;
- b) That the minimum frontage of the lands to be zoned RS-36 shall be 42.4 metres;
- c) That the septic system for the lands to be zoned RS-37 shall be setback at least 250 metres from the High Water Mark of Charleston Lake; and

(xxxviii) **RS-38, 37 Ivy Lea Rd, Roll No. 812-025-16400 (By-law 11-061, Application ZB08/11)**

- a) On lands identified with shaded tone on Schedule “A” to this by-law shall henceforth be zoned “Shoreline Residential Special Exception 38 (RS-38)”;
- b) That the maximum lot coverage of the lands to be zoned RS-38 shall be 11.4%;
- c) That the minimum lot size of the lands to be zoned RS-38 shall be 0.23 hectares;
- d) That the minimum frontage of the lands to be zoned RS-38 shall be 38 metres;
- e) That the front yard setback for the existing dwelling and deck on the lands to be zoned RS-37 shall be 17.6 metres and 12.2 metres, respectively;
- f) That the setback from the high water mark for the existing dwelling and deck on the lands to be zoned RS-38 shall be 17.6 metres and 12.2 metres, respectively;
That for the subject lands at 27 Ivy Lea Road, described as part of Lot 18, Concession BF, Former Municipality of Front of Leeds and Lansdowne and more particularly described as Part 1 of Plans 28R-13622, the holding ‘h’ provision in place on the subject lands adjacent of the PSW Zone to be lifted; and

(xxxix) **RS-39, 907 Teddy’s Lane, Roll Number 816-015-16501 (By-law 11-062, Application ZB07/11)**

- a) The lands identified with shaded marking on Schedule “A” to this by-law be zoned “Shoreline Residential Special Exception 39 (RS-39)”;
- b) That the minimum lot size of the lands to be zoned RS-39 shall be 0.45 hectares;
- c) That the minimum frontage of the lands to be zoned RS-39 shall be 6.1 metres;

- d) That the minimum rear yard of the lands be zoned RS-39 shall be 4.9 metres;
- e) That the minimum setback from the edge of the private right-of-way and proposed house and attached garage be 5.5 metres;
- f) That for the subject lands at 907 Teddy's Lane, described as part of Lot 16, Concession 7, Former Municipality of Rear of Leeds and Lansdowne, the holding 'h' provision in place on the subject lands adjacent to the PSW Zone be lifted;

(xi) **RS-40, 14 McCrae's Bay Lane, Roll No. 812-025-14600 (By-law 11-068, Application ZB09/11) - See Amendment MR-18, By-Law 24-028.**

- a) The lands identified with shaded marking on Schedule "A" to this By-Law be zoned "Shoreline Residential Special Exception 40 (RS-40);
- b) That the minimum lot size of the lands to be zoned RS-40 shall be 0.18 hectares;
- c) That the minimum frontage of the lands to be zoned RS-40 shall be 42 metres;
- d) That the front yard for the dwelling and associated uncovered deck on the lands to be zoned RS- 40 shall be 14.2 metres and 11.1 metres, respectively;
- e) That the setback from the high water mark for the dwelling and associated uncovered deck on the lands zoned RS-40 shall be 14.2 metres and 11.1 metres, respectively;
- f) That the setback of the garage from the edge of the right of way (McCrae's Bay Lane) on lands to be zoned RS-40 shall be 8.5 metres;
- g) That the front yard for the septic system on the lands to be zoned RS-38 shall be 25 metres;
- h) That the setback from the high water mark for the septic system on the lands to be zoned RS-40 shall be 25 metres;
- i) That for the subject lands at 14 McCrae's Bay Lane, described as part of Lot 16, Concession 1, Former Municipality of Front of Leeds and Lansdowne, the holding 'h' provision in place of the subject lands adjacent to the PSW Zone be lifted; and

(xli) **RS-41, 759 1000 Islands Parkway, Roll No. 809-010-18102 (By-law 11-079, Application ZB12/11)**

- a) That the lands identified with a shaded marking on Schedule "A" to this by-law be zoned "Shoreline Residential – Special Exception 41 (RS-41)";
- b) That the front yard setback for a dwelling on the lands to be zoned RS-31 shall be 21.3 metres;

- c) That the setback from the high water mark for a dwelling on the lands to be zoned RS-41 shall be 21.3 metres;
- d) That the existing marine facilities on the lands to be zoned RS-41 shall have a maximum perimeter of 107 metres, a maximum total area of 168 square metres, and maximum width of 39 metres; and

(xlii) **RS-42, 761 1000 Islands Parkway, Roll No. 809-010-18106 (By-law 12-042, Application ZB01/12)**

On the lands zoned RS-42, the following provisions shall apply:

- a) That the maximum marine facility area permitted on lands to be zoned RS-42 shall be 276 square metres;
- b) That the maximum marine facility perimeter on the lands to be zoned RS-42 shall be 108 metres;
- c) That the maximum marine facility width on the lands to be zoned RS-42 shall be 30 metres;
- d) That the maximum marine facility height on the lands to be zoned RS-42 shall be 6.6 metres;
- e) That no habitable space is created in the area above the boat slip inside the boathouse.

(xliii) **RS-43, 923 Hill Lane, Roll No. 816-015-22701 (By-law 14-043, Application ZB03/14) and 917 Stone Fence Lane, Roll No. 816-025-08000 (By-law 14-056, Application ZB05/14)**

Prior to development or site alteration that the owner will be required to an archaeological study completed to the satisfaction of the Ministry of Tourism, Culture and Sport and agree to undertake any measures proposed by the study for conservation of any identified resources.

(xliv) **RS-44, 135A Haskins Point Rd, Roll No. 816-010-29111 (By-law 14-044, Application ZB04/14)**

Notwithstanding the requirements of Clause 5.5(b) the minimum lot area shall be 0.30 hectares (0.74 acres) and the minimum lot frontage shall be 30.5 metres (100 feet).

(xlv) **RS-45, 133-135 Haskins Point Rd, Roll No. 816-010-29800 (By-law 14-044, Application ZB04/14)**

Notwithstanding the requirements of Clause 5.5(b) the minimum lot area shall be 0.38 hectares (0.93 acres) and the minimum lot frontage shall be 38 metres (125 feet).

(xlvii) **RS-46, 247 Short Point Rd, Roll No. 816-020-29400 (By-law 16-047, Application Z-2016-005)**

On lands zoned RS-46, notwithstanding any provisions of this by-law to the contrary, the following provisions shall apply:

- a) The single detached dwelling with a floor area of 154 m² (1658 sq.ft.) existing on the date of passage of this by-law is permitted;
- b) The accessory structure with a floor areas of 8.92 m² (96 sq.ft) existing on the date of passage of this by-law is permitted, but if it is reconstructed it shall be relocated such that it is fully outside of the flood plain;
- c) A detached garage is permitted, subject to the following:
 - (i) maximum floor area of 52.0 m² (560 sq.ft.);
 - (ii) minimum setback of 15.2 metres (50 feet) from the high water mark of Lower Beverly Lake;
 - (iii) minimum front yard of 15.2 metres (50 feet);
 - (iv) minimum setback of 6.0 m (19.7 feet) to the existing filter bed;
 - (v) minimum setback of 1.5 metres (5 feet) from a private right-of-way;
 - (vi) minimum setback of 3.0 metres (9.8 feet) from the flood plain;
 - (vii) no washing, bathing, or sanitary facilities are permitted; and
 - (viii) no living quarters are permitted.
- d) Any new structures shall be subject to the provisions of the RS Zone and other provisions of the Zoning By-Law and are to be located a minimum of 3.0 metres from the flood plain as determined by the Cataraqui Region Conservation Authority.

(xlviii) **RS-47, 23-25 Riverview Dr, Roll Nos. 809-010-23100 and 809-010-23200 (Deemed Together) (By-law 18-049, Application Z-2018-01)**

Notwithstanding any provisions of Section 3 and 5.5 to the contrary, on lands zoned RS-47 the following provisions shall apply:

- (a) Minimum lot area 0.52 ha
- (b) Minimum setback from the high water mark 20 metres
- (c) Maximum lot coverage 13%

- (d) A maximum of one (1) dwelling unit is permitted plus one (1) accessory dwelling unit which may be located within the primary structure or within an accessory structure.
- (e) An accessory structure may have a maximum height of 7.7 metres.
- (f) Marine facilities:
 - (i) Maximum perimeter 120 metres
 - (ii) Maximum Area 256 square metres
 - (iii) Total Width 43 metres
 - (iv) A marine facility may be permitted within 0 metres of a side lot line or the straight line projection of a side lot line into the abutting waterbody.

(xlviii) RS-48, 25 Champagne Point Lane, Roll No. 812-025-14300 (By-law 18-051, Application Z-2018-02)

Notwithstanding any provisions of subsection 5.5 (a) of this By-Law to the contrary, the lands identified as Shoreline Residential, Special Exception 48 (RS-48), the permitted area of marine facilities shall be limited to the following:

- (a) The maximum permitted total area of marine facilities shall be 213 square metres.

(xlix) RS-49, 14 Darlingside Drive, Roll No. 812-025-27400 (By-law 17-017, Application Z-2017-03)

Notwithstanding anything contained in Section 5.5(b) or 3.31 to the contrary, on lands zoned RS-49 the front yard and water setback (minimums) shall be 18, (59 ft) from the high water mark for a maximum 119 sq.m. (1,280 sq.ft.) lot coverage by the main single detached dwelling.

Note: A second dwelling unit on the property (former store) measuring approximately 7.3 x 9.7 m. (24x32 ft.) with 6m (19 ft) front yard and water setback has been demonstrated as legal non-complying as of the date of passage of the by-law amendment.

(l) RS-50, 417 1000 Islands Parkway, Roll No. 812-025-09800 (OMB Decision, Application ZB06/10)

In addition to the permitted uses of Section 5.5 (a), in the RS Zone, parking and other accessory uses for the docking permitted in the adjacent EP-3 Zone, shall be permitted.

(li) **RS-51, 823 Sunset Lane, Roll No. 816-010-30003 (By-Law 20-004, Application Z-2019-017)**

Notwithstanding Section 5.5(b) the maximum permitted lot coverage shall be 12.1%

(lii) **RS-52, 847 Grippen Beach Lane, Roll No. 816-020-01100 (By-Law 20-037 Application Z-2020-004)**

Development in the RS-52 zone shall be in accordance with the following provisions:

i.	Minimum lot area	585 sq metres
ii.	Minimum lot frontage	14.5 metres
iii.	Maximum lot coverage	21%
iv.	Minimum Front yard setback - dwelling	22.7 metres
v.	Minimum Front yard setback – awning	21.8 metres
vi.	Minimum Front yard setback – uncovered deck	20.4 metres
vii.	Minimum interior south east side yard setback	
	- dwelling	0.91 metres
	- awning	1.17 metres
viii.	Minimum Rear Yard setback	6.1 metres
ix.	Minimum Setback from Grippen Beach Lane	10 metres
x.	Minimum Setback from water for dwelling	22.7 metres
xi.	Minimum Setback from water for awning	21.8 metres
xii.	Minimum Setback from water for uncovered deck	20.4 metres
xiii.	Minimum Separation from lands zoned MRA	223 metres
xiv.	Minimum Separation from lands zoned MRP	77 metres

(liii) **RS-53, 922 Kendricks Lane, Roll No. 816-020-30200 (By-Law 20-057 Application Z-2020-007)**

Development in the RS-53 zone shall be in accordance with the following provisions:

i.	Maximum lot coverage	23%
ii.	Maximum accessory lot coverage	9.1%

(liv) **RS-54, 100 Village Estates Lane, Roll No. 812-025-23900 (By-Law 20-073 Application Z-2020-013)**

Notwithstanding anything contained in this By-law to the contrary, on lands zoned RS-54 the following provisions shall apply:

i.	Minimum lot area	0.104 ha
ii.	Minimum lot frontage	24m

(iv) **RS-55, 835 Elliott Lane, Roll No. 816-030-06011 (By-Law 21-052 Application Z-2021-009)**

- i. Minimum water setback 13.4 m
- ii. Minimum water setback for septic system 30 m
- iii. Setback from erosion hazard limit

All structures on the property zoned RS-55 are required to be setback 6m from the 105m contour line on the west side of the lot and 104m contour line along the north side of the property.

(lvi) **RS-56, 920 Maple Ridge Lane, Roll No. 816-025-10805 (By-Law 22-038, Application D14-2022-005)**

Notwithstanding anything contained in this By-law to the contrary, on lands designated 'RS-56', one accessory building containing a sleeping cabin shall be permitted as an additional permitted use in the RS zone. The following provisions shall apply to accessory building containing a sleeping cabin in the RS-56 zone:

- (i) Maximum Building Height 9.7 metres
- (ii) Maximum Sleeping Cabin Floor Area 58 square metres

(lvii) **RS-57, 713 Burns Lane, Roll No. 812-040-22202 (By-Law 23-009, Application D14-2022-016)**

Notwithstanding anything contained in this By-law to the contrary, on lands zoned RS-57, the following provisions shall apply:

- a) Minimum lot area 0.23 hectares (0.57 acres),
- b) Minimum lot frontage 26.5 metres (86.9 feet)

(lviii) **RS-58, 715 Burns Lane, Roll No. 812-040-22201 (By-Law 23-009, Application D14-2022-016)**

Notwithstanding anything contained in this By-law to the contrary, on lands zoned RS-58, the following provisions shall apply:

- a) Minimum lot area 0.7 hectares (1.7 acres),
- b) Minimum lot frontage 54.5 metres (178.8 feet),
- c) Minimum marine facility side lot line setback 2.3 metres (7.5 feet)

(lix) **RS-59, 913 Lodge Lane, Roll Number 816-015-25520 (By-Law 23-050, Application D14-2023-006, See former Amendment RS-35)**

- a) The septic disposal system shall be setback a minimum of 140 metres from the high water mark of Red Horse Lake.

(lx) **RS-60, 911 Country Lane, Roll No. 816-025-20800 (By-Law 25-027, Application D14-2025-012)**

Notwithstanding anything contained in this By-law to the contrary, on lands zoned RS-60, the following provisions shall apply:

- a) Minimum lot area 0.63 hectares (1.56 acres)
- b) Minimum lot frontage 32 metres (105 feet)

(lxi) **RS-61, 91 Shipman's Lane, Roll No. 812-025-11800 (By-Law 2025-033, Application D14-2025-002)**

Notwithstanding anything contained in Sections 3 and 17 of this By-Law to the contrary, on lands zoned RS-61, the following provisions shall apply:

- a) For the purposes of existing buildings/structures located in the RS-61 zone on the date of the passage of this by-law and the proposed 4.46 square metre accessory building (gatehouse), the minimum front yard provision shall not apply.
- b) A maximum of 111 square metres of habitable space is permitted to be located on the second floor of an accessory building (detached garage) that is accessory to the existing single detached dwelling.
- c) The maximum height of an accessory building (detached garage) with habitable space located on the second floor is 9.9 metres.
- d) The accessory building (detached garage) shall not contain a bedroom.
- e) The accessory building (detached garage) shall not contain a kitchen. A wet bar for the exclusive preparation of beverages is permitted.
- f) The accessory building (detached garage) containing habitable space on the second floor shall be setback a minimum of 21.2 metres from the highwater mark of the St. Lawrence River, a minimum of 20.1 metres from the wetland and at least 1.8 metres from the regulatory floodplain (76.2 metres G.S.C.)
- g) A 4.46 square metre accessory building (gatehouse) shall adhere to the following provisions:
 - (i) Minimum distance from the highwater mark of the St. Lawrence River 11.3 metres
 - (ii) Minimum distance from wetland: 13.3 metres
 - (iii) Minimum distance from existing right of way: 4.3 metres

- (iv) Minimum distance from closest lot line to the north: 0.93 metres
- (v) Minimum distance from regulatory floodplain (76.2 metres G.S.C.): 0 metres
- h) Maximum lot coverage of accessory uses: 4.8%
- i) Maximum total lot coverage: 16.8%

(lxii) **RS-62, 915 Woodridge Lane, Roll No. 816-025-24900 (By-Law 2026-003, Application D14-2025-013)**

Notwithstanding anything contained in this By-Law to the contrary, on lands zoned RS-62, the following provisions shall apply:

- a) A sleeping cabin within the existing accessory structure (detached garage) shall be permitted to have a maximum floor area of 31.1 square metres and 12.5 square metres of attached uncovered decking.
- b) The minimum setback from the highwater mark of Charleston Lake for a sleeping cabin within the existing accessory structure (detached garage) shall be 29.1 metres.
- c) The minimum setback from the highwater mark of Charleston Lake for an uncovered deck attached to a sleep cabin within the existing accessory structure (detached garage) shall be 28.7 metres.
- d) The minimum front yard setback for a sleeping cabin within the existing accessory structure (detached garage) shall be 29.1 metres.
- e) The minimum front yard setback for an uncovered deck attached to a sleeping cabin within the existing accessory structure (detached garage) shall be 28.7 metres.
- f) The minimum interior side yard setback for a sleeping cabin within the existing accessory structure (detached garage) shall be 1.64 metres.
- g) The minimum setback from a private right-of-way for a sleeping cabin within the existing accessory structure (detached garage) shall be 0.4 metres.
- h) A sleeping cabin shall not contain a stove/oven or facilities for food preparation.

5.9 Additional Provisions for Residential Zones**(a) Separation Distances for Mobile Home Residential Zones**

Where a lot which is zoned Residential, Mobile Home Park (RMHP) is adjacent to any other existing residential use, the minimum yard so abutting shall be 10.0 metres (32.8 ft.) where the existing residence on the adjacent property is located within 15.0 metres (49.2 ft.) of the abutting lot line.

(b) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.

Section 16

Flood Plain Zone

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Flood Plain Zone except in accordance with the provisions of this Section and of any other relevant Section of this By-law.

16.1 Flood Plain (FP) Zone

(a) Permitted Uses:

- conservation use, excluding buildings;
- agricultural use, excluding buildings;
- forestry use, excluding buildings;
- marine facility;
- parks, excluding buildings;
- passive outdoor recreation, excluding buildings;
- uses accessory to a residential use located on the same lot, excluding buildings.

(b) Zone Requirements:

No site alteration shall occur and no building or structure shall be erected, altered or used except with the written approval of the relevant Conservation Authority pursuant to its Section 28 Regulation.

(c) Special Exceptions

(i) **FP-1, 2477 County Rd 32, Roll No. 812-010-23500 and 812-010-23701**

On the lands identified as FP-1, a residential dwelling shall be permitted.

(ii) **FP-2, 844 Cottage Lane, Roll No. 816-030-09500 (By-law 09-065, Application ZB09/09)**

Notwithstanding any provision of subsection 16.1 of this By-law to the contrary, on the lands identified as FP-2, a 23.8 m² cabin shall be permitted.

- (iii) **FP-3, 51, 53 and 55 Front St, Roll Nos. 809-010-28600, 809-010-28900, and 809-010-28500 (By-Law 22-058, Application Z-2019-005)**

On the lands zoned FP-3, the following provisions shall apply:

a) Permitted Uses

In addition to the uses permitted in the Flood Plain (FP) zone the following additional uses are permitted:

- Existing boardwalks and landscaping
- Interior and exterior boat display and event areas, excluding new buildings and structures
- Existing buildings, covered slips and storage sheds
- Existing fuel systems and pumps including waste pump-out systems and sale of same
- Marina including dockage, launching and hauling of boats, boat sales, retail sales, café and storage; excluding new buildings and structures
- Existing customer laundry, fitness center, showrooms, washrooms, showers and lounges
- Existing parking Lots, walkways and outdoor amenities including swimming pool, hot tubs and patios
- Existing stairs, retaining walls, boat launches and shore walls
- Existing underground servicing (storm, sanitary, hydro, bell, sewage storage and plant)
- Domestic wells

- b) Notwithstanding the provisions of Section 16.2 of this By-Law, the following additional provisions shall apply to the FP-3 zone:

Maintenance, repair and upkeep in the FP-3 zone shall be permitted.

16.2 Additional Provisions for Flood Plain Zones

(a) Other General Provisions

Accessory uses and other general provisions shall be in accordance with Section 3 of this By-law.