

9.7 R6 : Lakeshore Residential

9.7.1 Purpose

The purpose is to provide a **zone** for the **development** of residential housing along the lakefront in the form of **single detached, semi-detached or duplex housing**.

9.7.2 Primary Uses

- **care centre, major** (requires a Secondary Use Development Permit)
- **duplex housing**
- **semi-detached housing**
- **single detached housing**

9.7.3 Secondary Uses

(* the following uses are subject to Development Permit approval prior to undertaking any development or change in use)

- * **bed and breakfast homes** (in single detached housing only)
- **boarding rooms**
- **care centre, minor**
- **docks, private**
- **home based businesses, minor**
- * **home based businesses, major** (in single detached housing only)
- * **secondary suites** (in single detached housing only)

9.7.4 Subdivision Regulations

- Minimum **lot width** is 18.0m, except it is 20.0m for a **corner lot**. In the case of an **irregular lot** or **panhandle-shaped lot**, the minimum **lot width** shall be determined as described in the respective definitions of a **panhandle lot** and **irregular-shaped lot**.
- Minimum **lot area** is 560m² with one **dwelling** or 1120m² with two **dwellings**. The minimum **lot area** is 10,000m² if the **lot** is not serviced by a **community sewer system**.

9.7.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot area		Minimum Lot Width	
	Interior	corner	interior	corner
Semi-Detached Housing	560m ²	600m ²	9.0m	10.0m

9.7.6 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum density of **dwelling** units connected to a **community sewer system** shall be 1 **dwelling** unit per 560 sq. m. of lot area.
- Maximum density of **dwelling** units connected to a septic sewer system shall be 1 **dwelling** unit per 10,000 sq. m. (1ha) of lot area.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.0m and it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry, or it is 2.6m to the side of the garage and front façade for side-entry garage and driveway layouts.

- Minimum **side yard** is 1.2m, except it is 4.0m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m. The minimum **side yard** setback for shared interior **party walls** shall be 0.0m.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- The maximum **height** of any vertical wall element facing a **front, flanking or rear yard** (including **walkout basements**) is the lesser of 6.5m or 2.5 **storeys**, above which the **building** must be **set back** at least 1.2m.

9.7.7 Other Regulations

- In order for bareland strata **development** to be consistent with the character of the surrounding neighborhood, the strata plan shall be considered as one **site** for defining the overall use, **density** and **site coverage**.
- The above noted **subdivision** and **development** regulations shall be applied to each strata **lot** within the strata plan.
- Minimum 7.5m horizontal setback of any **building** from the **natural boundary**.
- There shall be no more than two **dwelling** units per **lot**.
- Development Permit approval of a **secondary suite** on a **lot** not connected to a **community sewer system** is subject to the verification by the *City's Engineering Department* of sufficient septic tank or Engineered Secondary Sanitary Treatment Process capacity and approval by the *Health Authority*.
- A minimum area of 25m² of private open space shall be provided per **dwelling**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.