

## **Accessory Buildings:**

Limitations: location, size, number of, height, use

- Current:
- 5.25.1 The total lot coverage of accessory buildings and structures including detached private garages shall not exceed 5% of the lot.
  - 5.25.2 An accessory building which is not part of the main building shall be erected to the rear of the project front or exterior side wall of the main building with the exception of boathouses, a pump house, a dock, a deck or a gazebo. Where accessory buildings are located behind the main building, they shall be located in accordance with the provisions of the particular zone.
  - 5.25.3 When an accessory building is attached to a main building, the front yard, side yard, rear yard and area requirements of this By-law shall be complied with as if the accessory building was part of the main building.
  - 5.25.4 No person shall use an accessory building for human habitation except where a dwelling is permitted as an accessory building.
  - 5.25.5 An accessory building shall not be built closer to any lot line than the minimum distance required by this By-law except that common semi-detached garages may be erected on a mutual side lot line.
  - 5.25.6 Except in accordance with section 5.16, no accessory building shall be erected prior to the erection of a principal building or structure. Section 5.16 deals with temporary uses but only refers to temporary buildings required for the purpose of construction of the principal building.
  - 5.25.7 The minimum distance of an accessory building from a principal building shall be 9.8 ft.

Lake of Bays: Except for shoreline structures and as is otherwise specifically permitted In this by-law, an accessory building or structure that is not part of a principal building or structure shall not be erected closer to a shoreline, front lot line or an exterior side lot line than the principal building on the lot.

Where a lot abuts a navigable waterway, the following accessory buildings or structures may be constructed with a shoreline activity area;

- a) boathouse to a maximum length of 15 metres.
- b) Boatport to a maximum length of 15 metres.
- c) Dock to a maximum length of 20 metres.
- d) Pumphouse, gazebo, shed, changehouse, or sauna not exceeding 10 sq. metres of floor area.
- e) Free-standing deck, not exceeding 1.8 metres in height.
- f) Hot tub with plumbing.

- g) Stairs and landings, provided that the landings do not exceed the width of the stairs they serve and are not greater in width than 2.5 metres, and
- h) A flat roofed boathouse shall require a minimum setback of twice that otherwise required. No boathouse or boatport shall be used for the provision of sleeping quarters or include a kitchen. No accessory structure, other than a boathouse or a dock, shall be located between the shoreline and the existing and/or permitted detached single family dwellings; a sleeping cabin shall not be permitted above a boathouse.

Your Comments:

**Boathouses on Shore:**

Limitations: Permitted or not permitted, limitations on height, size, and use. Set back from high water mark. Location in relation to neighbors lot line.

Current: Boathouse, Private s/m a detached accessory building or structure which is designed or used for the sheltering of a boat or other form of water transportation and storage of household equipment incidental to the residential occupancy, which does not exceed 4.1 metres in height, as defined in this by-law. 5.9.3 a boathouse, a pumphouse, a dock, a deck or a gazebo may be erected and used in the yard abutting the existing water mark, provided such accessory buildings or structures are located no closer than 1 metre to the side lot line.

Lake of Bays: (see accessory building above h).

Your Comments:

**Boathouses Floating:**

Limitations: Size

Current: Not defined in zoning

Lake of Bays: Within plan of subdivision M-698, a boathouse will also be permitted provided that approval is obtained from the Department of Fisheries and Oceans prior to the issuance of a development permit.

Your Comments:

### Cottages (Dwellings):

Limitations: Height, minimum & maximum size, set back for high water mark, side and rear yards.

Current:

#### SECTION

#### 10 - WR -

10.1 Within a WR - Waterfront Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or

10.2 ~~STRUCTURE FOR USE~~ use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

- i) a single detached dwelling,
- ii) a seasonal dwelling,
- iii) an accessory building or use,
- iv) a Type 'A' and Type 'B' home occupation, in accordance with the provisions of Section 5.29 of this By-law,
- v) ~~provisions of Section 5.29 of this By-law~~ with the provisions of Section 5.30 of this By-law.

#### 10.3 ZONE REGULATIONS

a) For the Principal Building

- |       |   |                                  |
|-------|---|----------------------------------|
| i)    | Lot Area (Minimum)  | 4,000 sq.                        |
| ii)   | Road Frontage (Minimum)   | 46 metres metres                 |
| iii)  | Water Frontage (Minimum)  | <del>(150.1 ft.)</del> (43,057.1 |
| iv)   | Front Yard (Minimum)  | (150.1 ft.) 20 metres            |
| v)    | Rear Yard (Minimum)   | <del>(65.6 ft.)</del> 30 metres  |
| vi)   | Setback from Highwater Mark (Minimum)                                 | (98.4 ft.) 30 metres             |
| vii)  | Gross Floor Area (Minimum)  | 74.3 sq. (98.4 ft.)              |
| viii) | Interior Side Yard (Minimum)  | <del>3 metres</del>              |
| ix)   | Exterior Side Yard (Minimum)  | <del>(9.8 ft.)</del>             |
| x)    | Lot Coverage (Maximum)  | <del>(65.6 ft.)</del>            |
| xi)   | Building Height (Maximum)   | <del>per cent</del>              |
| xii)  | Off-street parking shall be provided in accordance with Section 5.31. | (36.1 ft.)                       |

b) For Accessory Buildings Not Attached To The Principal Building

- |     |                              |                    |
|-----|------------------------------|--------------------|
| i)  | Rear Yard (Minimum)          | 3 metres           |
| ii) | Interior Side Yard (Minimum) | 3 metres (9.8 ft.) |

|      |   |                      |                    |
|------|---|----------------------|--------------------|
| iii) | Exterior Side Yard (Minimum)                | 3 metres             |                    |
| iv)  | Building Height (Maximum)                   | <del>9.53</del> ft.) |                    |
| v)   | Gross Floor Area                            | metres               | 23 sq. metres      |
| c)   | Vegetative Buffer Adjacent To The Shoreline |                      | (247.6 sq. metres) |
| i)   |   |                      |                    |
| d)   | For Lots on a Narrow Water Body             |                      |                    |

#### 10.4 GENERAL PROVISIONS

#### 10.5 SPECIAL WR - WATERFRONT RESIDENTIAL ZONES

##### 10.5.1 WR-1 (Lots 1 and 2, Concession 1, Limerick Township)

###### Zone

###### Provisions

- i) Lot Area (minimum)
  
- ii) Lot Frontage (minimum)
- iii) Development shall be permitted where permanent legal access is available from a registered right-of-way a minimum of 20 metres (66 ft.) in width and where an agreement has been entered into between the landowner and the municipality, pursuant to which the landowner shall assume all responsibility for the maintenance of such right-of-way.

Lake of Bays: Depends on Zone

Your Comments:

#### **Decks attached to Cottages:**

Limitations: Size and number of decks. Projection into front yard, side yard and rear yards. Limitation on roofs, screening, windows.

Current: N/w the yard provisions of this By-law to the contrary, canopies, steps and unenclosed and uncovered decks and porches may project into any required front of side yard a maximum distance of 8.2 ft.

Lake of Bays: No comment

Your Comments:

### **Decks Unattached:**

Limitations: locations, size, number of, height above grade.

Current: N/w any other provisions of this By-law, where ownership of the lot extends to the existing water mark, a boat house, a pump house, a dock, a deck or a gazebo may be erected and used in the yard abutting the existing water mark, provided such accessory buildings or structures are located no closer than 1 metre (3.3 ft.) to the side lot line. Where the ownership extends to a 20.1 m (66 foot) original road allowance, prior to the issuing of a building permit for the erection of a boathouse, pump house, dock, deck or gazebo, the owner shall furnish the building inspector with a copy of a letter of permission signed by the Municipality covering the occupation of the road allowance affected by the accessory buildings or structures. No private communal dock will be located within 60 metres (196.8 ft.) of a seasonal residential dwelling. 5.9.3 Decks not 240 sq. ft. and not overhanging watercourse or waterbody are allowed.

Lake of Bays: No Comment

Your Comments:

### **Docks, Floating:**

Limitations: Size, projection into the lake, location in relation to neighbors, number of.

Current: Not defined in zoning.

Lake of Bays Not defined in zoning.

Your Comments:

**Existing Legal No-conforming Cottages:**

Limitations: Location of an additions, rebuilding,

Current: 5.12 REPLACEMENT OF BUILDINGS OR STRUCTURES A building or structure, including a legal non-conforming and/or legal non-complying building or structure, may be replaced with a new building or structure in the case of partial or complete destruction caused by fire, lightning, explosion, tempest, flood or act of God, or demolition by order of the municipality, the local Health Unit, or other authority for safety, health or sanitation requirements, providing such building or structure has an adequate supply and source of potable water appropriate to the needs of the residents and a septic sewage disposal system approved by the appropriate responsible authority. The provisions of Section 5.11 shall apply in the case of the reconstruction of a legal non-complying building or structure.

Lake of Bays: NON CONFORMING (LEGAL) USES Provided that there is no change in use, existing legal uses and existing legal accessory uses thereto may continue.

Where a building containing a legal non-conforming use is damaged, destroyed or demolished, the reconstruction of the building will be restricted to no more than its original footprint, building size, height and location, and a development permit shall not be required.

Unless otherwise permitted by this by-law, a maximum of one dwelling and one sleeping cabin may be permitted on a lot. The presence of more than one dwelling or sleeping cabin on a lot shall be considered non-conform

Your Comments:

**Garages Unattached:**

Limitations: location, size, number of, height, use.

Current: See accessory buildings

Lake of Bays: See accessory buildings

Your comments:

**Gazebos:**

Limitations: location, size

Current: Gazebos not to exceed 13.4 sq. metres (144 sq. ft.) with a 3 metre (9.8 ft.) setback from watercourse or waterbody.

Lake of Bays: See accessory buildings:

Your comments:

**Grey Water Systems, Outhouses, Septic Systems:**

Limitations: Note: the building code considers all of the above to be “buildings”. Set back from high water mark, set back from property lines. Requirements before building?

Current: A building or structure, including a legal non-conforming and/or legal non-complying building or structure, may be replaced with a new building or structure in the case of partial or complete destruction caused by fire, lightning, explosion, tempest, flood or act of God, or demolition by order of the municipality, the local Health Unit, or other authority for safety, health or sanitation requirements, providing such building or structure has an adequate supply and source of potable water appropriate to the needs of the residents and a septic sewage disposal system approved by the appropriate responsible authority. The provisions of Section 5.11 shall apply in the case of the reconstruction of a legal non-complying building or structure. There do not appear to be any set backs from the high water mark or from the neighbors lot lines.

Lake of Bays: WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS Despite any other provisions of this by-law, no building or structure which requires a water supply or sewage disposal system shall be erected, altered or used on land which, by reason of its rocky, low lying, marshy or unstable characteristics, is unsuitable for the provision of the required water supply or sewage disposal system, as determined by the approval authority. No land reserved for the use of a tile field or a sewage disposal system may be used for any other purpose. Despite any yard or setback provisions of this by-law to the contrary, a sewage disposal leaching bed shall be permitted within any yard of this by-law, with the exception of the shoreline yard. Notwithstanding Sections 4.89 and 4.90, on an existing lot where a leaching bed cannot be setback a minimum of 30 metres due to site

constraints, a reduced setback may be permitted as a staff variation subject to the criteria set out in Schedule C.

Your Comments:

**Lot Coverage:**

Limitations: Percentage of lot allowed to be covered by buildings.

Current: The total lot coverage of accessory buildings and structures including detached private garages shall not exceed five (5) percent of the lot area except where a swimming pool or tennis court is provided, in which case the total lot coverage for accessory uses shall not exceed twenty (20) percent. In no case shall the lot coverage of all buildings on a lot exceed the maximum lot coverage of the principal use set out in the applicable provision

Lake of Bays: Depends on zoning

Your Comments:

**Pump Houses:**

Limitations: Locations and size.

Current: A pumphouse shall be limited to 2.97 sq. m (32 sq. ft.) with a height of no more than 3.0 m (10 ft.).

Lake of Bays: See accessory buildings.

Your Comments:

**Sleeping Cabin or Bunky:**

Limitations: Set back from high water mark, size, height, restriction on plumbing, decks attached to.

Current: 3.31 CABIN, SLEEPING s/m an accessory and subordinate detached building or structure with a maximum of 29.7 sq. m (320 sq. ft.) designed as sleeping accommodation only, to permit the better or more convenient enjoyment of the principal seasonal residential dwelling and shall not contain any plumbing or sanitary waste disposal systems. In no case shall the definition of a sleeping cabin be deemed to include a premises for the temporary accommodation of members of the public for a fee. In the case of a sleeping cabin to be located on a lot which is at least two times the minimum lot frontage and lot area required by this By-law, a maximum of 55.7 sq. m (600 sq. ft.) may be permitted.

Lake of Bays: Means an accessory residential building not attached to a principal dwelling for the accommodation of persons, which does not contain a kitchen.

Your Comments:

**Wooden or Stone Walkways:**

Limitations: size, width, location

Current: not defined

Lake of Bays: not defined

Your Comments:

**Lighting:**

Limitations: Use, amount, location

Current: Not defined

Lake of Bays: The use of sensitive lighting practices that do not interfere with the view of the night sky or spill into surrounding properties will be required for all land uses. Lighting shall not exceed a maximum height of 9 metres (29.5 ft), and shall be directed downward. d) lighting facilities shall be required to minimize the impacts on lake views, night skies and environmental features;

Your Comments:

**Additions to Existing Legal Non-conforming Buildings:**

Limitations: locations, size, height

Current: 5.11.1 Where a building has been lawfully erected prior to the date of the passing of this By-law on a lot having less than the minimum frontage and/or area, or having less than the minimum front yard, side yard, or usable space required by this By-law, the said building may be enlarged, demolished, reconstructed, repaired or renovated provided said enlargement, reconstruction, repair or renovation does not serve to further reduce a required yard or required usable open space and provided all other provisions of this By-law are complied with.

Lake of Bays:

Your Comments:

**Additions to Existing Legal Buildings:**

Limitations: Locations, size, height

Current: No restrictions on size or location except that the addition may not encroach on front, side or rear yards and must meet all other requirements of the zoning document.

Your Comments:

**Noise:**

Limitations: Lawn mowers, chain saws, etc.  
Boat repair building

Current: 5.21 Obnoxious Uses Deals with noise as follows. Noise or vibration cannot be in excess of the limits of the Environmental Protection Act. ???

Your Comments:

**Closing Existing Road Allowances:**

Limitations: allowed or not

Your Comments:

**Public Boat Launches:**

Limitations: allowed or not

Your Comments:

**Commercial/Industrial Buildings/businesses: Marinas:**

Limitations: allowed or not

Your Comments:

**Lake Size vs. Motor Boar Size:**

Your comments

**Buffer Zone:**

Limitations: Size

Current: A natural vegetative buffer strip 15 metres in width shall be maintained on all waterfront lots

Your Comments:

**Building of the 66 ft. Road Allowance Around Lakes:**

Current: Recently the Township passed a by-law requiring that land owners purchase the 66ft. Road allowance on their property before any permit would be issued for any sort of building on that property.

Your Comments:

**Storage Sheds at the Shoreline:**

Limitations: allowed or not, size, location, height

Your Comments:

**Temporary Shelters, trailers etc. allowed on building sites prior to the main building being constructed:**

Limitations: Allowed. For how long. Sewage requirements.

Current

**5.16 Temporary Uses**

Nothing in this By-law shall prevent the use of any land, or the erection or use of any building or structure for a construction camp, work camp, tool shed, scaffold, or other building or structure including a temporary sales or rental office, which is incidental to and necessary for construction work of the premises, but only for so long as such use, building or structure is necessary for such construction work which has not been finished or abandoned. "Abandoned" in this Section s/m the failure to proceed expeditiously with the construction of a work, specifically abeyance of construction for six months.

Your Comments: