

Zoning By-law Provisions Relating to Single Dwellings and Accessory Structures on Residential Waterfront Lots

	Tay Valley Township (By-law No. 02-121)	Township of Rideau Lakes (By-law No. 2005-6)	Township of Drummond- North Elmsley (By-law No. 2003-34)	Township of Lanark Highlands (By-law No. 2003-451)	Township of South Frontenac (By-law No. 2003-75)	Township of Central Frontenac (By-law No. 2002-120)	
Zone Provisions	Zone	RS / RLS	RW	LSR	LD	RW / RLSW / RLSI	RW
	Lot Area (m²)	4050m ²	4050m ²	4000m ²	1ha	1ha / 1ha / 2ha	1ha
	Lot Frontage (m)	60m	60m	50m	50m	91m	91m
	Front Yard (m)	10m	10m	30m	30m	20m / 30m / 30m	30m
	Interior Side (m)	6m	6m	3m	7m	3m / 3m / 3m	3m
	Exterior Side (m)	10m	6m	7.5m	17m	20m / 10m / 3m	7m
	Rear Yard (m)	7.5m	7.5m	7.5m	10m	10m / 10m / 10m	7.5m
	Building Height (m)	9m	10m	11m	11m	11m	10m
	Lot Coverage (%)	10%	10%	15%	10%	5% / 10% / 10%	15%
	FSI (%)	12%	10%	---	---	---	---
Other							
Water Setback (m)	Dwelling – 30m Septic System – 30m Accessory Structures – 30m, but excluding: - pump houses, marine facilities and stairs - decks and gazebos having combined area of less than 14m ²	Dwelling – 30m Septic System – 30m Accessory Structures – 30m, but excluding: - pump houses, marine facilities and stairs - decks and gazebos unattached to a main building having combined area of less than 14m ²	Dwelling – 30m from waterbody; 20m from watercourse Septic System – 30m from waterbody, but can be reduced where required, but not less than requirements of Building Code; 20m from top of bank of watercourse Accessory Structures – 30m (waterbody); 20m (watercourse)	Dwelling – 30m Septic System – 30m Accessory Structures – gazebos and sheds are permitted within the 30m setback, but behind the required vegetation buffer (saunas must be setback 30m)	Dwelling – 30m Septic System – 30m Accessory Structures – 30m, one building <2.97m ² no closer than 8m from waterbody	Dwelling – 30m Septic System – 30m Accessory Structures – 15m	
Shoreline Occupancy Provisions	Yes. Maximum of 25% or 15m of shoreline, whichever is lesser, shall be occupied by marine facilities, pump houses, stairs, deck, patios, gazebos and other accessory buildings and structures.	Yes. Maximum of 20% or 15m of shoreline, whichever is lesser, shall be occupied by marine facilities, pump houses, stairs, deck, patios, gazebos and other accessory buildings and structures.	Maximum of 25% or 15m of shoreline, whichever is lesser, may be used for marine facilities, pump houses, stairs, decks, patios, gazebos	Existing natural vegetation shall be retained, with a maximum 9m landscape corridor to provide access to shoreline	None present.	15m vegetation buffer required, with a maximum 9m corridor to provide access to shoreline	
Decks	->30m water setback, 2m deck encroachment is permitted -15-30m water setback, 2m deck encroachment up to total of 28m ² is permitted -6-15m water setback, 1.25m deck encroachment up to total of 14 m ² -<6m water setback, no deck permitted	->30m water setback, 3m deck encroachment is permitted -15-30m water setback, 2m deck encroachment up to total of 14m ² is permitted -6-15m water setback, 1.2m deck encroachment is permitted -<6m water setback, no deck permitted	No encroachment permitted into required waterbody setback	-3m encroachment permitted into 30m water setback, provided that a 1.3m minimum distance is maintained between the structure and the lot line -No decks for non-complying buildings	No decks permitted within the 30m waterbody setback	-3m encroachment permitted into 30m water setback -No decks other than stairs/landing for non-complying buildings	
Sleeping Cabins	Not permitted.	Permitted. One cabin, floor area not to exceed 25m ² . Minimum water setback shall be 30m or setback of existing dwelling, whichever is greater.	Permitted, but does not permit sanitary or kitchen facilities	Not permitted.	Permitted as accessory structure in all lands abutting navigable waterway -max 28m ² -may contain sanitary provide	Permitted as an accessory use to a main permitted waterfront residential dwelling. -1 per lot -max 37m ²	

		-no kitchen facilities -may contain washroom facilities			connected to primary and approved system -no kitchen facilities -not for financial gain	-may contain sanitary -no kitchen facilities
Marine Facilities	Permitted. No water setback, 3m side yard requirement	Permitted. No water setback, 4.5m side yard requirement	Permitted. No water setback, 1.5m side yard requirement	Permitted. No water setback, 3m side yard requirement	Permitted (does not include boathouse)	Permitted
Private ROW Setback	No provision	6m from edge of ROW	7.5m from ROW	---	5m from travelled portion or survey edge, whichever is greater	---
Swimming Pools	Not permitted to encroach into 30m required water setback	Not permitted to encroach into 30m required water setback unless setback is greater than any existing non-complying dwelling	Regulated by separate By-law	30m water setback requirement	Regulated by accessory buildings provisions	Permitted, subject to swimming pool by-law
Repair/Restoration of Non-Complying Single Dwelling on Waterfront Lot	Repair/restoration permitted provided height, size, volume & extent of non-conformity not increased	Repair/restoration permitted provided height, size, volume & extent of non-conformity not increased	Repair/restoration permitted provided height, size, volume & extent of non-conformity not increased	Repair/restoration permitted provided extent of non-conformity not increased	Repair/renovation or strengthening to a safe condition provided no enlargement of GFA or increase in height	Repair/restoration/voluntary reconstruction permitted provided extent of non-conformity not increased
Reconstruction (incl. Rebuilding) of Non-Complying Single Dwelling on Waterfront Lot	Reconstruction permitted where dwelling destruction was involuntary (ie. "act of god"), height, size, volume & extent of non-conformity is not increased, & work is commenced within 12 months	Reconstruction permitted where dwelling destruction was involuntary (ie. "act of god"), height, size, volume & extent of non-conformity not increased, & work is commenced within 24 months	Reconstruction permitted provided height, size, volume & extent of non-conformity not increased	Reconstruction permitted where dwelling destruction was involuntary (ie "act of god"), provided extent of non-conformity not increased & work is commenced within 24 months	Reconstruction permitted where dwelling destruction was involuntary (ie. "act of god"), gross square footage is not increased & work is commenced within 12 months	Reconstruction permitted where dwelling destruction was involuntary (ie. "act of god"), height & bulk is not increased & work is commenced within 24 months
Enlargements/Additions to Non-Complying Single Dwelling on Waterfront Lot	1. Vertical addition permitted for dwellings with water setback of 15m or more 2. Horizontal addition permitted only where addition complies with all by-law provisions	1. Vertical addition permitted for dwellings with water setback of 15m or more 2. Horizontal additions: a) rear addition permitted where addition has water setback of 15m or more, is less than 4.5m wide or 25% (for portion parallel to water), whichever is lesser, b) side addition permitted where addition has water setback of 15m or more, and is less than 6m wide (for portion perpendicular to water) Only 1 of 3 enlargements are permitted.	Vertical and horizontal addition permitted only where addition complies with all by-law provisions	Vertical and horizontal addition permitted provided extent of non-conformity not increased	Vertical and horizontal addition permitted provided extent of non-conformity not increased	Vertical and horizontal addition permitted provided extent of non-conformity not increased
Water Setback for Replacement of Non-Complying Class IV (Septic) Sewage System	30m, alternatively go through site plan process for approval of a lesser (existing) distance, subject to Building Code minimum of 15m	30m. If lot is <45m in depth, replacement system must be greater than 15m or at same location, whichever is greater.	Same setback as existing system, subject to Building Code minimum of 15m	Same setback as existing system, subject to Building Code minimum of 15m	Same setback as existing system, subject to Building Code minimum of 15m	Same setback as existing system, subject to Building Code minimum of 15m

Last Updated: December 4th, 2008