

## DIVISION NINE - LR-2 LAKESHORE RESIDENTIAL MULTI-FAMILY ZONE

### PURPOSE

The purpose of this zone is to permit comprehensive lake oriented residential developments, including multi-family development on lakes where such developments are considered suitable.

#### 9.1 PERMITTED USES

The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structures, or land not in accordance with these provisions shall be prohibited:

- (a) Single family dwellings;
- (b) Two family dwellings;
- (c) Multi-family dwellings;
- (d) Accessory buildings;
- (e) Community recreational facilities in conjunction with the lakeshore residential development including marinas, swimming pools, and tennis courts; and
- (f) Golf courses.

#### 9.2 MAXIMUM DENSITY

The maximum density permitted within this zone shall be no more than one dwelling unit per 2,000 square metres.

#### 9.3 MINIMUM PARCEL SIZE

The minimum parcel size shall be 2 hectares.

#### 9.4 SETBACKS

##### (a) **Front**

The front setback shall be 6 metres.

##### (b) **Side**

The side setback shall be 1.5 metres, unless the side lot abuts a street where it shall be 4.5 metres, except where varied in accordance with the Highway Act.

(c) **Rear**

The rear setback shall be 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

- (d) Notwithstanding Sections 9.4 (a), 9.4 (b), and 9.4 (c) multi-family dwellings shall be set back a minimum of 30 metres from the natural boundary of a lake.

9.5 HEIGHT OF BUILDINGS

The maximum height permitted shall be:

- (a) 12 metres for the principal building; and  
(b) 5 metres for any accessory building.

9.6 CONDITIONS OF USE

- (a) Development within this zone shall be serviced by a community water system and a community sewer system.  
(b) Accessory buildings permitted under Section 9.1 (d) shall not exceed a maximum total floor area of 65 square metres.  
(c) Marinas permitted under Section 9.1 (e) shall be limited to not more than 1.0 boat space per dwelling unit.

9.7 OFF-STREET PARKING

- (a) Off-street parking shall be provided in accordance with the provisions of Section 3.7 of this Bylaw.  
(b) The number of parking spaces required shall be as follows:

<u>Use</u>	<u>Parking Required</u>
Single family dwellings	2 parking spaces per dwelling unit
Two family dwellings	2 parking spaces per dwelling unit
Multi-family dwellings	1.5 parking space per dwelling unit plus 0.5 parking space per dwelling unit for a communal parking area for visitors, boats, trailers, or recreational vehicles