

## 9. LAKESHORE RV DISTRICT (LK)

*The purpose of the Lakeshore RV District (LK) is to ensure compatibility between built form and the natural environment of the region.*

### 9.1 PERMITTED USES

In any Lakeshore District (LK), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:

- a) One single-detached unit dwelling, RTM, modular or mobile home;
- b) Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c) Artisan or Craft Workshop;
- d) Recreational - parks, playgrounds, tennis courts, and other similar uses.

### 9.2 DISCRETIONARY USES

**The following uses shall be permitted in the LK – Lakeshore District only by resolution of Council and only in locations specified by Council. All discretionary uses shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be specified:**

- a) Commercial Recreation facilities (i.e. rinks and marinas);
- b) Community halls, museums and libraries;
- c) Campgrounds (refer to section 5.7);
- d) Residential Care Home (refer to section 5.4);
- e) Bed and Breakfast Home (refer to section 5.8);
- f) Semi-detached and other multiple unit dwellings;
- g) Wind turbines (refer to section 5.12);
- h) Commercial operations or activities;
- i) Solid and Liquid Waste Disposal Facility (refer to section 5.10);
- j) Home Based Business or Occupation (refer to section 5.3);
- k) Recreational Vehicle Park.

***No person shall initiate any permitted, discretionary or accessory use prior to obtaining a Development Permit from the Development Officer.***

### 9.3 PROHIBITED USES

The following uses shall be strictly prohibited within a Lakeshore District (LK):

- a) All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
- b) Off-road vehicles are restricted to established paths and trails on public lands.
- c) The keeping of livestock.
- d) All keeping of junked cars, abandoned vehicles and similar material.
- e) All uses of buildings and land except those specifically noted as permitted or discretionary.

9.4 SUBDIVISION AND SITE REGULATIONS

Public works shall have no minimum or maximum site requirements

	Permitted Uses	Discretionary Uses
<b>Minimum site area</b>	1000 m <sup>2</sup> (10,763 ft <sup>2</sup> )	
<b>Minimum floor area</b>	75 meters (807 ft <sup>2</sup> )	
<b>Minimum site frontage</b>	15.0 meters (49.2 feet)	<i>Commercial Recreation facilities, campgrounds, commercial operations and activities, solid and liquid waste, and recreational vehicle park: 30.0 meters (98.4 feet)</i>  <i>All Other Uses: 15.0 meters (49.2 feet)</i>
<b>Height</b>	10.0 meters (33 feet)	
<b>Maximum site coverage</b>	50%	
<b>Yard Requirements</b>	<p>Lakeside Residential Uses – for the purposes of this section, a lakeside lot is a parcel that abuts the bank of the lake or abuts an environmental or municipal reserve that abuts a lake, and a backshore lot is a parcel that has a street between it and any other parcel of land and the lake.</p> <p><i>Lakeside residential lot – front yard: 6.0 meters (19.7 feet)</i></p> <ul style="list-style-type: none"> <li>- Front yard maximum coverage: 30%</li> <li>- Rear yard: 4.5 meters (14.8 feet) for any building wall and 2.0 meters (6.6 feet) for any open deck</li> </ul> <p><i>Backshore residential lot – front yard: 6.0 meters (19.7 feet)</i></p> <ul style="list-style-type: none"> <li>- Front yard – open deck: 4.0 meters (13.3 feet)</li> <li>- Front yard maximum coverage: 30%</li> <li>- Rear yard: 6.0 meters (19.7 feet)</li> </ul> <p><i>All other uses:</i></p> <ul style="list-style-type: none"> <li>- Any yard abutting a highway: minimum as required by Provincial regulations, though not less than 6.0 meters (19.7 feet)</li> <li>- Any yard abutting a highway frontage road or municipal road allowance: minimum 6.0 meters (19.7 feet)</li> <li>- Other front yard for commercial uses or activities: 6.0 meters (19.7 feet)</li> <li>- A yard abutting a residential use without an intervening street: 3.0 meters (9.8 feet)</li> </ul> <p><i>Side yard requirements: 1.5 meters (5 4 feet) unless on a corner site, the side yard shall be 6.0 meters (19.7 feet)</i></p>	

- .1 In the case of a parcel that existed prior to the adoption of this Bylaw, there shall be no minimum site area.

## 9.5 ACCESSORY BUILDING AND USES

- .1 A permitted accessory use/building shall be defined as any buildings, structures or a use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.
- .2 All accessory uses, buildings or structures require the submission of an application for a Development Permit prior to commencing the use or construction unless it is identified as exempt from this process in Section 3 of the General Administration of this Bylaw.
- .3 Any buildings, structures, or uses, which are accessory to the principle use of the site, but only after the principle use or discretionary use has been established. Accessory buildings are limited to:
  - a) One accessory garage for two (2) motor or recreational vehicles.
  - b) Two (2) detached sheds or buildings accessory to the principle dwelling unit on the site.
- .4 All accessory buildings shall be set back a minimum of 1.5 meters (5 feet) from the front site line, 1.2 meters (4 ~~6~~ feet) from the principal building and 0.8 meters (2.6 feet) from the side site line unless the side line is an abutting street then the side yard shall be 3.6 meters (11.8 feet).
- .5 All accessory buildings shall be located a minimum of 1.5 meters from the rear site line except where a public or environmental reserve exists adjacent to the rear yard, no set back will be required.
- .6 The maximum height for a 2-storey boathouse or 2-storey accessory building is 6.7 meters (22 feet) measured from the lowest point of the perimeter of the building to the ridge of the roof.
- .7 No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.
- .8 All shelterbelts, tree and shrub plantings, portable structures, machinery and earth or gravel piles shall comply with the same setback requirements as for buildings.

## 9.6 SIGNAGE

- .1 The following permanent signage requirements will apply:
  - a) One permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m<sup>2</sup> ;
  - b) In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling;
  - c) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
  - d) Temporary signs not exceeding 1 m<sup>2</sup> advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.



**9.7 FENCE AND HEDGE HEIGHTS**

- .1 No hedge, fence or other structure shall be erected past any property line.
- .2 In a required front yard, to a height of more than 1.0 meter above grade level.
- .3 In a required rear yard, to a height of more than 2.0 meters above grade level.
- .4 Except permitted accessory buildings, no fence or other structure shall be erected to a height of more than 2.0 meters.
- .5 No barbed wire or razor wire fences shall be allowed.

**9.8 OFF-SEASON STORAGE**

- .1 The storage of one fishing shack or trailer shall be in a proper manner so as not to create a nuisance or view obstruction to adjacent property owners.
- .2 Empty lots are restricted from the temporary storing of seasonal buildings or recreational equipment vehicles.

**9.9 OUTSIDE STORAGE**

- .1 No outdoor storage shall be permitted in the required front yard or any residential site.
- .2 No yard shall be used for the storage or collection of hazardous material.
- .3 Council may apply special standards as a condition for a discretionary use approval regarding the location of areas used for storage
- .4 No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard.
- .5 Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- .6 Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.