

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**. The R6c sub-zoning district allows for **care centre, major** as an additional use. The R6h sub-zoning district allows for **home based business, major** as an additional use. *(Bylaw 5467)*

9.7.2 Primary Uses

- **care centre, major** *(use is only permitted with the R6c sub-zoning district)*
- **duplex housing**
- **semi-detached housing**
- **single detached housing**

9.7.3 Secondary Uses

- **bed and breakfast homes** *(in single detached housing or semi-detached housing or duplex housing only) (Bylaw 5498)*
- **boarding rooms**
- **care centre, minor**
- **docks, private**
- **home based businesses, minor**
- **home based businesses, major** *(in single detached housing only) (use is only permitted with R6h sub-zoning district)*
- **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 1.5m, 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.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)