



APPENDIX 2
EXISTING ZONING REGULATIONS
TOWNSHIP OF MACHAR

Appendix 2

Eagle Lake Conservation Association Eagle Lake Community Plan

Existing Zoning Regulations, Township of Machar (provisions affecting Eagle Lake)

July 19, 2007

Section	Item	Comment
Zones Affecting Eagle Lake		
Schedule A, Land Use Plan	<ul style="list-style-type: none"> • SR – Shoreline Residential • BR – Backlot Residential • OS – Open Space • EP – Environmental Protection • CT – Commercial Tourist • CTP – Commercial Tourist Park • CG – Commercial General 	
Section 2 – Establishment of Zones		
2.3	<p>Determining Zone Boundaries</p> <p>6. All municipally owned road allowances which are not used as improved public streets shall be deemed to be in the Open Space (OS) Zone.</p>	There are approximately ___ road allowances that touch Eagle Lake.
Section 3 – General Provisions		
3.1	Accessory Buildings, Structures and Uses	
	a) accessory uses are permitted	
	b) accessory uses must comply with the front yard setback (except for docks, marine facilities, boathouses or pumphouses)	

Section	Item	Comment
	c) lot coverage of accessory buildings not exceed 5% of the lot area; nor shall the height exceed 5 metres	
	d) certain structures are allowed to encroach in the required yards; NOTE: Septic systems shall comply with the applicable setback requirements from Watercourses in Section 3.28.	
	e) a boathouse, launching ramp, pumphouse or a dock may be erected in the front yard, providing it is located no closer than 2 metres from the side lot line or the 90 degree projection of the side lot line where it meets the shoreline.	
	f) Unenclosed fire escapes may project into any yard by a maximum of 1 metre.	
	g) Accessory structures (including attached or detached garage) shall not be closer than 2 metres to the interior side lot line and 5 metres to the rear lot line;	
	h) certain ornamental structures may project a maximum of .6 metres into required yards.	
	i) Decks, balconies, steps and patios may project into any required yard to a maximum distance of 1.5 metres, but not closer than 1.2 metres to any lot line. Where the floor of a porch, balcony or dick is more than 1 metre above finished grade, the setbacks for the principal use shall apply.	
	j) Gazebos are permitted between the shoreline and the main building in the SR zone provided it has an area of 10 sq m or less; is setback at least 5 metres from the shoreline, 2 metres from a side lot line and has a height not greater than 3 metres.	
	k) Guest cabins are permitted in the Backlot Residential and Shoreline Residential zones, provided that: no cooking facilities are provided, it has an area of 24 square metres or less; has a height not greater than one storey; and it complies with all setbacks that apply to the principal building.	

Section	Item	Comment
3.3	Dwelling Units	
	Only one dwelling is permitted on a lot, unless specifically permitted in the zone	
3.5	Non Conforming Uses	
	a) Continuation of Existing Uses prohibited by the by-law is permitted provided it continues to be uses for the same purpose. If the use ceases for a two year period, it is deemed to have been discontinued.	
	b) Permitted Exterior Extension is not permitted unless it complies with the by-law and the use is permitted.	
	c) Permitted Interior Alteration and reconstruction is permitted.	
	d) Restoration to a safe condition is permitted provided it does not increase the building height, size or volume or change the existing lawful use, unless the changes are necessary to provide floodproofing.	
	e) Reconstruction of existing dwellings damaged by causes beyond the control of the owner, or which is demolished and reconstructed by the owner is permitted, provided any non-conformity is not further increased. Reconstruction of dwellings in an EP zone shall be floodproofed.	
3.6	Non-Complying lots, Buildings and Structure	
	a) Buildings may be enlarged, reconstructed, repaired or renovated if they do not further reduce any required yard or coverage, is for a use permitted in the by-law, and provided all other zone provisions are complied with.	
	b) Reconstruction of existing buildings is permitted provided the non-compliance is not further increased.	
	c) Existing undersized lots may be developed provided all other applicable zone requirements are complied with. Lots that are increased in size following adoption of the by-law may also be used in accordance with this provision.	No minimum size; must meet by-law setback and coverage requirements

Section	Item	Comment
	d) where the existing floor area is less than required by the by-law, the building may be reconstructed, etc., provided it does not further decrease the floor area.	
3.7	Frontage on Improved Public Road, Private Road or Navigable Waterway	
Section 4 – Zone Provisions		
4.4	Shoreline Residential (SR)	
4.4.1	Permitted Uses i) single detached dwelling	
4.4.2	Regulations for Permitted Uses	
	a) Minimum Lot Area	2700 sq m .67 acres
	b) Minimum Lot Frontage	45 m 147.6 ft
	c) Minimum Front yard	30 m 98.5 ft
	d) Minimum Interior Side yard	6.0 m 19.7 ft
	e) Minimum Exterior Side yard	7.5 m 24.6 ft
	f) Minimum Rear yard	10 m 32.8 ft
	g) Maximum Lot Coverage	15% 15%
	h) Maximum Height	9 m 29.5 ft
	i) Minimum Ground Floor area	60 sq m 645.8 sq ft

Section	Item			Comment
	j) Minimum dwelling unit size	n/a	n/a	
4.5	Backlot Residential (BR)			
4.5.1	Permitted Uses i) single detached dwelling ii) Resource Management uses, excluding buildings or dwellings			
4.5.2	Regulations for Permitted Uses			
	a) Minimum Lot Area	1.6 ha	3.9 acres	
	b) Minimum Lot Frontage	105 m	344.5 ft	
	c) Minimum Front yard	30 m	98.5 ft	
	d) Minimum Interior Side yard	7.5 m	24.6 ft	
	e) Minimum Exterior Side yard	10 m	33.8 ft	
	f) Minimum Rear yard	7.5 m	24.6 ft	
	g) Maximum Lot Coverage	5%	5%	
	h) Maximum Height	9 m	29.5 ft	
	i) Minimum Ground Floor area	60 sq m	645.8 sq ft	
	j) Minimum dwelling unit size	n/a	n/a	

Section	Item	Comment
4.8	Commercial General (CG)	
4.8.1	Permitted Uses i) a convenience retail store ii) a service shop or personal service shop iii) a dwelling unit in a portion of a commercial building	
4.8.2	Regulations for Permitted Uses	
	a) Minimum Lot Area	8000 sq m 1.9 acres
	b) Minimum Lot Frontage	90 m 295.2 ft
	c) Minimum Front yard	15 m 49.2 ft
	d) Minimum Interior Side yard	6.0 m 19.7 ft
	e) Minimum Exterior Side yard	15 m 49.2 ft
	f) Minimum Rear yard	9 m 29.5 ft
	g) Maximum Lot Coverage	40% 40%
	h) Maximum Height	n/a n/a
	i) Minimum Ground Floor area	n/a n/a
	j) Minimum dwelling unit size	n/a n/a
4.8.3	Exceptions (on Eagle Lake properties)	
4.8.3.2	CG*2 Zone: A camping establishment with a maximum of four campsites and a marina are permitted	Marina site at the Narrows

Section	Item	Comment
4.8.3.3	CG*3 Zone: the storage of boats and boat accessories, tent trailers, travel trailers and truck campers is permitted.	Pt of marina site, backlot at the Narrows
4.10	Commercial Tourist (CT)	
4.10.1	Permitted Uses i) an accessory single detached dwelling ii) a tourist establishment iii) a cabin establishment iv) a cottage establishment v) a summer camp vi) an accessory convenience store or sub-post office vii) an accessory marina	
4.10.2	Regulations for Permitted Uses	
	a) Minimum Lot Area	1.6 ha 3.9 acres
	b) Minimum Lot Frontage	60 m 198.6 ft
	c) Minimum Front yard	30 m 98.5 ft
	d) Minimum Interior Side yard	6 m 19.7 ft
	e) Minimum Exterior Side yard	10 m 33.8 ft
	f) Minimum Rear yard	6 m 19.7 ft
	g) Maximum Lot Coverage	25% 25%
	h) Maximum Height	n/a n/a
	i) Minimum Ground Floor area	n/a n/a

Section	Item			Comment
	j) Minimum dwelling unit size	n/a	n/a	
	k) Minimum Frontage on a Lake	6 m / unit or 2 m / person, whichever is the greater	19.7 ft / unit or 6.6 ft / person, whichever is the greater	
4.10.3	Additional Regulations for rental cabins or cottages:			
	<ul style="list-style-type: none"> • Minimum Floor Area 15.5 sq m (166.85 sq ft) exclusive of closets, bathrooms, porches and verandahs, plus an additional 7.5 sq m (80.7 sq ft) for every sleeping room. • Each rental cabin or cottage shall be separated from other rental cabins or cottages by a minimum landscaped open space of 6 m (19.7 ft) 			
4.10.4	Exceptions			
4.10.4.1	CT*1 A maximum of 340 persons may be accommodated.			Applies to the Hockey Opportunity Camp
4.11	Commercial Tourist Park (CTP)			
4.10.1	Permitted Uses <ul style="list-style-type: none"> i) a camping establishment ii) an accessory retail store iii) a tourist establishment 			
4.11.2	Regulations for Permitted Uses			
	a) Minimum Lot Area	1.5 ha	3.7 acres	
	b) Minimum Lot Frontage	120 m	393.7 ft	
	c) Minimum Front yard	30 m	98.5 ft	
	d) Minimum Interior Side yard	15 m	49.2 ft	

Section	Item			Comment
	e) Minimum Exterior Side yard	30 m	98.5 ft	
	f) Minimum Rear yard	15 m	49.2 ft	
	g) Maximum Lot Coverage	n/a	n/a	
	h) Maximum Height	n/a	n/a	
	i) Minimum Ground Floor area	n/a	n/a	
	j) Minimum dwelling unit size	n/a	n/a	
	k) Minimum Frontage on a Lake	6 m / unit	19.7 ft / unit	
4.11.3	Regulations for individual sites within a tourist park			
	<ul style="list-style-type: none"> • Minimum site area 185 sq m (1991.5 sq ft); • Minimum open space per total camping park – 50% of total park • Maximum lot coverage by all camping sites and all related and accessory buildings and structures – 50% of total park. 			
4.11.4	Exceptions			
4.15	Environmental Protection (EP)			
4.15.1	Permitted Uses			
	i) Agriculture ii) Resource Management Uses iii) Marine facilities and boathouses subject to Section 4.15.2.1			

Section	Item	Comment
4.15.2	Regulations for Permitted Uses	
4.15.2.1	Marine Facilities – Marine facilities and boathouses may be permitted in accordance with Section 3.1. e) provided that they are accessory to permitted uses on the appertaining lands where such a use is permitted in the appertaining zone.	
4.15.2.2	Permitted buildings and structures – No buildings or structure including accessory buildings or structures, with the exception of marine facilities, boathouses, pumphouses and buildings or structures used for flood and erosion control are permitted.	
4.17	Open Space (OS)	
4.17.1	Permitted Uses iv) A public park v) Resource Management uses, excluding buildings or dwellings vi) Seasonal camping parks under the ownership of a public agency or authority vii) A non-commercial marine facility	
4.17.2	Regulations for Permitted Uses	
	a) Minimum Lot Area	4 ha 9.8 acres
	b) Minimum Lot Frontage	120 m 393.7 ft
	c) Minimum Front yard	40 m 131.2 ft
	d) Minimum Interior Side yard	15 m 49.2 ft
	e) Minimum Exterior Side yard	40 m 131.2 ft
	f) Minimum Rear yard	15 m 49.2 ft

Section	Item	Comment		
	g) Maximum Lot Coverage	n/a	n/a	
	h) Maximum Height	10.5 m	34.4 ft	
	i) Minimum Ground Floor area	n/a	n/a	
	j) Minimum dwelling unit size	n/a	n/a	
4.17.3	Additional Regulations for public parks			
	<ul style="list-style-type: none"> • No buildings or structures associated with a public park with the exception of bathing stations and refreshments stands are permitted. 			
4.17.4	Exceptions			
	OS*1 - A golf course, an accessory single detached dwelling and a single detached dwelling or a dwelling unit occupied by staff is permitted.			Applies to the Golf Course located at East Bay, with no frontage on the lake.