

**SECTION 16 - WATERFRONT RESIDENTIAL (WR) ZONE**

**16.1** Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Waterfront Residential WR zones.

**16.2 PERMITTED USES**

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.
- (b) Home occupations

**16.3 REGULATIONS FOR DWELLINGS ALONG LAKE ERIE**

Minimum Lot Frontage	18m 20m for corner lot
Minimum Lot Area	600 sq.m
Maximum Lot Coverage	40 percent
Minimum Front Yard	7.5
Minimum Interior Side Yard	(i) 1.5m for a one-storey dwelling (ii) 2.0m for anything above a one-storey dwelling (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	10m
Minimum Floor Area	(i) 1 storey dwelling 95 sq.m (ii) 1.5 storey or split level 135.0 sq.m. (iii) 2 or 2.5 storey 150.0 sq.m
Maximum Height	i) 2.5 storeys ii) 9m

**16.5 REGULATIONS FOR ACCESSORY STRUCTURES ALONG LAKE ERIE**

- a) Notwithstanding the provision of 6.1 (b) accessory structures along the Lake Erie shall be permitted within the front yard subject to the following regulations:

Minimum Front Yard	7.5 m
Minimum Interior Side Yard	1.0m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.

**EXCEPTIONS TO THE WATERFRONT RESIDENTIAL (WR) ZONE**

**WR-34 (129-1990) 657 Niagara River Parkway (FORMERLY R2-34)**

Nothing shall prevent the continued use of the lands indicated as WR-34 on Schedule "A" for a historical museum and uses, buildings and structures accessory thereto.

**WR-68 (129-1990) Edgemere Lane, south side, west of Kraft Road (FORMERLY R1-68)**

Notwithstanding the provisions of the Waterfront Residential WR Zone, the use of the lands indicated as WR-68 on Schedule "A" shall comply with the following special regulations:

- (a) Minimum lot area 1200 sq.m.
- (b) Minimum floor area 185 sq.m.

**WR-139 (129-1995) Yacht Harbor Road, south side (FORMERLY R1-139)**

These lands are zoned "Waterfront Residential WR-139 Zone" and all of the provisions that relate to lands zoned "Waterfront Residential WR Zone" by that by-law shall apply to those lands zoned "Waterfront Residential WR-139 Zone" except:

- (a) that notwithstanding the requirements of Subsection 6.5, the lands shall not be required to have frontage on a public street, and;
- (b) that notwithstanding the requirements of Subsection 5.151, the front lot line shall be the lot line that divides the lot from the Private Lane.

**WR-143 (214-1995) 4217 Erie Road (FORMERLY R1-143)**

These lands are zoned "Waterfront Residential WR-143 Zone" and all of the provisions that relate to lands zoned "Waterfront Residential WR Zone" by that by-law shall apply to those lands zoned "Waterfront Residential WR-143 Zone" except:

- (a) that notwithstanding the requirements of Subsection 16.2 (a), two single detached dwellings and uses, buildings and structures accessory thereto shall be permitted on these lands.

**WR-147 (231-1995) Yacht Harbour Road, south side (FORMERLY R1-147)**

These lands are zoned "Waterfront Residential WR-147 Zone" and all of the provisions that relate to lands zoned "Waterfront Residential Zone" by this by-law shall apply to those lands zoned "Waterfront Residential WR-147 Zone" except:

- (a) that notwithstanding the requirements of Subsection 6.5 the lands shall not be required to have frontage on a public street, and;
- (b) that notwithstanding the requirements of Subsection 5.151, the front lot line shall be the lot line which divides the lot from the private lane.

**WR-155 (145-1996) Erie Road, south side, east of Schooley Road (FORMERLY R2-155)**

These lands are zoned "Waterfront Residential WR-155 Zone" and all of the provisions that relate to lands zoned "Waterfront Residential WR Zone" by this by-law shall apply to those lands zoned "Waterfront Residential WR-155 Zone" except that notwithstanding the requirements of Subsection 16.2, this property may continue to be used for the 41 existing cottage dwellings and not more than 2 additional cottage dwellings may be erected on the subject property to replace those destroyed by fire prior to July 25th, 1983; and that notwithstanding the requirements of Subsection 16.3, the 2 additional cottages may be rebuilt in the locations shown as A and B on Schedule A to By-law 145-1996.

**WR-216 (214-1999) Lakecrest Court (FORMERLY R1-216)**

These lands are zoned "Waterfront Residential WR-216 Zone" and all of the provisions that relate to lands zoned "Waterfront Residential WR Zone" by this by-law shall apply to those lands zoned "Waterfront Residential WR-216 Zone" except:

- (a) That notwithstanding the requirements of section 16.3 the minimum lot frontage shall not be less than 11.7 metres and
- (b) That notwithstanding the requirements of Subsection 16.3 the minimum lot area shall not be less than .12 hectares, and
- (c) The minimum setback for all buildings and structures from the Lake Erie 100-year flood elevation of 177.2 metres G.S.C. shall not be less than 15 metres

**WR-218 (214-1999) Lakecrest Court (FORMERLY R1-218)**

These lands are zoned "Waterfront Residential WR-218 Zone" and all of the provisions that relate to lands zoned "Waterfront Residential WR Zone" by this by-law shall apply to those lands zoned "Waterfront Residential WR-218 Zone" except:

- (a) That notwithstanding the requirements of Subsection 16.3 the minimum lot frontage shall not be less than 24.5 metres and
- (b) That notwithstanding the requirements of Subsection 16.3 the minimum lot area shall not be less than .18 hectares
- (c) That the minimum setback for all buildings and structures from the Lake Erie 100 year floodline, elevation of 177.2 metres. GSC shall not be less than 15 metres.

**WR-227 (145-2000) North Shore Drive, west of Maple Leaf Avenue (FORMERLY R1-227)**

These lands are zoned "Waterfront Residential WR-227 Zone" and all of the provisions that relate to lands zoned "Waterfront Residential Zone" by this by-law shall apply to those lands zoned "Waterfront Residential WR-227 Zone" except:

- (a) that notwithstanding the requirements of Subsection 16.3, the minimum floor area shall not be less than 140 square metres;
- (b) That the minimum rear yard setback shall not be less than 10 metres except the minimum rear yard along Lake Erie shall be not less than 15 metres from the 100 year floodline of 177.2 metres referenced to in the Geodetic Survey of Canada Datum.

**WR-377 (198-07, 103-07) 3817 TERRACE LANE (FORMERLY R3-377)**

These lands are zoned Waterfront Residential WR-377 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Waterfront Residential WR Zone by this by-law shall apply to those lands zoned Waterfront Residential WR-377 Zone on the attached Schedule A subject to the following special provisions:

- a) A Minimum lot frontage of 6.18 metres.
- b) A Minimum lot area of 239.9 square metres.

**WR-475 (69-12) 0 LAKESHORE ROAD, SOUTH SIDE, EAST OF BARDOL AVENUE, WEST OF LILIAN PLACE (FORMERLY R1-475)**

These lands are zoned Waterfront Residential WR-475 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Waterfront Residential (WR) Zone by this by-law shall apply to those lands zoned Waterfront Residential WR-475 Zone on the attached Appendix 1 subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 6.47 Yard Setbacks for Lots Abutting Lake Erie, the minimum setback of the single family dwelling from the 1:100 year flood elevation as determined by the Niagara Peninsula Conservation Authority shall be not less than 15.1 metres.

**WR-502 (38-2014) 3017 Thunder Bay Road**

These lands are zoned "Waterfront Residential (WR-502) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Waterfront

Residential (WR) Zone” by this by-law shall apply to those lands zoned “Waterfront Residential (WR-502) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 6.47 Yard Setbacks for Lots Abutting Lake Erie, the minimum setback of the single detached dwelling from the 1:100 year flood elevation as determined by the Niagara Peninsula Conservation Authority shall be not less than 24.37 metres.”

**WR-513 (20-2015) 873 Edgemere Road**

These lands are zoned “Waterfront Residential (WR-513) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Waterfront Residential (WR) Zone” by this by-law shall apply to those lands zoned “Waterfront Residential (WR-513) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 6.47 Yard Setbacks for Lots Abutting Lake Erie, the minimum setback of the single detached dwelling from the 1:100 year flood elevation as determined by the Niagara Peninsula Conservation Authority shall be not less than 22.5 metres.
- b) Notwithstanding the requirements of Section 16.3 Regulations for Dwellings Along Lake Erie, the maximum height of the single detached dwelling shall be not more than 10.2 metres.

**WR-564 (81-2016) South Side of Lakeshore Road, East of Albert Street**

These lands are zoned “Waterfront Residential WR-564 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Waterfront Residential (WR) Zone” by this by-law shall apply to those lands zoned “Waterfront Residential WR-564 Zone” on the attached Appendix “1” and shall be subject to the following provisions:

- i) Minimum front yard – 10 metres
- ii) Minimum westerly interior side yard – 2 metres
- iii) Minimum easterly interior side yard – 15 metres
- iv) Minimum rear yard
  - a. 3 metres from the easterly corner of the building
  - b. 38 metres from the westerly corner of building

Notwithstanding the requirements of Subsection 6.47 Yard Setbacks for Lots Abutting Lake Erie, the minimum setback of the single detached dwelling from the 1-in-100 year flood elevation as determined by the Niagara Peninsula Conservation Authority shall be not less than 3 metres.