

SECTION 13. LAKESHORE RESIDENTIAL (LR) ZONE

The Lakeshore Residential (LR) Zone applies primarily to developed and undeveloped residential lots lying in the designated ‘Lakeshore Area’ in the West Elgin Official Plan in Concession XIV along the Lake Erie shoreline. Undeveloped residential lots may have the holding symbol attached (i.e. LR-H-#) pending further approvals from the Municipality before actual development would be allowed to take place. Lands zoned LR are restricted to a single unit detached dwelling as the main use. Home occupations and bed and breakfast establishments are also permitted. The minimum lot size and minimum lot frontage are 2500 sq m (0.6 acres) and 30 m (100 feet) respectively.

13.1 GENERAL USE REGULATIONS

13.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Lakeshore Residential (LR) Zone except for the following purposes:

- accessory use
- bed and breakfast establishment
- home occupation
- single unit dwelling as the main use

TABLE 13-1

LAKESHORE RESIDENTIAL (LR) ZONE STANDARDS

1	Minimum Lot Area	2500 m ²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	35 %
4	Front Yard Depth/ Exterior Side Yard Width	10 m
5	Side Yard Width single unit dwelling	3 m
6	Rear Yard Depth single unit dwelling	10 m
7	Maximum Building Height single unit dwelling	10.5 m
8	Maximum Dwellings per Lot	1

13.2 SPECIAL USE REGULATIONS

13.2.1 HOME OCCUPATIONS

The following provisions shall apply to home occupations:

- a) shall be conducted entirely within a dwelling or within an attached private garage or within an accessory building or detached private garage;
- b) shall, if conducted within a dwelling or within an attached private garage, not exceed forty (40) percent of the total floor area of the dwelling and attached private garage or, if conducted within an accessory building or a detached private garage, shall not exceed one hundred (100) square metres of floor area;
- c) the external character of the dwelling as a residence shall not change;

- d) a nuisance, particularly in regard to noise, odour, refuse or parking, shall not be created;
- e) outside storage shall not be permitted;
- f) external display or advertisement other than one sign, with a maximum face not exceeding (1.0) square metre in area, shall not be permitted.
- g) a maximum of one non-flashing sign, one (1.0) square metre in area shall be permitted.

13.2.2 SINGLE UNIT DWELLINGS

A single unit dwelling shall not be erected:

- a) closer than one hundred and fifty (150) metres to a dog kennel on a neighbouring lot;
- b) only if in accordance with Minimum Distance Separation (MDS) Formulae as established by the Province and implemented under the guidelines established by the Province, amended from time-to-time, except that the alteration of an existing dwelling shall be permitted and the replacement of an existing dwelling with a new dwelling shall be permitted provided the new dwelling is situated no closer to a livestock building and structure or manure storage facility than the dwelling being replaced.

13.3 SITE-SPECIFIC ZONES

13.3.1 a) Defined Area (*L. Nirtra*)

LR-1-H-7 as shown on Schedule “A”, Map No. 75.

b) Permitted Uses

seasonal dwelling

c) Minimum Setbacks for Main Building

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|------|--|-------|
| i) | from the northerly lot line to the nearest main wall | 7.5 m |
| ii) | from the top-of-bank of Lake Erie to the nearest main wall | 30 m |
| iii) | from the westerly lot line | 15 m |
| iv) | from the easterly lot line | 15 m |

13.3.2 a) Defined Area (*Lighthouse Waterfronts Inc.*)

LR-2 as shown on Schedule “A”, Map No. 75.

b) Permitted Uses

accessory use
bed and breakfast establishment
single unit detached dwelling as the main use

Site Specific Lakeshore Residential (LR-2) Zone Standards

1	Minimum Lot Area	3600 m ²
2	Minimum Lot Frontage	15 m
3	Maximum Lot Coverage	30%
4	Front Yard Depth/Exterior Side Yard Width	9.0 m
5	Side Yard Width – Single Unit Dwelling	1.5 m
6	Rear Yard Depth – Single Unit Dwelling	10 m
7	Maximum Building Height – Single Unit Dwelling	10.5 m
8	Minimum Floor Area – Single Unit Dwelling	100 m ²
9	Maximum Dwellings per Lot	1

c) **Additional Regulations**

All LR-2 development is subject to the following:

- i) No buildings or structures, or accessory buildings and structures shall be erected below the Shore Plan Set Back Line in accordance with site-specific LTVCA regulations; and,
- ii) Provide a “private access right-of-way” which provides access from a public road to each unit to accommodate emergency services, the design to be approved by the Municipality of West Elgin.

SECTION 14. SEASONAL RESIDENTIAL (SR) ZONE

14.1 GENERAL USE REGULATIONS

14.1.1 PERMITTED USES

14.2 SPECIAL USE REGULATIONS

14.3 SITE SPECIFIC ZONES