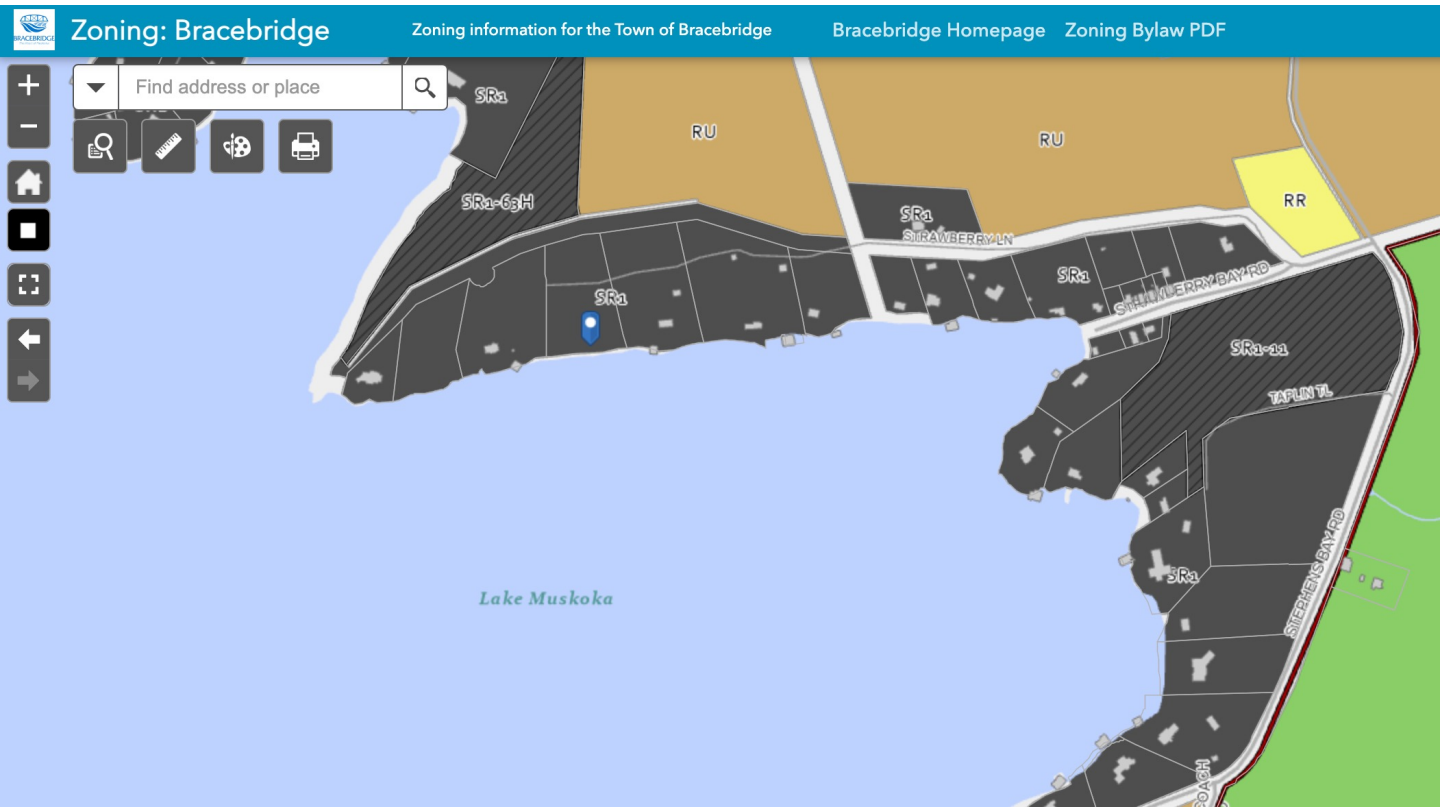


Bracebridge Zoning Map



SECTION 3: ZONE PROVISIONS

3.3. SHORELINE ZONES

No person shall use any land or erect, alter or use any *building* or *structure* for any *use* in the Shoreline Zones except in accordance with the following:

3.3.1. The following *uses* are permitted within the Residential Zones:

PERMITTED USE	SR1	SR2	SR3	SR4	SR5	WL
<i>Detached Dwelling</i>	•	•	•	•	•	
<i>Seasonal Dwelling</i>	•	•	•	•	•	
<i>Sleeping Cabin (*1)</i>	•	•	•	•	•	
<i>Bed & Breakfast (*2)</i>	•	•				
<i>Home Occupation (*3)</i>	•	•	•	•	•	
<i>Waterfront Landing</i>						•

3.3.2. The following notations apply to Section 3.3.1 where indicated:

- (*1) A *sleeping cabin* is permitted subject to the following:
- The use is accessory to a *detached dwelling* or *seasonal dwelling* on the same lot;
 - A maximum of one *sleeping cabin* is permitted, which may be located on the *lot* or in a *boathouse* extending from or adjacent to the *lot*;
 - A *sleeping cabin* cannot exceeding a *gross floor area* of 37 m², which includes porches;
 - A *sleeping cabin* is permitted in a *boathouse* located over water, a detached garage or as a separate detached *accessory building*;
 - A *sleeping cabin* is not permitted in the *front yard* but may be located in a *boathouse* projecting from the *front yard* over water; and
 - Any *deck* attached to a *sleeping cabin* cannot exceed a floor area of 50% of the gross floor area of the *sleeping cabin*.
- (*2) A *Bed and Breakfast* is permitted subject to the following:
- The *use* must be located in a *detached dwelling* or *seasonal dwelling*;
 - The *use* is only permitted on a lot meeting the minimum lot frontage and minimum lot area for the zone in which it is located; and
 - The *use* is only permitted if the *detached dwelling* or *seasonal dwelling* in which it is located complies with all the zone standards for the zone in which it is located
- (*3) A *Home Occupation* is only permitted subject to the provisions in Section 4.14.

SECTION 3: ZONE PROVISIONS

3.3.3. The following zone standards apply to the Shoreline Zones:

3.3.3.1. Shoreline Zone Standards

ZONES	SR1	SR2	SR3	SR4	SR5	WL
	Shoreline Residential	Over Threshold/ Lake Trout Lakes at Capacity	Narrow Waterbody 90 to 150m in width	Narrow Waterbody Less than 90m in width	Water Access Residential	Waterfront Landing
Minimum <i>Lot Area</i> :	0.4 ha	(*1)	0.6 ha	0.8 ha	(*1)	0.1 ha
Minimum <i>Lot Frontage</i> :	60 m	(*1)	90 m	120 m	(*1)	23 m
Minimum <i>Yard Requirements</i> :						
<i>Front Yard</i>	20 m (*2)	30 m	30 m	30 m	30 m	20 m
<i>Exterior Side Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
<i>Interior Side Yard</i>	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
<i>Rear Yard</i>	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
Maximum <i>Lot coverage</i>	(*3)	(*3)	(*3)	(*3)	(*3)	5%
Minimum Dwelling Size (GFA)	60 m ²	60 m ²	60 m ²	60 m ²	60 m ²	Not permitted
Maximum <i>Height</i>	9 m	9 m	9 m	9 m	9 m	4.5 m
Min. Setback from Centerline of <i>Road</i>						
<i>Provincial Road</i>	26 m	26 m	26 m	26 m	26 m	26 m
<i>District Road</i>	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m	20.5 m
<i>Other</i>	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m	17.5 m
Additional Zone Standards	(*4)	(*4)	(*4)	(*4)	(*4) (*5)	(*6)

SECTION 3: ZONE PROVISIONS

3.3.3.2. The following notations apply to Section 3.3.3.1 where indicated:

- (*1) The minimum *lot area* and *lot frontage* requirements of a *lot* in the Shoreline Residential Type 2 (SR2) Zone or Shoreline Residential Type 5 (SR5) Zone are the dimensions of that *lot* existing on the date of passage of this By-law.
- (*2) The minimum *front yard* in the Shoreline Residential Type One (SR1) Zone is 7.5 metres if the *front lot line* abuts a *street*.
- (*3) The maximum lot coverage for all *buildings or structures* located within 60 metres of the *high water mark* is 15% of the *lot area* within 60 metres of the *high water mark*. The maximum lot coverage of all *buildings or structures* located greater than 60 metres from any *high water mark* is 15% of the entire lot area.
- (*4) Where new development or redevelopment occurs within 60 metres of a navigable waterway, the lot on which the development or redevelopment occurs must contain a *shoreline buffer* with the following provisions:
 - i) The *shoreline buffer* has a minimum depth of 15 metres inland from the high water mark;
 - ii) The *shoreline buffer* must have a minimum width of 75% of the lot frontage; and
 - iii) Where a legal *non-complying building or structure* is being reconstructed or expanded in accordance with Section 4.8 of this By-law then the *shoreline buffer* may be reduced to allow the reconstruction or expansion of a legal *non-complying building or structure* provided that within the *shoreline buffer* area no vegetation is cleared beyond 5 metres of the proposed building envelope.
- (*5) A *building or structure* is only permitted if the lot fronts onto or has deeded access to a lot that fronts onto one of the following:
 - i) a year round municipally maintained road;
 - ii) a seasonally maintained public road; or
 - iii) a private road
- (*6) The following additional provisions apply to the Waterfront Landing (WL) Zone:
 - i) Docks are the only permitted shoreline structures;
 - ii) A dock is permitted to project a maximum of the lesser of the distance of the *lot frontage* or 30 metres;
 - iii) The minimum setback from the *interior side lot line* and projection of an *interior side lot line* is 6 metres;
 - iv) The total portion of a shoreline or projection of the shoreline occupied by docks on, connected to or adjacent to a *lot* must not exceed the lesser of 75% of the *lot frontage*;
 - v) One *boat slip* is permitted per 4 metres of *lot frontage*;
 - vi) A maximum of one *accessory building* is permitted, which is permitted to have a maximum *gross floor area* of 23 square metres and is only permitted to be used for storage;
 - vii) A minimum of 50% of the *lot* must remain in a natural state; and
 - viii) *Parking areas* must meet the minimum setback requirements of the WL Zone.

SECTION 4: GENERAL PROVISIONS

4. GENERAL PROVISIONS

4.1. APPLICATION

The provisions of this section of the By-law apply to all lands in the Town of Bracebridge.

4.2. USES PERMITTED IN ALL ZONES

The uses identified in this subsection are permitted in all zones.

4.2.1. Accessory Buildings, Structures and Uses

Accessory buildings, structures and uses are permitted in all zones subject to the following provisions:

- i) The *principal building or structure* must already be established on the same *lot* unless specifically permitted prior to the *principal building or structure* in this By-law.
- ii) No detached *accessory building or accessory structure* may be used for *human habitation* or an occupation for gain, unless specifically permitted by this By-law.
- iii) Unless otherwise specified in Sections 4.3 or 4.4 of this By-law, detached *accessory buildings and structures* must meet the minimum yard requirements for the zone in which they are located and they are not permitted to be located in any *front yard* or exterior side yard or in any *required yard*.
- iv) The total *lot coverage* of all *accessory buildings and structures* on an individual *lot* may not exceed 10 percent of the *lot area* and shall be included in the total permissible lot coverage in the zone.
- v) The *height* of any *accessory building or structure*, with the exception of a *boat port or a single storey boathouse*, may not exceed 7.0 metres. Any floor area above the first floor with a ceiling *height* of more than 2.0 metres cannot exceed a maximum floor area of 37 square metres with the exception of where an accessory building contains a *Second Dwelling Unit* on the second floor then the floor area above the first floor cannot exceed a maximum of 75 square metres.
- vi) A maximum of two (2) *accessory buildings or structures* are permitted in an R1 or R2 Zone. A maximum of three (3) *accessory buildings or structures* are permitted in a Shoreline Zone with the exception of a *dock*, a *pumphouse* with a floor area less than 4 square metres, a *privy* with a floor area less than 4 square metres, or a *leanto* for wood storage with a roof area less than 10 square metres.
- vii) With the exception of a portion of an *accessory building or structure* used for a *second dwelling unit*, the maximum number of *plumbing fixtures* in an *accessory building or structure* is three (3) and all *plumbing fixtures* must be contained within the same enclosed room.
- viii) No *transport trailer*, storage container or *shipping container* must be used as an *accessory building or structure* unless specifically permitted in this By-law.

SECTION 4: GENERAL PROVISIONS

- ix) The maximum width of doors for vehicle access to an attached private garage zoned in an R1, R2 or R3 Zone are as follows:
 - a. A maximum of 40 percent of the lot frontage for a lot with a frontage greater than 12.5 metres;
 - b. A maximum of 50 percent of the lot frontage for a lot with a frontage of 12.5 metres or less; or
 - c. No maximum width, if the doors for vehicular access are located on a façade facing an interior side or rear lot line.
- x) Notwithstanding the provisions for accessory *buildings* or *structures* in this By-law to the contrary, the following provisions apply to *outdoor furnaces*:
 - a. Only permitted in the SR1, SR2, SR3, RU, RR, RC and RUI zones;
 - b. Must be located on a lot with a minimum lot area of 1.0 hectare; and
 - c. Minimum interior side yard and rear yard of 15 metres.

4.2.2. Public Uses

The provisions of this By-law will not apply to prevent the *use* of any land, *building* or *structure*, or parking by any *public authority* provided that such *use* complies with all applicable regulations and parking and loading requirements for the zone in which it is located.

4.2.3. Streets and Installation

Nothing in this By-law will prevent land from being used as a *municipal road allowance*, *publicly owned trail* or right-of-way nor prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipe line or overhead or underground hydro, telephone or other utility supply or communication lines.

4.2.4. Temporary Construction Uses

A tool shed, construction trailer, scaffold or other *building* or *structure* incidental to construction may be erected on the *lot* where construction is taking place provided that a building permit has been issued and remains valid.

4.3. ENCROACHMENT INTO REQUIRED YARDS

The following *uses* may be permitted in a *required yard* in accordance with the following provisions:

4.3.1. Balconies, Porches, Decks, Steps, Patios or Ramps

Balconies, porches, decks, steps, ramps, lifts or *patios*, covered or uncovered, may project into any *required yard* a maximum distance of 1.5 metres, provided they are not closer than 1.2 metres to any *lot line*, and provided that, in the case of steps or *patios*, these *uses* are not more than 1.8 metres above grade. Where the top of the finished floor of any balcony, porch, deck, steps or *patio* is more than 1.8 metres above the *finished grade* directly below the balcony, porch, deck, steps or *patio*, the minimum *yard* requirements for the principal *use* apply. Stairs, walkways, landings and ramps, no more than 0.5 metres above grade and no wider than 1.2 metres are permitted in any required yard. Ramps that are designed to an accessible standard under the Ontario Building Code are permitted in any required yard.

SECTION 4: GENERAL PROVISIONS

4.3.2. Fire Escapes

Unenclosed fire escapes may encroach into any *required yard* a maximum distance of 1.2 metres.

4.3.3. Accessory Buildings or Structures in Residential, Shoreline and Rural Residential Zones

Accessory buildings or structures in Residential, Shoreline and Rural Residential Zones may only be erected and used in an *interior side yard* or *rear yard* unless otherwise specified in Sections 4.3. or 4.4 of this By-law:

- i) *Accessory Buildings or Structures in the Rear Yard*
Where an *accessory building or structure* is located in a *rear yard*, it must not be closer than 1.2 metres to the *interior side lot line* or *rear lot line*, provided it is a minimum of 20.5 metres from the centerline of any *District* or *Provincial* street and provided it is a minimum of 17.5 metres from the centerline of any other street.
- ii) *Accessory Buildings or Structures in the Interior Side Yard*
Where an *accessory building or structure* is located in an *interior side yard*, it must meet the minimum interior side yard for the main structure of the zone in which it is located, except where a common semi-detached garage is being erected simultaneously on both sides of the *lot line*, as one *building*, in which case no *interior side yard* to the *accessory building* is required

4.3.4. Accessory Buildings or Structures in the Front Yard in the Rural Zone

In a RU Zone, one *Accessory Building or Structure* may be permitted in the *front yard* or *exterior side yard*, subject to the following provisions:

- i) The *Accessory Building or Structure* is located no closer than 30 metres to any *front lot line* or *exterior side lot line*.
- ii) The *Accessory Building or Structure* is located no closer than 9 metres to any *side lot line*.
- iii) The *Accessory Building or Structure* is no larger than 65 m² if located closer than 60 metres to any *front lot line* or *exterior side lot line*.
- iv) The *Accessory Building or Structure* is not used as part of a home industry.

4.3.5. Pumphouse

One (1) *pumphouse* is permitted to be located in the *front yard* provided the *pumphouse* does not exceed a floor area of 4 square metres and is located a minimum of 3.0 metres from any *side lot line*.

4.3.6. Gazebo

Where a *lot* fronts on a *navigable waterway*, one *gazebo* may be permitted in the required *front yard*, provided the *gazebo* has a *gross floor* area of less than 10 m² with the exception of a R1 or R2 Zone where the front lot line abuts a *street* then one *gazebo* may be permitted in the required *rear yard*, provided it has a *gross floor* area of less than 10 m². A *gazebo* is not permitted on a *dock*.

SECTION 4: GENERAL PROVISIONS

4.3.7. Generator

A generator is only permitted in an *interior side yard* or *rear yard* and must meet the minimum yard requirements of the principal *building* for the zone in which the generator is located.

4.3.8. Hot Tub

A hot tub is permitted in any yard provided it is meets the minimum *interior side yard* for the zone in which the hot tub is located. A hot tub is not permitted on a *dock* or in or on a *boathouse* that is located above water.

4.3.9. Tents and Pools

Tents or *Pools* may only be erected and used in the *interior side yard* or *rear yard*. The setback requirements from Section 4.3.3 applies to pools and *tents*.

4.3.10. Accessory Structures

Drop awnings, flag poles, garden trellises, retaining walls, and fences may be permitted in any *required yard*.

4.3.11. Signs

Signs may be permitted in any *required yard* provided they comply with any by-laws of the Town of Bracebridge or any other authority that govern the erection of signs

4.3.12. Ornamental Structures

Sills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other ornamental *structures* may project into any *required yard* or the area between the *street line* and the required setback a maximum distance of 0.5 metres.

4.4. ACCESSORY SHORELINE STRUCTURES

In all zones, except an EPW2 Zone, *boathouses*, *boat ports*, *docks*, and *sundecks* are permitted as *accessory structures* to the principal use located on a lot with frontage on a navigable waterway and subject to the following provisions:

4.4.1. Boathouses, Boat Ports and Docks

Notwithstanding Sections 4.3.3. and 4.21 of this By-law, *boathouses*, *boat ports* and *docks* are permitted to extend from, be adjacent to or be located in the *front yard* of a *lot* fronting on a *navigable waterway* subject to the following provisions:

- i) A *boat port* where the roof is capable of being used for a *deck* or a *single storey boathouse* is only permitted to extend from, be adjacent to or located on a lot with a minimum *lot frontage* of 30 metres, except for where the *boat port* is extending from, adjacent to or located on a lot zoned R1 or R2 then the minimum *lot frontage* is 18 metres;



- ii) A *two storey boathouse* is only permitted to extending from, be adjacent to or located on a lot with a minimum *lot frontage* of 90 metres on Lake Muskoka.

SECTION 4: GENERAL PROVISIONS

- iii) The minimum setback from a *side lot line* and the 30 metre extension of a *side lot line* is:
 - a. 5 metres for a *dock*;
 - b. 5 metres for a *boat port* where the roof is not capable of being used for a *deck*;
 - c. 9 metres for a *dock* or *boat port* extending from, adjacent to or located on a lot zoned SR3 or SR4;
 - d. 9 metres for a *boat port* where the roof is capable of being used for a *deck*, except for where the *boat port* is extending from, adjacent to or located on a lot zoned R1 or R2 in which case the setback is 5 metres; and
 - e. 9 metres for a *single storey boathouse* or *two storey boathouse*;
- iv) *Boathouses* and *boat ports* may not project more than 15 metres from the *high water mark* except for *boat ports* located on the Muskoka River, which must meet the maximum projection in Section 3.11.2.4 of this By-law;
- v) *Docks* may not project more than 20 metres from the *high water mark* except for *docks* located on the Muskoka River, which must meet the maximum projection in Section 3.11.2.4 of this By-law;
- vi) A *boat port*, *single storey boathouse* or *two storey boathouse* shall not be used for *human habitation* with the exception of the second storey of a *two storey boathouse* which may be used as a *sleeping cabin* subject to the provisions of Section 3.3.2 (*1);
- vii) The *height* of a *boat port* or *single storey boathouse* is a maximum of 5.0 metres.
- viii) The *height* of a *two storey boathouse* is a maximum of 7.0 metres. A *two storey boathouse* which has a floor area above the first floor with a ceiling *height* of more than 2.0 metres cannot exceed a maximum floor area of 37 square metres;
- ix) One *dock* is permitted prior to the principal building in a Residential or Shoreline Zone;
- x) The setback and projection provisions of this section shall not apply to *Waterfront Landings* as the setback and projection in Section 3.3.3.2 for *Waterfront Landings* shall prevail; and
- xi) The setback and projection provisions of this section shall not apply to *Marinas* as the setback and projection in Section 3.5.3.2 for *Marinas* shall prevail.

4.4.2. Sundecks

Any portion of the *dock structure* extending onto the land above the *high water mark* is a *sundeck*. *Sundecks* will be subject to the following provisions:

- i) *Sundecks* are located no closer than 5 metres to any *side lot line*;
- ii) A *sundeck* must extend no further inland than 5 metres from the *high water mark*;
- iii) The total width of a *sundeck* on a *lot* must not exceed the lesser of 25% of the *lot frontage* or 22 metres.