

DIVISION EIGHT - LR-1 LAKESHORE RESIDENTIAL SINGLE FAMILY ZONE

PURPOSE

The purpose of this zone is to permit low density lake oriented residential developments on lakes where such developments are considered suitable.

8.1 PERMITTED USES

The use of any parcel of land in this zone shall be in accordance with the provisions herein and any use of buildings, structures, or land not in accordance with these provisions shall be prohibited:

- (a) Single family dwellings, two family dwellings, mobile homes, holiday homes or recreational cottages;
- (b) Professional practice, homecraft or occupation;
- (c) Accessory buildings;
- (d) Community recreational facilities in conjunction with the lakeshore residential development including marinas, swimming pools, and tennis courts; and
- (e) Golf courses.

8.2 MAXIMUM DENSITY

The maximum density permitted within this zone shall be no more than one dwelling unit per 4,000 square metres.

8.3 MINIMUM PARCEL SIZE

The minimum parcel size shall be 4,000 square metres.

8.4 SETBACKS

(a) **Front**

The front setback shall be 6 metres.

(b) **Side**

The side setback shall be 1.5 metres, unless the side lot abuts a street where it shall be 4.5 metres, except where varied in accordance with the Highway Act.

(c) **Rear**

The rear setback shall be 6 metres, except in the case of accessory buildings where it shall be 1.5 metres.

8.5 HEIGHT OF BUILDINGS

The maximum height permitted shall be:

- (a) 12 metres for the single family dwelling, mobile home, or principal building; and
- (b) 5 metres for any accessory building.

8.6 CONDITIONS OF USE

- (a) Mobile homes permitted under Section 8.1 (a) shall be subject to the following conditions:
 - i) The mobile home shall comply with the provisions of the current edition of the British Columbia Building Code or to Canadian Standard Association Z240 standards;
 - ii) The mobile home shall be placed on a foundation complying with the provisions of the current edition of the British Columbia Building Code; and
 - iii) The mobile home shall be protected by skirting.
- (b) Professional practice, homecraft or occupation uses permitted under Section 8.1 (b) shall be carried out primarily by residents on the property and confined to the interior of the single family dwelling or mobile home, and shall not:
 - i) create a nuisance;
 - ii) involve exterior storage of any materials used directly or indirectly in the processing or resulting from the processing of any product of such craft or occupation;
 - iii) involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures; and
 - iv) involve advertising or identification signs exceeding 0.3 square metres in area.
- (c) Where the lakeshore development utilizes a cluster design, the development shall be serviced by a community water system.

- (d) Accessory buildings permitted under Section 8.1 (c) shall not exceed a maximum total floor area of 65 square metres.
- (e) Marinas permitted under Section 8.1 (d) shall be limited to not more than 1.0 boat space per dwelling unit.

8.7 OFF-STREET PARKING

- (a) Off-street parking shall be provided in accordance with the provisions of Section 3.7 of this Bylaw.
- (b) The number of parking spaces required shall be as follows:

<u>Use</u>	<u>Parking Required</u>
Single family dwellings or mobile homes	2 parking spaces per dwelling unit
Golf courses	150 parking spaces