

- a) Minimum setback from side or rear lot line 3 metres
- b) Minimum setback from a private right of way 10 metres
- (ix) Maximum lot coverage – open storage 5%
- (x) Parking for any vehicles in the RR-17 zone shall be in conformance with the requirements of this By-law.

5.5 Shoreline Residential (RS) Zone

- (a) Permitted Uses:
- group home;
 - marine facility;
 - single detached dwelling;
 - sleeping cabin.

- (b) Zone Requirements

Lot Area (minimum)	1.0 ha	(2.5 acres)
Lot Frontage (minimum)	60.0 m	(196.85 ft.)
Yard Requirements (minimum)		
Front	30.0 m	(98.43 ft.)
Rear	7.5 m	(24.61 ft.)
Exterior Side	7.5 m	(24.61 ft.)
Interior Side	3.0 m	(9.84 ft.)
Building Height (maximum)	12.0 m	(39.37 ft.)
Lot Coverage (maximum)	10 %	
Dwellings per Lot (maximum)	1	
Sleeping cabin per Lot	1	

- (c) Special Exceptions:

- (i) **RS-1, 920 Trillium Lane, Assessment Roll No. 816-025-04600**

On the land zoned RS-1, the following provisions shall apply:

A single dwelling consisting of the existing floor area of approximately 160 m² (1722 ft.²), located 15.24 metres (19.69 ft.) from the high water mark of Charleston Lake.

- (ii) **RS-2, Assessment Roll No. 816-025-11900, 961 Newells Lane, Bass Lake Part of Lot 13, Concession 11, Township of Lansdowne**

On lands zoned RS-2, the residential dwelling shall be set back a minimum of 10.0 metres (32.81 ft.) from the high water mark of Bass Lake with a permitted height of 6.8 metres (22.31 ft.).

- (iii) **RS-3, Assessment Roll No. 816-015-19900, 182 Yardarm Lane Part of Lot 18, Concession 7, Township of Lansdowne**

On lands zoned RS-3, the residential dwelling shall be set back a minimum of 14.6 metres (47.9 ft.) from the high water mark of Charleston Lake with a permitted height of 12.0 metres (39.37 ft.).

- (iv) **RS-4, Assessment Roll No. 816-015-10227, 939 Lost Bay Lane, Part of Lot 4, Concession 7, Township of Lansdowne**

On lands zoned RS-4, the residential dwelling shall be set back a minimum of 7.6 metres (24.93 ft.) from the unopened road allowance.

- (v) **RS-5, Assessment Roll No. 816-015-12403**

On the lands zoned RS-5, the residential dwelling shall be set back a minimum of 18.0 metres (59.06 ft.) from the high water mark.

- (vi) **RS-6, Assessment Roll No. 816-025-23000, 993 Foster Bay Lane Part of Lot 24, Concession 11, Township of Lansdowne**

On lands zoned RS-6, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and all openings into any building or structure shall be at a minimum elevation of 86.8 metres (284.78 ft.) geodetic.

- (vii) **RS-7, Assessment Roll No. 816-030-06207, Part Lot 7, Concession 9, Leeds, 802 Point Lane**

On lands zoned RS-7, the required setback from the private right-of-way shall be:

- from the garage: 7.5 metres (24.61 ft.)
- from the dwelling: 3.0 metres (9.84 ft.)

- (viii) **RS-8, Assessment Roll No. 816-010-30501 and 816-010-30400 Part Lot 3, Concession 8, Leeds, 111 Lilac Lane**

On lands zoned RS-8, the minimum required interior side yard shall be 1.0 metres (3.28 ft.) and the required rear yard shall be 2.4 metres (7.87 ft.).

- (ix) **RS-9, Assessment Roll No. 816-025-06604 Part Lot 22, Concession 10, 905 Trillium Lane**

On lands zoned RS-9, the minimum required water setback shall be 14.6 metres (47.90 ft.).

(x) **RS-10, Assessment Roll No. 816-010-06695**

On lands zoned RS-10, no building or structure shall be erected on the subject lands with an elevation of less than 86.4 metres (283.46 ft.) geodetic.

(xi) **RS-11, Assessment Roll No. 816-025-21300**

On lands zoned RS-11 the minimum setback from the high water mark of Charleston Lake shall be 5.0 metres (16.4 ft.).

(xii) **RS-12, Lot Addition to Assessment Roll No. 816-015-16907**

On lands zoned RS-12, no opening shall occur in any building or structure with an elevation less than 86.8 metres (284.77 ft.) geodetic.

(xiii) **RS-13, Assessment Roll No. 816-025-12600**

On lands zoned RS-13, the minimum required water setback shall be 12.5 metres (41.0 ft.).

(xiv) **RS-14, Assessment Roll No. 816-025-26400**

On lands zoned RS-14, no building or structure shall be erected on the subject lands with an elevation of less than 86.8 metres (284.77 ft.) geodetic.

(xv) **RS-15, Assessment Roll No. 816-025-19803 and 816-025-19810**

On lands zoned RS-15 the minimum required water frontage is 30 metres (98.43 ft.).

(xvi) **RS-16, Assessment Roll Nos. 816-010-03900, 816-010-04500, 816-01004700, 816-010-04100, 816-010-04200, 816-010-05800**

On lands zoned RS-16, no building or structure shall be erected on the subject lands with an elevation of less than 86.4 metres (283.46 ft.) geodetic.

(xvii) **RS-17, Assessment Roll Nos. 816-015-16903, 816-015-16927, 816-01516913, 816-015-16912, 816-015-16917 and 816-015-16908**

On lands zoned RS-17, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and no

structure shall be erected on the subject lands with an elevation of less than 86.8 metres (284.78 ft.) geodetic.

- (xviii) **RS-18, Assessment Roll Nos. 816-030-06302, 816-030-06305, 816-03006306, 816-030-06307 and 816-030-06309**

On lands zoned RS-18, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and no structure shall be erected on the subject lands with an elevation of not less than 98.86 metres (324.34 ft.) geodetic.

- (xix) **RS-19, Assessment Roll No. 816-015-12004**

On lands zoned RS-19, an accessory garage located 0.1 metres (0.328 ft.) from the private right-of-way is permitted.

- (xx) **RS-20, Assessment Roll No. 816-015-16906 and 816-015-16907**

On lands zoned RS-20, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and no structure shall be erected on the subject lands with an elevation of less than 86.8 metres (284.78 ft.).

- (xxi) **RS-21, Assessment Roll No. 816-010-29000**

On lands zoned RS-21, in addition to the permitted single dwelling, a second single dwelling is permitted in compliance with the zone requirements.

- (xxii) **RS-22, Assessment Roll No. 816-015-12008**

On lands zoned RS-22, an accessory garage located 3.9 metres (12.8 ft.) from the private right-of-way is permitted.

- (xxiii) **RS-23, Assessment Roll No. 816-015-16918**

On lands zoned RS-23, any building or structure shall be set back a minimum of 30.0 metres (98.43 ft.) from the high water mark and no structure shall be erected on the subject land with an elevation of less than 86.8 metres (284.78 ft.).

- (xxiv) **RS-24, Assessment Roll No. 816-030-06234**

On lands zoned RS-24, a single dwelling located 0.8 metres (2.62 ft.) from the private right-of-way is permitted.

(xxv) **RS-25, Assessment Roll No. 816-025-17000**

On the lands zoned RS-25, an accessory garage located 3.0 metres (9.84 ft.) from the private right-of-way is permitted, and a single dwelling with a setback of 15.8 metres (51.84 ft.) from Charleston Lake is permitted.

(xxvi) **RS-26, Assessment Roll No. 816-030-06240**

On lands zoned RS-26, an accessory garage located 3.5 metres (11.48 ft.) from the private right-of-way is permitted.

(xxvii) **RS-27, Assessment Roll No. 816-025-05100**

On lands zoned RS-27, a single dwelling with a setback of 14 metres (46 ft.) from Charleston Lake is permitted.

(xxviii) **RS-28, Assessment Roll No. 816-025-24100**

On lands zoned RS-28, the minimum setback from the high water mark shall be 10.0 metres (32.8 ft.), while the minimum interior side yard shall be 2.1 metres (6.89 ft.) for one side and 3.0 metres (9.84 ft.) for the other.

(xxix) **RS-29, Assessment Roll No. 816-015-17600, 816-015-16925**

On lands zoned RS-29, an unenclosed deck with a minimum 27.0 metre (88.58 ft.) setback from the high water mark shall be permitted.

(xxx) **RS-30, Assessment Roll No. 816-010-27200**

On the land zoned RS-30, a single dwelling with a setback of 12.2 metres (40.03 ft.) from the high water mark is permitted.

(xxxi) **RS-31, Assessment Roll No. 816-025-27400**

On lands zoned RS-31, a single dwelling with a setback of 6.0 metres (19.69 ft.) from Charleston Lake is permitted.

(xxxii) **RS-32, Assessment Roll No. 816-025-19903**

On land zoned RS-32, any building and structure shall be set back a minimum of 30.0 m (98.43 ft.) from the water and no structure shall be erected on land with an elevation of less than 87.8 m (288.06 ft.).

(xxxiii) **RS-33, 810 Cartwright Lane, Assessment Roll No. 816-010-05800 (By-Law 08-053, Application ZB01/08)**

Notwithstanding any provision of subsection 5.5 b) and 2.173 of this By-law to the contrary, the lands identified as Shoreline Residential, Special Exception Thirty Three (RS-33), a sleeping cabin with an area of 768 ft.² shall be permitted above the existing garage.

(xxxiv) **RS-34, 333 1000 Islands Parkway, Assessment Roll No. 812 025 58000 (By-Law 08-061, Application ZB08/08)**

Notwithstanding any provision of subsection 5.5 and 3.31 b) of this By-Law to the contrary the lands identified as Shoreline Residential, Special Exception Thirty-Four (RS-34) shall permit the construction of a residential dwelling (2800 ft.²) while maintaining the existing 1200 ft.² sleeping cabin.

The setback from the highwater mark of the St. Lawrence River shall be 15 metres on the west side of the new dwelling and 29 metres on the east side of the new dwelling.

(xxxv) **RS-35, Lodge Lane, Red Horse Lake, Assessment Roll No. 816 015 26210 and 816 015 25500 (By-law 10-040, Application ZB04/10)**

Registered Owner: Gwendolyn Scott

Legal Description: Part of Lots 6 and 7, Concession 8, Geographic Township of Lansdowne, Township of Leeds and the Thousand Islands, County of Leeds, designated as parts 9, 10, 11 and 13 on Plan 28R-12334 and Part 1 on Plan 28R-13580, being Part of PIN 44227-0373 (LT)

Registered Owner: Morris Merton and Betty Moorhead

Legal Description: Part of Lots 6 and 7 Concession 8, Geographic Township of Lansdowne, Township of Leeds and the Thousand Islands, County of Leeds designated as Parts 1 and 2 on Plan 28R-12334 and Parts 1, 2, and 3 on Plan 28R-13581 being Part of PIN 44227-0372 (LT) and;
Geographic Township of Lansdowne, Township of Leeds and the Thousand Islands, County of Leeds, designated as Parts 3 and 4 on Plan 28R-12334 and Part 4 on Plan 28R-13581, being Part of PIN 44227-0372 (LT).

On the lands zoned RS-35, the minimum setback for the installation of a sewage disposal system shall be 300 metres. All other requirements of the Shoreline Residential Zone shall apply.

(xxxvi) **RS-36 &**

(xxxvii) **RS-37, Part Lot 19, Concession 7 – Assessment Roll Number 816 015 16925 (By-Law 12-002, Application ZB02/11)**

- a) The lands identified with hash marks on Schedule “A” to this by-law shall henceforth be zoned “Shoreline Residential – Special Exception 36 (RS-36)”; and the lands identified with shaded tone on Schedule “A” be zoned “Shoreline Residential – Special Exception 37 (RS-37)”
- b) That the minimum frontage of the lands to be zoned RS-34 shall be 42.4 metres;
- c) That the septic system for the lands to be zoned RS-36 and RS-37 shall be setback at least 250 metres from the High Water Mark of Charleston Lake; and
- d) That Schedule “C” to By-law No. 07-079 is amended in accordance with the provisions of this By-law

(xxxviii) **RS-38, 37 Ivy Lea Rd, Assessment Roll Number 812-025-16400 (By-law 11-061, Application ZB08/11)**

- a) On lands identified with shaded tone on Schedule “A” to this by-law shall henceforth be zoned “Shoreline Residential Special Exception 38 (RS-38)”;
- b) That the maximum lot coverage of the lands to be zoned RS-38 shall be 11.4%;
- c) That the minimum lot size of the lands to be zoned RS-38 shall be 0.23 hectares;
- d) That the minimum frontage of the lands to be zoned RS-38 shall be 38 metres;
- e) That the front yard setback for the existing dwelling and deck on the lands to be zoned RS-37 shall be 17.6 metres and 12.2 metres, respectively;
- f) That the setback from the high water mark for the existing dwelling and deck on the lands to be zoned RS-38 shall be 17.6 metres and 12.2 metres, respectively;
That for the subject lands at 27 Ivy Lea Road, described as part of Lot 18, Concession BF, Former Municipality of Front of Leeds and Lansdowne and more particularly described as Part 1 of Plans 28R-13622, the holding ‘h’ provision in place on the subject lands adjacent of the PSW Zone to be lifted; and
- g) Schedule “B” to By-law No. 07-079 is amended in accordance with the provisions of this By-Law.

- (xxxix) **RS-39, 907 Teddy’s Lane, Assessment Roll Number 816-015-16501 (By-law 11-062, Application ZB07/11)**
- a) The lands identified with shaded marking on Schedule “A” to this by-law be zoned “Shoreline Residential Special Exception 39 (RS-39)”;
 - b) That the minimum lot size of the lands to be zoned RS-39 shall be 0.45 hectares;
 - c) That the minimum frontage of the lands to be zoned RS-39 shall be 6.1 metres;
 - d) That the minimum rear yard of the lands be zoned RS-39 shall be 4.9 metres;
 - e) That the minimum setback from the edge of the private right-of-way and proposed house and attached garage be 5.5 metres;
 - f) The for the subject lands at 907 Teddy’s Lane, described as part of Lot 16, Concession 7, Former Municipality of Rear of Leeds and Lansdowne, the holding ‘h’ provision in place on the subject lands adjacent to the PSW Zone be lifted;
 - g) Schedule “C” to By-Law No. 07-079 is amended in accordance with the provisions of this By-law.
- (xi) **RS-40, 14 McCrae’s Bay Lane, Assess. Roll No. 812-025-14600 (By-law 11-068, Application ZB09/11)**
- a) The lands identified with shaded marking on Schedule “A” to this By-Law be zoned “Shoreline Residential Special Exception 40 (RS-40);
 - b) That the minimum lot size of the lands to be zoned RS-40 shall be 0.18 hectares;
 - c) That the minimum frontage of the lands to be zoned RS-40 shall be 42 metres;
 - d) That the front yard for the dwelling and associated uncovered deck on the lands to be zoned RS- 40 shall be 14.2 metres and 11.1 metres, respectively;
 - e) That the setback from the high water mark for the dwelling and associated uncovered deck on the lands zoned RS-40 shall be 14.2 metres and 11.1 metres, respectively;
 - f) That the setback of the garage from the edge of the right of way (McCrae’s Bay Lane) on lands to be zoned RS-40 shall be 8.5 metres;
 - g) That the front yard for the septic system on the lands to be zoned RS-38 shall be 25 metres;
 - h) That the setback from the high water mark for the septic system on the lands to be zoned RS-40 shall be 25 metres;
 - i) That for the subject lands at 14 McCrae’s Bay Lane, described as part of Lot 16, Concession 1, Former Municipality of Front of

- Leeds and Lansdowne, the holding 'h' provision in place of the subject lands adjacent to the PSW Zone be lifted; and
- j) That Schedule "B" to By-law No. 07-079 is amended in accordance with the provisions of this By-Law.

(xli) **RS-41, 759 1000 Islands Parkway, Assessment Roll No. 809-010-18102 (By-law 11-079, Application ZB12/11)**

- a) That the lands identified with a shaded marking on Schedule "A" to this by-law be zoned "Shoreline Residential – Special Exception 41 (RS-41)";
- b) That the front yard setback for a dwelling on the lands to be zoned RS-31 shall be 21.3 metres;
- c) That the setback from the high water mark for a dwelling on the lands to be zoned RS-41 shall be 21.3 metres;
- d) That the existing marine facilities on the lands to be zoned RS-41 shall have a maximum perimeter of 107 metres, a maximum total area of 168 square metres, and maximum width of 39 metres; and
- e) That Schedule "E" to By-law No 07-079 is amended in accordance with the provisions of this By-Law.

(xlii) **RS-42, 761 1000 Islands Parkway, Assessment Roll No. 809-010-18106 (By-law 12-042, Application ZB01/12)**

On the lands zoned RS-42, the following provisions shall apply:

- a) That the maximum marine facility area permitted on lands to be zoned RS-42 shall be 276 square metres;
- b) That the maximum marine facility perimeter on the lands to be zoned RS-42 shall be 108 metres;
- c) That the maximum marine facility width on the lands to be zoned RS-42 shall be 30 metres;
- d) That the maximum marine facility height on the lands to be zoned RS-42 shall be 6.6 metres;
- e) That no habitable space is created in the area above the boat slip inside the boathouse.

(xliii) **RS-43, Multiple Properties:**

1. **RS-43, Portion of 110 Yardarm Lane, Assessment Roll No. 816-015-16925 joined to 816-015-22701 (By-law 14-043, Application ZB03/14)**

2. **RS-43, Portion of Con 10, Part Lot 23 & 24, Assessment Roll No. 816-025-08500 joined to 816-025-08000 (By-law 14-056, Application ZB05/14)**

Prior to development or site alteration that the owner will be required to an archaeological study completed to the satisfaction of the Ministry of Tourism, Culture and Sport and agree to undertake any measures proposed by the study for conservation of any identified resources.

(xliv) **RS-44, 35 Haskins Point Road, Assessment Roll No. 816-010-29111 (By-law 14-044, Application ZB04/14)**

Notwithstanding the requirements of Clause 5.5(b) the minimum lot area shall be 0.30 hectares (0.74 acres) and the minimum lot frontage shall be 30.5 metres (100 feet).

(xlv) **RS-45, 33 Haskins Point Road, Assessment Roll No. 816-010-29800 (By-law 14-044, Application ZB04/14)**

Notwithstanding the requirements of Clause 5.5(b) the minimum lot area shall be 0.38 hectares (0.93 acres) and the minimum lot frontage shall be 38 metres (125 feet).

(xlvi) **RS-46, 247 Short Point Road, Assessment Roll No. 816-020-29400 (By-law 16-047, Application Z-2016-005)**

On lands zoned RS-46, notwithstanding any provisions of this by-law to the contrary, the following provisions shall apply:

- c) The single detached dwelling with a floor area of 154 m² (1658 sq.ft.) existing on the date of passage of this by-law is permitted;
- d) The accessory structure with a floor areas of 8.92 m² (96 sq.ft) existing on the date of passage of this by-law is permitted, but if it is reconstructed it shall be relocated such that it is fully outside of the flood plain;
- e) A detached garage is permitted, subject to the following:
 - (i) maximum floor area of 52.0 m² (560 sq.ft.);
 - (ii) minimum setback of 15.2 metres (50 feet) from the high water mark of Lower Beverly Lake;
 - (iii) minimum front yard of 15.2 metres (50 feet);

- (iv) minimum setback of 6.0 m (19.7 feet) to the existing filter bed;
 - (v) minimum setback of 1.5 metres (5 feet) from a private right-of-way;
 - (vi) minimum setback of 3.0 metres (9.8 feet) from the flood plain;
 - (vii) no washing, bathing, or sanitary facilities are permitted; and
 - (viii) no living questions are permitted.
- f) Any new structures shall be subject to the provisions of the RS Zone and other provisions of the Zoning By-Law, and are to be located a minimum of 3.0 metres from the flood plain as determined by the Cataraqui Region Conservation Authority.
- (xlvii) **RS-47, 23-25 Riverview Dr, Assessment Roll Nos. 809-010-23100 & 809-010-23200 (Deemed Together) (By-law 18-049, Application Z-2018-01)**

Notwithstanding any provisions of Section 3 and 5.5 to the contrary, on lands zoned RS-47 the following provisions shall apply:

- (a) Minimum lot area 0.52 ha
 - (b) Minimum setback from the high water mark 20 metres
 - (c) Maximum lot coverage 13%
 - (d) A maximum of one (1) dwelling unit is permitted plus one (1) accessory dwelling unit which may be located within the primary structure or within an accessory structure.
 - (e) An accessory structure may have a maximum height of 7.7 metres.
 - (f) Marine facilities:
 - (i) Maximum perimeter 120 metres
 - (ii) Maximum Area 256 square metres
 - (iii) Total Width 43 metres
 - (iv) A marine facility may be permitted within 0 metres of a side lot line or the straight line projection of a side lot line into the abutting waterbody.
- (xlviii) **RS-48, 25 Champagne Point Lane, Assessment Roll No. 812-025-14300 (By-law 18-051, Application Z-2018-02)**

Notwithstanding any provisions of subsection 5.5 (a) of this By-Law to the contrary, the lands identified as Shoreline Residential, Special Exception 48 (RS-48), the permitted area of marine facilities shall be limited to the following:

- (a) The maximum permitted total area of marine facilities shall be 213 square metres.

(xlix) **RS-49, 14 Darlingside Drive, Assessment Roll No. 812-025-27400 (By-law 17-017, Application Z-2017-03)**

Notwithstanding anything contained in Section 5.5(b) or 3.31 to the contrary, on lands zoned RS-49 the front yard and water setback (minimums) shall be 18, (59 ft) from the high water mark for a maximum 119 sq.m. (1,280 sq.ft.) lot coverage by the main single detached dwelling.

Note: A second dwelling unit on the property (former store) measuring approximately 7.3 x 9.7 m. (24x32 ft.) with 6m (19 ft) front yard and water setback has been demonstrated as legal non-complying as of the date of passage of the by-law amendment.

(l) **RS-50, 417 1000 Islands Parkway, Assessment Roll No. 812-025-09800 (OMB Decision, Application ZB06/10)**

In addition to the permitted uses of Section 5.5 (a), in the RS Zone, parking and other accessory uses for the docking permitted in the adjacent EP-3 Zone, shall be permitted.

(li) **RS-51, 823 Sunset Lane, Assessment Roll No. 816-010-30003 (By-Law 20-004, Application Z-2019-017)**

Notwithstanding Section 5.5(b) the maximum permitted lot coverage shall be 12.1%

(lii) **RS-52, 847 Grippen Beach Lane, Assessment Roll No. 816-020-01100 (By-Law 20-037 Application Z-2020-004)**

Development in the RS-52 zone shall be in accordance with the following provisions:

i.	Minimum lot area	585 sq metres
ii.	Minimum lot frontage	14.5 metres
iii.	Maximum lot coverage	21%
iv.	Minimum Front yard setback - dwelling	22.7 metres
v.	Minimum Front yard setback – awning	21.8 metres
vi.	Minimum Front yard setback – uncovered deck	20.4 metres
vii.	Minimum interior south east side yard setback	
	- dwelling	0.91 metres
	- awning	1.17 metres

viii.	Minimum Rear Yard setback	6.1 metres
ix.	Minimum Setback from Grippen Beach Lane	10 metres
x.	Minimum Setback from water for dwelling	22.7 metres
xi.	Minimum Setback from water for awning	21.8 metres
xii.	Minimum Setback from water for uncovered deck	20.4 metres
xiii.	Minimum Separation from lands zoned MRA	223 metres
xiv.	Minimum Separation from lands zoned MRP	77 metres

(liii) **RS-53, 847 Grippen Beach Lane, Assessment Roll No. 816-020-01100 (By-Law 20-037 Application Z-2020-004)**

Development in the RS-53 zone shall be in accordance with the following provisions:

i.	Maximum lot coverage	23%
ii.	Maximum accessory lot coverage	9.1%

(liv) **RS-54, 100 Village Estates Lane, Assessment Roll No. 812-025-23900 (By-Law 20-073 Application Z-2020-013)**

Notwithstanding anything contained in this By-law to the contrary, on lands zoned RS-54 the following provisions shall apply:

i.	Minimum lot area	0.104 ha
ii.	Minimum lot frontage	24m

(lv) **RS-55, 835 Elliott Lane, Assessment Roll No. 816-030-06011 (By-Law 21-052 Application Z-2021-009)**

i.	Minimum water setback	13.4 m
ii.	Minimum water setback for septic system	30 m
iii.	Setback from erosion hazard limit	

All structures on the property zoned RS-55 are required to be setback 6m from the 105m contour line on the west side of the lot and 104m contour line along the north side of the property.

(lvi) **RS-56, 920 Maple Ridge Lane, Assessment Roll No. 816-025-10805 (By-Law 22-038, Application D14-2022-005)**

Notwithstanding anything contained in this By-law to the contrary, on lands designated 'RS-56', one accessory building containing a sleeping cabin shall be permitted as an additional permitted use in the RS zone. The following provisions shall apply to accessory building containing a sleeping cabin in the RS-56 zone:

(i)	Maximum Building Height	9.7 metres
(ii)	Maximum Sleeping Cabin Floor Area	58 square metres

5.9 Additional Provisions for Residential Zones**(a) Separation Distances for Mobile Home Residential Zones**

Where a lot which is zoned Residential, Mobile Home Park (RMHP) is adjacent to any other existing residential use, the minimum yard so abutting shall be 10.0 metres (32.8 ft.) where the existing residence on the adjacent property is located within 15.0 metres (49.2 ft.) of the abutting lot line.

(b) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.