

**SECTION 16A - WATERFRONT RURAL RESIDENTIAL (WRR) ZONE**

**16A.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 Rural Residential WRR zones.

**16A.2 PERMITTED USES**

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

**16A.3 REGULATIONS FOR DWELLINGS**

Minimum Lot Frontage	50m
Minimum Lot Area	4000 sq. m.
Maximum Lot Coverage	10 percent
Minimum Front Yard	15m
Minimum Interior Side Yard	6m
Minimum Exterior Side Yard	7.5m
Minimum Rear Yard	15m
Maximum Height	i) 2.5 storeys ii) 9m

**16A.4 SUPPLEMENTARY REGULATIONS FOR LOTS ON THE NIAGARA RIVER PARKWAY**

For lots zoned Waterfront Rural Residential and abutting the Niagara Parkway, the following regulations shall apply:

- (a) Notwithstanding the requirements of Section 6.5, access to the lots may be gained by means of an abutting service road under the jurisdiction of the Niagara Parks Commission.

Minimum Lot Frontage	60m
Minimum Interior Side Yard	4m
Minimum Front Yard	15m, except the minimum front yard shall be 25m where the Niagara Parks Commission has not established a service road or taken lands for service road purposes in front of the entire width of the lot*

**16A.5 SUPPLEMENTARY REGULATIONS FOR LOTS IN THE POINT ABINO AREA**

For lots zoned Waterfront Rural Residential and within the Point Abino Area, the following regulations shall apply:

- (a) Development will be subject to site plan control
- (b) Development or site alteration shall be subject to review by the Environmental Advisory Committee and may require an Environmental Impact Study

**EXCEPTIONS TO THE WATERFRONT RURAL RESIDENTIAL (WRR) ZONE**

**WRR-23 (262-1990) Niagara River Parkway, south side, east of Switch Road (FORMERLY ER-23)**

These lands are zoned "Waterfront Rural Residential WRR-23 Zone" and all of the provisions that relate to lands zoned "Waterfront Rural Residential WRR Zone" by this by-law shall apply to those lands zoned "Waterfront Rural Residential WRR-23 Zone" except:

- (a) that notwithstanding the requirements of Subsections 16A.3, the minimum lot frontage shall not be less than 54.86 metres, and;
- (b) that notwithstanding the requirements of Subsection 16A.3, the minimum lot area shall not be less than .55 hectares.

**WRR-144 (215-1995) 1561 Stockton Lane (FORMERLY ER-144)**

These lands are zoned "Waterfront Rural Residential WRR-144 Zone" and all of the provisions that relate to lands zoned "Waterfront Rural Residential WRR Zone" by this by-law shall apply to those lands zoned "Waterfront Rural Residential WRR-144 Zone" except:

- (a) notwithstanding the requirements of Subsection 16A.2 (a), two single detached dwellings and uses, buildings and structures accessory thereto shall be permitted on these lands, and;
- (b) the setback from the high watermark of 177.2 metres referenced to the Geodetic Survey of Canada datum for the most easterly dwelling shall not be less than 10 metres.

**WRR-169 (47-1997) 3425 Niagara River Parkway (FORMERLY ER-169)**

These lands are zoned "Waterfront Rural Residential WRR-169 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Rural Waterfront Rural Residential RR Zone" by that by-law shall apply to those lands zoned "Waterfront Rural Residential WRR-169 Zone" except:

- a) that notwithstanding the requirements of Subsection 16A.3, the minimum lot frontage shall not be less than 60 metres;

- b) that notwithstanding the requirements of Subsection 16A.3 the minimum lot area shall not be less than .61 hectares.”

**WRR-224 (74-2000) 2075 Niagara River Parkway (FORMERLY ER-224)**

These lands are zoned "Waterfront Rural Residential WRR-224 Zone" and all of the provisions that relate to lands zoned "Waterfront Rural Residential WRR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-224 Zone" except:

- (a) that notwithstanding the requirements of Subsection 16.3, the minimum lot area shall not be less than .36 hectares, and;
- (b) that notwithstanding the requirements of Subsection 16.4, the minimum lot frontage shall not be less than 44 metres.

**WRR-282 (214-1990) 801 Point Abino Road South (FORMERLY ER-282)**

These lands are zoned "Waterfront Rural Residential WRR-282 Zone" and all of the provisions that relate to lands zoned "Waterfront Rural Residential WRR Zone" by this by-law shall apply to those lands zoned "Waterfront Rural Residential WRR-282 Zone" except that notwithstanding Section 16A.2 - Permitted Uses, the lands shall only be used for the following uses:

- (a) the existing single detached dwelling;
- (b) the conversion of the existing guest house to a single detached dwelling permitting year round occupancy.
- (c) uses, buildings and structures accessory to the foregoing.

**WRR-283 (198-1991) Juniper Lane, south side, west of Point Abino Road South (FORMERLY ER-283)**

These lands are zoned "Waterfront Rural Residential WRR-283 Zone" and all of the provisions that relate to lands zoned "Waterfront Rural Residential WRR Zone" by this by-law shall apply to those lands zoned "Waterfront Rural Residential WRR-283 Zone" except:

- (a) that notwithstanding the requirements of Subsection 16A.5, a single detached dwelling may be constructed on the lands indicated as WRR-283 on Schedule "A" fronting on a private right-of-way;
- (b) that notwithstanding the requirements of Subsection 16A.2 - Permitted Uses, these lands shall only be used for one single detached dwelling;
- (c) that notwithstanding the requirements of Subsection 16A.3, the minimum lot frontage shall not be less than 60.96 metres;
- (d) that notwithstanding the requirements of Subsection 16A.3, the minimum lot area shall not be less than 2,322.5 square metres;
- (e) that notwithstanding the requirements of Subsection 16A.3, the maximum lot coverage shall not be greater than 4.5%;

- (f) that notwithstanding the requirements of Subsection 16A.3, the minimum front yard shall not be less than 6.7 metres;
- (g) that notwithstanding the requirements of Subsection 16A.3, the minimum westerly side yard shall not be less than 7 metres and the minimum easterly side yard shall not be less than 42.67 metres;
- (h) that notwithstanding the requirements of Subsection 16A.3, the minimum rear yard shall not be less than 22 metres;
- (i) that notwithstanding the requirements of Subsection 16A.3, the minimum floor area shall not be less than 108 square metres.

**WRR-294 (129-1990) Abino Dunes Development, Point Abino (Formerly ER-294)**

- (a) That part of the lands shown on Schedule "A" as Waterfront Rural Residential WRR-294 Zone shall be used for no other purpose than:
  - (i) One single detached dwelling;
  - (ii) Two dwelling units contained within the existing building on Lot 28;
  - (iii) Uses, buildings and structures accessory to the foregoing permitted uses.
- (b) The following special regulations shall apply to the lands shown on Schedule "A" zoned as Waterfront Rural Residential WRR-294 Zone:
  - (i) Lots within the lands zoned as "Waterfront Rural Residential WRR-294 Zone" shall not be required to front upon a street. Any reference to a "street" contained in this comprehensive zoning by-law or any amendment thereto shall, for the purposes of the lands described in Schedule "A" as WRR-294, shall be deemed to refer to a private roadway within a plan of subdivision approved in accordance with the provisions of The Planning Act;
  - (ii) Maximum height 3 storeys or 11 metres;
  - (iii) Notwithstanding any provisions contained in this comprehensive zoning by-law to the contrary:
    - 1. Lot 29 may be used for the purpose of one single detached dwelling for the accommodation of security staff;
    - 2. The regulations for dwellings contained in Section 16.3 shall not apply to lands shown on Schedule "A" zoned Waterfront Rural Residential WRR-294 Zone.

**WRR-295 (129-1990) Abino Dunes Development, Point Abino (FORMERLY ER-295)**

That part of the lands shown on Schedule "A" as Waterfront Rural Residential WRR-295 Zone shall not be used for the construction or erection of any building or structure until shoreline protection works have been completed to the satisfaction of the Ministry of Natural Resources.

**WRR-389 (By-law 101-08) 725 Point Abino Road South (FORMERLY ER-389)**

These lands are zoned Waterfront Rural Residential WRR-389 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Waterfront Rural Residential WRR Zone by this by-law shall apply to those lands zoned Waterfront Rural Residential WRR-389 Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Section 6.15(b) (ii) the minimum side yard setback shall not be less than 3 metres;
- b) Notwithstanding the requirements of Subsection 6.47 a dwelling shall be located within the 1:100 year flood elevation as determined by the Niagara Peninsula Conservation Authority.
- c) No building openings are to be located below the floodline elevation of 176.97 m G.S.C.

**WRR-503 (40-2014) 3129 Niagara River Parkway**

These lands are zoned “Waterfront Rural Residential (WRR-503) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Waterfront Rural Residential (WRR) Zone” by this by-law shall apply to those lands zoned “Waterfront Rural Residential (WRR-503) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 16A4 Supplementary Regulations for Lots on the Niagara River Parkway, the vacant land condominium shall be subject to the following special provisions:
  - i. Minimum lot frontage on Niagara Parks Commission Service Road – 7.06 metres
  - ii. Minimum lot frontage from an internal private driveway – 7.0 metres
  - iii. Minimum front yard setback from an internal private driveway – 4.0 metres to dwelling and 6.0 metre to garage
- b) Notwithstanding the requirements of Subsection 16.A.3 Regulations for Dwellings, the vacant land condominium shall be subject to the following special conditions:
  - i. Minimum exterior side yard – 6.0 metres

**WRR-512 (3-2015) 2191 MacDonald Drive**

These lands are zoned “Waterfront Rural Residential (WRR-512) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Waterfront Rural Residential (WRR) Zone” by this by-law shall apply to those lands zoned “Waterfront

Rural Residential (WR-512) 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 15.8 metres.

**WRR-627 (120-2018) 2631 Windmill Point Lane West**

These lands are zoned “Waterfront Rural Residential (WRR-627) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Waterfront Rural Residential (WRR) Zone” by this by-law shall apply to those lands zoned “Waterfront Rural Residential (WRR-627) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the “Regulations for Dwellings” in Section 16.A.2, the following special provisions shall apply
  - i. Maximum number of dwelling units – 2
  - ii. Minimum easterly interior side yard – 0.8 m
  - iii. Minimum rear yard – 11 m
  - iv. Maximum building height – 10.5 m
  - v. Maximum floor area of dwelling unit within accessory structure – 105 sq m
- b) Notwithstanding “Yard Setbacks for Lots Abutting Lake Erie” in Section 6.48, the minimum setback for a dwelling from the 1-in-100 year flood elevation as determined by the Niagara Peninsula Conservation Authority shall be 11 m.