

SECTION 12

RESIDENTIAL WATERFRONT ZONES (RW-6, RW-6A, RW-6B, RW-6C, RW-6D)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an RW-6, RW-6A, RW-6B, RW-6C, or an RW-6D Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

PERMITTED USES

- 12.1 Bed and Breakfast Establishment
- Dwelling, Single Detached
- Private Home Daycare

REGULATIONS FOR RW-6

12.2	Minimum Lot Area	0.4 hectares
	Minimum Lot Frontage	60.0 metres
(By-law 2008-123)		
	Minimum Setback From The Optimal Summer Water Level	30.0 metres
	Minimum Side Yard	6.0 metres
	Minimum Rear Yard	15.0 metres
	Maximum Lot Coverage Of Principal Building And Accessory Buildings	13.0 percent
	Maximum Height Of Principal Building	7.5 metres; except in the case of an A-frame dwelling. In this case, the ridge of such dwelling shall have a maximum height of 10.5 metres.
	Off-Street Parking	In accordance with the requirements of Sections 6.1 to 6.4 of this By-law.
	Location Of Boathouse And Dock And Maximum Height Of Boathouse	In accordance with the requirements of Sections 5.6 and 5.7 of this By-law.
	Maximum Shoreline Development	In accordance with the requirements of Section 5.5 of this By-law.
	Maximum Number And Size For A Sleeping Cabin	One for each residential waterfront property which contains a principal dwelling. The maximum building floor area of such cabin shall be 46.5 square metres, all of which shall be situated at the ground floor level.

REGULATIONS FOR RW-6A

12.3 Except for the provision indicated below, the regulations for an RW-6A Zone shall be in accordance with the requirements of Section 12.2 of this By-law:

Minimum Lot Frontage	90.0 metres
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REGULATIONS FOR RW-6B

12.4 Except for the provision indicated below, the regulations for an RW-6B Zone shall be in accordance with the requirements of Section 12.2 of this By-law:

Minimum Lot Frontage	120.0 metres
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REGULATIONS FOR RW-6C

12.5 Except for the provision indicated below, the regulations for an RW-6C Zone shall be in accordance with the requirements of Section 12.2 of this By-law:

Minimum Lot Frontage	150.0 metres
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REGULATIONS FOR RW-6D

12.6 Except for the provision indicated below, the regulations for an RW-6D Zone shall be in accordance with the requirements of Section 12.2 of this By-law:

Minimum Lot Area	As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Sections 5.14 and 5.18 of this By-law.
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Minimum Lot Frontage	As existed on the date of the passing of this By-law, provided the lot and buildings are in accordance with the requirements of Sections 5.14 and 5.18 of this By-law.
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Sections B.10.3 and B.4.3.6 of the Gravenhurst Official Plan, as amended, establishes specific policies for a number of lakes and Wetlands and Environmental Protection Areas. Based on the lake's water quality or wetland values, restrictions may be imposed limiting development or new lot creation. The RW-6D Zone has been applied to these lakes and wetlands so that only the existing lot sizes are recognized.