







S.No	Municipality	Type of Municipality	Population	Mechanism	Legislative Authority	Tools	Summary of Policies	Water Quality, Lakes at Capacity, Late Trout Lakes		Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer/Vegetation	Back Lot Development/Sleeping Cabins/Secondary Dwellings	
								For Development	For Leaching (Septic Beds)						
	Township of Muskoka Lakes	Lower Tier	6,588	Site Alteration By-law 2008-56	Municipal Act s. 142		<ul style="list-style-type: none"> <li>By-law to regulate and prohibit the modifications being made to the landscape on properties</li> <li>Applies to all lands within 200 feet of a navigable waterway in the Waterfront designation, all lands within 25 feet of a navigable waterway in the urban centre or community designation, and all lands zoned EP or Scenic Corridor</li> <li>Prohibits site alteration within 15 m of a navigable waterway in the waterfront designation and within 7.5 m of a navigable waterway in the urban centre or community designation</li> <li>Requires to obtain permit for any site alteration within 60 m of a navigable waterway in waterfront designation and within 7.5 m of a navigable waterway in urban centre or community designation</li> <li>Exemption of placing or dumping of fill necessary for one driveway no wider than 4.5 m</li> <li>Exemption of placing or dumping of fill, removal of topsoil, blasting of rock or alteration of grade necessary for installation of septic system or foundation for a structure (blasting of rock less than 450 m3)</li> </ul>								
	Township of Muskoka Lakes	Lower Tier	6,588	Tree Preservation By-law 2008-55	Municipal Act s. 135		<ul style="list-style-type: none"> <li>By-law to conserve, prohibit, protect, restrict, and regulate the possible harvesting, removal, injuring, damaging and destruction of trees on private properties</li> <li>Applies to all lands within 200 feet of a navigable waterway in the Waterfront designation, all lands within 25 feet of a navigable waterway in the urban centre or community designation, and all lands zoned EP or Scenic Corridor</li> <li>Prohibits injury or destruction of tree within 15 m of a navigable waterway for lands designated Waterfront and within 7.5 m of a navigable waterway for lands designated Urban centre or community</li> <li>Exemption of trees measuring less than 25 mm DBH, or in order to erect building, structure or septic (no tree to be removed or injured beyond 5 m from outer edge)</li> <li>Exemption for access road no wider than 4.5 m</li> </ul>								
11	County of Haliburton	Upper Tier	18,062	Official Plan	Planning Act s.16	<ul style="list-style-type: none"> <li>Shoreline Tree Preservation By-law</li> <li>Shoreline Preservation By-law</li> <li>Local Official Plans</li> <li>Local Zoning By-laws</li> </ul>	<ul style="list-style-type: none"> <li>outlines general land use planning policies for the County and works to make sure growth and development needs are met and coordinated between the County and local municipalities</li> <li>coordinates policies which apply to shorelines (land within 30m of the shoreline)</li> <li>Local Official Plans shall identify the minimum requirement for development and site alteration setback from the high water mark</li> </ul>	<ul style="list-style-type: none"> <li>Local municipal Official plans shall identify lake trout lakes "at capacity" or "not at capacity" to additional nutrient loadings, and will include specific policies for both classifications of lakes.</li> <li>Council shall not consider an application for development on the shoreline of lakes which have been identified on Schedule L "Natural Heritage" to this plan in the local municipalities OP as being "at capacity" or "highly sensitive" except in consultation with MECP and MNRF</li> <li>All the time this OP was approved, no alternative phosphorus removal technologies including the use of imported "B" horizon soils to retain phosphorus, have been approved by MECP or MMAH and will not be permitted to be used on at capacity lakes or highly sensitive lakes to justify lot creation</li> </ul>	30m from the high water mark	30m from the high water mark	Local official plans will include criteria for determining an appropriate setback where an existing lot cannot achieve the minimum 30m setback.	Rural Lands: 0.8 ha (privately serviced)	30m from the high water mark		Second units are not permitted in the waterfront designation
	County of Haliburton	Upper Tier	18,062	Shoreline Tree Preservation By-law No. 3355	Municipal Act s.		<ul style="list-style-type: none"> <li>By-law works to conserve, prohibit, protect, restrict and regulate the protection, preservation and removal of trees on shoreline properties</li> <li>applies to all lands within the County situated within 30m from the high water mark of a navigable waterway. Some exceptions apply.</li> <li>no person shall destroy or injure any tree within the 30m of the high water mark or located within a municipally owned road allowance or shore road allowance (some exceptions apply).</li> </ul>								
	County of Haliburton	Upper Tier	18,062	Draft Shoreline Preservation By-law	Municipal Act		<ul style="list-style-type: none"> <li>Draft-County Council has not made a decision yet</li> <li>applies to all land within 30 metres of the high water mark in the county</li> <li>Prescribes the standards for the maintenance and occupancy of shoreline properties, to prohibit and regulate the removal or destruction of natural vegetation within shoreline areas to protect the environmental well being of the County, to prohibit and regulate the placing or removal of fill, the removal of topsoil and the alteration of the grade of land on shoreline properties within the County and to conserve, prohibit, protect, restrict and regulate the protection and preservation and removal of trees on shoreline properties in the County.</li> <li>no person shall remove destroy or injure any native vegetation, destroy or injure any tree</li> <li>no person shall carry out any site alteration unless a permission is granted</li> <li>some exemptions are established in the by-law</li> </ul>								
12	Municipality of Highlands East	Lower Tier	3,343	Local Official Plan	Planning Act s.16	Zoning By-law	<ul style="list-style-type: none"> <li>Shoreline designation encompasses most lots which abut water. Permitted uses include resource-based recreational uses which include parkland and trails, single-detached residential dwellings and accessory bed and breakfast and home occupations, marinas and recreation-based tourism commercial uses which are compatible with surrounding uses.</li> <li>does not distinguish seasonal / permanent residential uses</li> <li>new lot creation in the Shoreline designation will be subject to a Site Evaluation Report</li> </ul>	<ul style="list-style-type: none"> <li>Council will not consider the creation of a new lot, residential units, or any non-residential development on the shorelines of lakes which have been identified as being "at capacity" except in consultation with the Ministry of Environment and the Ministry of Natural Resources and under the following circumstances:</li> <li>lot fields are setback at least 300m from the highwater mark of the lake or the drainage from the lake or the lake fields on each new lot are located in a way that they don't drain into the drainage basin of another waterbody, which is not at capacity; or</li> <li>to separate existing habitable dwellings, each having a separate septic system, provided that the land use would not change; or</li> <li>the new proposed use has a scale and density that is less than currently exists on the site and shall demonstrate a net reduction of the phosphorus loading to the lake. Prior to redevelopment a Lake Impact Assessment shall be completed to the satisfaction of the Municipality, MNRF and Ministry of the Environment, or</li> <li>the proposed development will receive municipal services; or</li> <li>the proposed development is non-residential includes appropriate SWM design and does not involve or require any new sewage system or extension of an existing system; or</li> </ul>	Existing lots: 20m New lots: 30m	30m		new shoreline residential lots: 1.0 ha (inland residential): 1.2 ha	10% new shoreline residential lots: 60m islands (residential): 120m	20m setback shall be maintained. Minor alterations permitted.	<ul style="list-style-type: none"> <li>one guest cabin is permitted in the Shoreline designation as an accessory to a residential use provided the minimum lot area is 0.5ha, and conforms to the provisions of the ZBL.</li> <li>New backlot development is not permitted except where the creation of such backlots comprise part of a greater shoreline development which ensures lake access to backlots or where the creation of such lots would constitute a severance from an original lot of record</li> </ul>
	Municipality of Highlands East	Lower Tier	3,343	Comprehensive Zoning By-law No. 2005-29	Planning Act s.34		<ul style="list-style-type: none"> <li>Shoreline Residential One (SR1)</li> <li>Shoreline Residential Two (SR2)</li> <li>Limited Service Residential (LSR)</li> <li>Shoreline (S)</li> <li>Existing non-complying dwelling located partially or wholly within 10m of the highwater mark may expand its GFA by no more than 25% provided it does not further encroach towards the shoreline. If located within the shoreline setback but greater than 10m from the shoreline the GFA may expand by no more than 40% provided the enlargement does not cause the existing shoreline setback to be further reduced nor the height of the structure by more than 1.2 m. The lateral expansion of any dwelling in the 10-metre shoreline setback shall not exceed 40% of the frontage of the lot to a maximum of 18 m</li> <li>the expansion of a non-compliant detached structure located within the required shoreline setback shall not be permitted except through an amendment or variance</li> </ul>	20m	20m	permitted to encroach	SR1: 0.6ha SR2: 0.8 ha LSR: 0.8 ha S: 4.0 ha	SR1: 10% SR2: 10% LSR: 10% S: 10%	SR1: 45m SR2: 60m LSR: 80 m S: 100m	natural vegetation area-shoreline: removal shall not result in more than 30% of such natural vegetation in the required front yard setback from the high water mark for the purposes of establishing access or a view	
13	Township of Algonquin-Highlands	Lower Tier	1,096	Official Plan	Planning Act s.16	Zoning By-law	<ul style="list-style-type: none"> <li>Waterfront designation applies to all properties that front on, or are adjacent to, or have an influence on any lake or river and generally includes patented property within 150m of the shoreline of a waterbody</li> <li>Permitted uses: recreational residential uses, commercial uses, limited to tourist, marina and waterfront contrasting related uses, open space and conversion uses, or waterfront landings</li> <li>Variance may be considered where a property with a large frontage and a smaller lot area, or a large lot area with a somewhat reduced frontage, increased building setbacks and landscaping measures that maintain or enhance the visual integrity of the area may be required as conditions of development.</li> <li>Existing vacant lots of record that are below the 30m of frontage and 0.3 ha in area may be considered for development through an amendment or variance, a site evaluation report may be required.</li> </ul>	<ul style="list-style-type: none"> <li>Second dwellings units within a single or semi-detached dwelling within the Rural Settlement Area on lots fronting onto a waterbody or lands within 300 m of an "at capacity" Coldwater trout lake are not permitted.</li> <li>new development within 300m of the high water mark of an at capacity lake trout lake shall not be permitted unless unique or special circumstances allow the development to occur.</li> <li>development proposed on lakes identified as moderately sensitive and are nearing development capacity in terms of water quality may require additional studies prior to approval</li> </ul>	30m from the high water mark	30m from the high water mark	<ul style="list-style-type: none"> <li>beach setback may be considered if: <ul style="list-style-type: none"> <li>it is not physically possible due to terrain or lot depth features</li> <li>for redevelopment where the imposition of the new setback would result in a more negative impact on the property than allowing reconstruction on the existing setback.</li> <li>in addition to an existing building and the existing setback is not further reduced</li> <li>site evaluation report in support of the request to reduce the setback is submitted to the satisfaction of the Township</li> </ul> </li> </ul>	Residential: 0.4 ha	Residential: 60m	<ul style="list-style-type: none"> <li>30m in depth from the high water mark watercourse or waterbody or shore road allowance shall maintain the following: <ul style="list-style-type: none"> <li>residential zone: 80% of the area shall be maintained as shoreline buffer</li> <li>commercial zone: 70% of the area shall be maintained as shoreline buffer</li> </ul> </li> <li>30m in depth from the high water mark <ul style="list-style-type: none"> <li>extent of shoreline activity area</li> <li>Area of 25% of the shoreline frontage or up to 15 m whichever is less for shoreline residential development</li> <li>Area of 20% of the shoreline frontage or up to 30m whichever is less for commercial development of waterfront landings</li> <li>Area of 50% of the shoreline frontage or up to 45 m whichever is less for marinas</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>New residential backlots will have a minimum lot area of 2 ha and a minimum 90 m frontage on a year round maintained road.</li> <li>second units are not permitted within the Waterfront designation</li> </ul>
	Township of Algonquin-Highlands	Lower Tier	1,096	Comprehensive Zoning By-law No. 03-22	Planning Act s.34		<ul style="list-style-type: none"> <li>Shoreline Residential Type 1 (SR1)</li> <li>Shoreline Residential Type 2 (SR2)</li> <li>The reconstruction, relocation, renovation, enlargement or repair of an existing non-complying dwelling or sleeping cabin which existed prior to the date of the ZBL, passing and is permitted in the corresponding zone and maintained the existing setback or 15 m from the high water mark, whichever is greater</li> </ul>	30m	30m	decks, balconies, steps, patios, gazebos, utility shed, saunas, unenclosed decks: 4.5 m from the high water mark garages: 30m from the high water mark	0.4 ha	15% 60m	<ul style="list-style-type: none"> <li>30 m required for a lot abutting a watercourse or waterbody or shore road allowance shall maintain the following: <ul style="list-style-type: none"> <li>residential zone: 80% of the area shall be maintained as shoreline buffer</li> <li>commercial zone: 70% of the area shall be maintained as shoreline buffer</li> </ul> </li> </ul>		
14	Township of Dysart et Al.	Lower Tier	6,280	Official Plan	Planning Act s.16	Zoning By-law	<ul style="list-style-type: none"> <li>Waterfront Residential Areas are on lands outside of the Haliburton Village Urban Policy Area. Generally, they are located on larger lakes and consist of developed and undeveloped portions of the shoreline to a depth of 150m. In some cases long beyond 150m from the shore are considered Waterfront Residential if they physically or functionally relate to the shoreline.</li> <li>No shoreline of a lake less than 10ha in size is designated Waterfront Residential Area</li> <li>Permitted uses: single unit dwelling, cluster development, seasonal occupancy is permitted however a limited amount of conversion to permanent occupancy is permitted, park and open space</li> </ul>	<ul style="list-style-type: none"> <li>For Lake Trout Lakes "at capacity" the creation of a new lot, new residential unit, or new non-residential development will not be considered unless at least one of the following applies: <ul style="list-style-type: none"> <li>subject lands are within the Haliburton Village Service Area and the development is or will be provided with full municipal services;</li> <li>lot fields of each new lot will be setback at least 300m from the highwater mark of the lake, or such that drainage from the lot fields will flow at least 300m to the lake;</li> <li>the lot fields on each new lot are located such that they would drain into the drainage basin of another waterbody that is not classified as "at capacity" for development;</li> <li>the application will separate existing habitable dwellings each having an existing separate septic system, provided the land use would not change;</li> <li>the proposed new use is the redevelopment of an existing use and has a scale and density that is less than the existing use and shall demonstrate a net reduction of the phosphorus loading to the lake. A Lake Impact Assessment shall be required prior to approval;</li> <li>proposed development is non-residential, includes proper SWM design and does not involve or require any new individual on-site or communal sewage disposal system, or expansion of existing systems</li> <li>Lakes where sensitivity status has not been confirmed yet will be treated as "at capacity"</li> </ul> </li> </ul>	30m	30m	<ul style="list-style-type: none"> <li>For vacant lots that existed prior to March 11th 2004 a 20m building setback and 30m field setback is applied</li> <li>no development is permitted on an island less than 1 ha</li> <li>cluster development</li> </ul>	0.4 ha	60 m	<ul style="list-style-type: none"> <li>cluster: at least 80% shall be maintained to a depth of 30m</li> <li>cluster: 60m per residential unit, 300m for communal open space</li> </ul>	<ul style="list-style-type: none"> <li>Second dwelling units are not permitted in Waterfront areas</li> <li>backlots development: <ul style="list-style-type: none"> <li>will be created for permanent residential uses only</li> <li>lots will front on and have direct access onto a public road maintained year-round</li> <li>minimum frontage of 100, and minimum lot area of 12 ha</li> <li>lot fields should be located outside of the shorelands or outside the watershed of adjacent lake or river. Where this cannot be done, the backlot will be considered in determining the capacity of the affected lake</li> </ul> </li> </ul>
	Township of Dysart et Al.	Lower Tier	6,280	Comprehensive Zoning By-law no. 2005-120	Planning Act s.34		<ul style="list-style-type: none"> <li>Waterfront Residential Zones (WR1, WR2, WR3, WR3L, WR4, WR4L, WR5, WR5L, WR6, WR6L)</li> <li>Rural Residential (RR)</li> <li>Rural Zones (RU1, RU1L, RU2, RU3)</li> <li>Legal Non-Complying Structures on Legal Non-Complying Lots: enlargement, relocation, replacement, reconstruction, repair or enlargement is permitted provided the following are met: <ul style="list-style-type: none"> <li>no lot coverage, shoreline lot coverage, structure height, GFA, or dwelling unit area as a percentage of lot area all be increased to more than that permitted</li> <li>no building separation, dwelling unit area, or naturalized open space as a percentage of lot area shall be reduced to less than that permitted</li> <li>the least distance between a structure encroaching within a minimum setback area and the lot line shall not be further reduced</li> <li>no area of encroachment of a main building within a minimum setback area abutting a shoreline or high water mark shall be increased unless the main building dimension most nearly parallel to that shoreline or high water mark will not exceed 50% of the lot frontage or 15.0 m whichever is less</li> <li>no area of encroachment or structure height of a main building including an deck and patio attached to main building within a min setback area shall be increased within 10m of the high water mark</li> <li>no encroachment by an accessory structure within the minimum setback area shall be increased</li> <li>no GFA or structure of an accessory structure shall be increased</li> <li>no location or area of any planting strip required by By-law shall be altered</li> <li>structure is not a dwelling where more than one dwelling is already located on the lot, an accessory dwelling unit where the number of accessory dwelling units already located on the lot exceeds one or the number permitted, whichever is greater; or a private cabin where more than one private cabin is already located on the lot</li> <li>where there are 2 dwellings on a lot and only one dwelling is permitted, no GFA or structure height of either dwelling shall be increased</li> <li>use of undersized lots: development is permitted on a vacant lot which has less than the min permitted lot area or lot frontage provided that: <ul style="list-style-type: none"> <li>lot is an existing lot, or is in a registered plan of subdivision and is not subject to section 3.16 of the By-law or was created on or after July 11 1977 by a conveyance to enable a public use or street; or</li> <li>the lot area or lot frontage of the lot became less than the minimum permitted due to more precise delineation of lot lines by a plan of survey registered on or after July 11 1977 without any conveyance of land; and</li> </ul> </li> </ul> </li> </ul>	20m or 30 m depending on zone	30m	permitted to encroach	WR1, WR2, WR3, WR3L, WR4, WR4L, 4,000 sqm WR5, WR5L, WR6, WR6L, 2 ha RR, 800 sqm RU1, RU1L, RU2, RU3, 20 ha RU2: 12 ha	WR1, WR2, WR3, WR3L, WR4, WR4L, 60m WR5, WR5L: 10% WR6, WR6L: 10% RR: 20% RU1, RU1L, RU2, RU3: 10% RU2: 100m	WR1, WR2, WR3, WR3L, WR4, WR4L, 60m WR5, WR5L: 80m WR6, WR6L: 150m RR: 60m RU1, RU1L, RU2, RU3: 180m RU2: 100m	WR1, WR3, WR3L, WR5, WR5L, WR6, WR6L, 30m WR2, WR4, WR4L: 20m shoreland lot coverage: WR1, WR2, WR3, WR3L, WR4, WR4L: 15% WR5, WR5L: 10% WR6, WR6L: 6%	

S.No	Municipality	Type of Municipality	Population	Mechanism	Legislative Authority	Tools	Summary of Policies	Water Quality, Lakes at Capacity, Late Trout Lakes				Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer/Vegetation	Back Lot Development/Sleeping Cabins/Secondary Dwellings
								For Development	For Leaching (Biotic Beds)	Shoreline Setbacks For Shoreline Structures and Accessory Uses	Considerations for Lesser Setbacks					
15	Township of Minden Mills	Lower Tier	6,088	Official Plan	Planning Act s.16	-Zoning By-Law	-Waterfront designation: lands that front on, are adjacent to or have an influence on lakes, rivers, streams and generally includes property within 300m of a shoreline. -Permitted uses: recreation-based residential uses which are limited to a single-detached dwelling in the form of a shoreline structure, development, commercial uses, limited tourist, marina and related uses subject to Section 3.2.3.7, home occupations, open space and conservation uses subject to a section 3.2.3.8 or waterfront landings subject to section 3.2.3.9. -Development within Waterfront designation area is subject to a Site Evaluation Report	-All capacity lakes have been identified. Existing development rights are recognized on those lakes. New development shall not be permitted unless special circumstances allow the development to occur. Prior to the approval of the development proposal within 300m of a highly sensitive lake trout lake, detailed studies will be required to demonstrate that the development will not result in any adverse impact on the quality of the lake and related lake trout habitat. -Council will not consider any application that involves the creation of a new lot, or new medium density, lifestyle or cluster residential units, or any non-residential development, on the shorelines of lakes at capacity unless at least one of the following applies: -each created and retained lot has an existing dwelling and septic tank tie field and its use remains residential -if proposed development is non-residential, includes appropriate SWM design and it does not involve or require any new individual on-site or communal sewage disposal or expansion of existing system -the field on lots created will be located more than 300m from the shoreline, or the drainage flow to the lake from the tie field will be greater than 300m, or the drainage flow from the tie field is towards a lake with development capacity -the proposed new use has a scale and density that is less than currently exists on site, and shall demonstrate a reduction of the phosphorus loading on the lake. Lake Impact Assessment shall be required prior to redevelopment approval -the proposed development is to be serviced with full municipal sewage services and appropriate storm water management design is incorporated on site -Municipal tools such as site alteration by-law, site plan control by-law, etc. and where a site-specific soils investigation, prepared by a qualified professional demonstrates that phosphorus can be retained by a qualified individual to the satisfaction of the Ministry of Environment. -For development proposed along moderately sensitive lakes additional detailed studies may be required.	30m from the high water mark	30m from the high water mark	no physically possible due to terrain or lot depth features in the case of redevelopment of a property, the imposition of the new setback would result in a more negative impact on the property than allowing reconstruction at the existing setback -a Site Evaluation Report in support of the request to reduce the setback is submitted to the satisfaction of the Township	recreation based residential: 0.4 ha island: 1.5 ha	recreation based residential: 60m islands: 120 m	Considered the portion of a shoreline frontage of a lot located within the required setback from the shoreline. The extent of shoreline activity areas will be considered within the following parameters: -a maximum of 30% of the shoreline frontage or up to 15 metres whichever is lesser, for shoreline residential development, -a maximum of 30% of the shoreline frontage up to 30 metres whichever is lesser, for commercial development or waterfront landings -a maximum of 50% or up to 45 m whichever is the lesser of the shoreline frontage for marinas.	-Backlot development is permitted within the Waterfront designation -Sleeping cabins are permitted in the Waterfront designation subject to provisions in the ZBL	
	Township of Minden Mills	Lower Tier	6,088	Zoning By-law no. 06-10	Planning Act s.16		-Shoreline Residential (SR) -Rural (RU) zone  -Non-Complying building or structure may be replaced, enlarged, repaired or renovated provided that the replacement, enlargement, repair or renovation does not: -increase the extent of non-compliance, or create a new non-compliance issue; or -increase the height of the building or structure by more than 1.2 metres; or -increase the GFA of the building or structure, or area of a septic tie field by greater than 20% or; -increase the size or height of a building or structure located wholly or in part within 15 m of the high water mark	30m from the high water mark	30 meters from the shoreline	permitted to encroach	residential lots created prior to February 22, 2005 are subject to 23 m setback from high water mark	SR: 0.4 ha RU: 2 ha	SR: 15% RU: 20%	60 m RU: 100 m		
	City of Peterborough	Single Tier	84,230	Official Plan	Planning Act s.16		Waiting for copy of policy									
	County of Peterborough	Upper Tier	55,800	Zoning By-law Official Plan	Planning Act s.16		-Area municipalities may use additional tools and have specific provisions in their respective zoning by-laws regarding shoreline preservation -Local Official Plans	-Contains policies for highly sensitive Lake Trout Lakes and Moderately sensitive Lake Trout Lakes. -Highly Sensitive Lake Trout Lakes ("at capacity"): Generally, development is restricted and new lots within 300m of the shoreline of "at capacity" lake will not be considered. Council may consider the creation of a new lot where it can be demonstrated that one or more of the following conditions exist: a) drainage of the proposed lot flows to a separate, non-sensitive watershed as a result of the physical features of the property; b) detailed site specific hydrogeological studies show that the drainage of the sewage effluent effectively results in a circuitous flow path that extends for at least 300m before reaching the lake; c) sewage disposal system will result in no adverse effect on the lake water quality d) any conventional sewage disposal system to serve new development will be setback a minimum of 300 m from the high water mark; e) a detailed site specific hydrogeological and soil study which assesses phosphorus distribution, migration velocity and long-term soil retention capabilities. At a minimum a 30 m setback with maintenance of the vegetative cover should be required. -Moderately sensitive Lake Trout Lakes: can usually accommodate development within 300 m of the lake, with a minimum setback of 30m and non-disturbance of the vegetation and soils. Significant development on moderately sensitive lakes should be accompanied by an assessment of the impact of the development on the quality of the lake.	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark	Local municipalities can establish in their respective zoning by-laws	Local municipalities may permit minor variances from the 30m setback			For Highly Sensitive or "At Capacity" Lake Trout Lakes a minimum 30 m setback with maintenance of vegetative cover is required.	
	Township of Ashpohel-Norwood	Lower Tier	4,109	Official Plan	Planning Act	-Zoning By-Law	-The Township of Ashpohel-Norwood has included their local policies in the County Official Plan -Seasonal residential areas shall be developed in groupings in order to avoid, where possible, ribbon or strip development along lake frontage. -Existing structures, MV or ZBA to accommodate proposed expansions of a permanent structure and/or septic system that further reduces the minimum water setback provided it does not pose a risk to public health and/or safety.	-Contains policies for highly sensitive Lake Trout Lakes and Moderately sensitive Lake Trout Lakes. -Highly Sensitive Lake Trout Lakes ("at capacity"): Generally, development is restricted and new lots within 300m of the shoreline of "at capacity" lake will not be considered. Council may consider the creation of a new lot where it can be demonstrated that one or more of the following conditions exist: a) drainage of the proposed lot flows to a separate, non-sensitive watershed as a result of the physical features of the property; b) detailed site specific hydrogeological studies show that the drainage of the sewage effluent effectively results in a circuitous flow path that extends for at least 300m before reaching the lake; c) sewage disposal system will result in no adverse effect on the lake water quality d) any conventional sewage disposal system to serve new development will be setback a minimum of 300 m from the high water mark; e) a detailed site specific hydrogeological and soil study which assesses phosphorus distribution, migration velocity and long-term soil retention capabilities. At a minimum a 30 m setback with maintenance of the vegetative cover should be required. -Moderately sensitive Lake Trout Lakes: can usually accommodate development within 300 m of the lake, with a minimum setback of 30m and non-disturbance of the vegetation and soils. Significant development on moderately sensitive lakes should be accompanied by an assessment of the impact of the development on the quality of the lake.	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark	Permitted within the 30 m setback without a MV provided it can be demonstrated that it does not negatively affect the waterway				-Second units are generally not permitted in Waterfront areas/development which are not maintained by the municipality and where emergency access may be limited except where deemed appropriate by the Township -One second unit is permitted per single detached, semi-detached or row/townhouse or in an accessory building, but not in both. -Second units are not permitted within 30m of the high water mark of a major watercourse -Second units will not be permitted within 300m of a lake that has been deemed to be at development capacity -Second units connected to municipal services must be connected to the service lines of the primary dwelling. Where serviced via private water source an adequate source of potable water must be demonstrated, and proper approval must be received for the sanitary sewage disposal system -Second Units cannot be severed from the primary residential dwelling -Backlot development is only permitted by Plan of Subdivision unless local plan permits otherwise. Where permitted by plan of subdivision a maximum of 15 backlots is permitted per development and a minimum common shoreline frontage be held in one continuous parcel of 45 m or 10m for every lot fronting on the water, whichever is greater.	
	Township of Ashpohel-Norwood	Lower Tier	4,109	Zoning By-law No. 2009-08	Planning Act s.34		-Rural Residential (RR) -Limited Service Residential (LSR) -Rural (RU)	30 metres from the high water mark	30 metres from the High water mark		RR: 0.4 ha for single detached, 0.6 for duplex or semi LSR: 0.4 ha RU: 2ha or 30 ha depending on use	RR: 40% LSR: 40% RU: 80% for farm implement sales establishment, livestock sales barn or veterinary clinic	RR: 30 m for single, 123 m for duplex or semi LSR: 30 m RU: 30m or 123m depending on use			
	Township of Cavan Monaghan	Lower Tier	8,829	Official Plan	Planning Act s.16	-Zoning By-Law	No relevant policies									
	Township of Cavan Monaghan	Lower Tier	8,829	Zoning By-law 2018-58	Planning Act s.34		No relevant policies									
	Township of Douro-Dummer	Lower Tier	6,709	Official Plan	Planning Act s.16	-Zoning By-Law	-The Township of Douro-Dummer has included their local policies in the County Official Plan -Existing structures, MV or ZBA to accommodate proposed expansions of a permanent structure and/or septic system that further reduces the minimum water setback provided it does not pose a risk to public health and/or safety. -Seasonal residential areas shall be developed in groupings in order to avoid, where possible, ribbon or strip development along lake frontage.	-Contains policies for highly sensitive Lake Trout Lakes and Moderately sensitive Lake Trout Lakes. -Highly Sensitive Lake Trout Lakes ("at capacity"): Generally, development is restricted and new lots within 300m of the shoreline of "at capacity" lake will not be considered. Council may consider the creation of a new lot where it can be demonstrated that one or more of the following conditions exist: a) drainage of the proposed lot flows to a separate, non-sensitive watershed as a result of the physical features of the property; b) detailed site specific hydrogeological studies show that the drainage of the sewage effluent effectively results in a circuitous flow path that extends for at least 300m before reaching the lake; c) sewage disposal system will result in no adverse effect on the lake water quality d) any conventional sewage disposal system to serve new development will be setback a minimum of 300 m from the high water mark; e) a detailed site specific hydrogeological and soil study which assesses phosphorus distribution, migration velocity and long-term soil retention capabilities. At a minimum a 30 m setback with maintenance of the vegetative cover should be required. -Moderately sensitive Lake Trout Lakes: can usually accommodate development within 300 m of the lake, with a minimum setback of 30m and non-disturbance of the vegetation and soils. Significant development on moderately sensitive lakes should be accompanied by an assessment of the impact of the development on the quality of the lake.	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark	Permitted within the 30 m setback without a MV provided it can be demonstrated that it does not negatively affect the waterway				-Second units are permitted in the waterfront area -One second unit is permitted per single detached, semi-detached or row/townhouse or in an accessory building, but not in both. -Second units are not permitted within 30m of the high water mark of a major watercourse -Second units will not be permitted within 300m of a lake that has been deemed to be at development capacity -Second units connected to municipal services must be connected to the service lines of the primary dwelling. Where serviced via private water source an adequate source of potable water must be demonstrated, and proper approval must be received for the sanitary sewage disposal system -Second Units cannot be severed from the primary residential dwelling -Backlot development is only permitted by Plan of Subdivision unless local plan permits otherwise. Where permitted by plan of subdivision a maximum of 15 backlots is permitted per development and a minimum common shoreline frontage be held in one continuous parcel of 45 m or 10m for every lot fronting on the water, whichever is greater.	
	Township of Douro-Dummer	Lower Tier	6,709	Zoning By-law No. 2009-21	Planning Act s.34		-Shoreline Residential (SR) -Limited Service Residential (LSR) -Rural Residential (RR) -Rural (RU) -Vacant waterfront lots of record which can not achieve the 30 m setback may be permitted a new building and structure through a MV or ZBA provided that the relief being sought maintains the intent of the ZBL, is minor in nature, maintains the intent of the OP and is desirable and appropriate for the area.	30 metres from the high water mark	30 metres from the High water mark		SR: 4,050 sqm LSR: 4,050 sqm RR: 0.6 ha RU: 0.5 ha, 20 ha or 30 ha depending on use	SR: 15% LSR: 15% RR: 5% RU: 15% for lots with a single detached dwelling.	SR: 60 m LSR: 60 m RR: 80 m RU: 45m-230 m depending on use			
	Township of Havelock-Belmont-Methuen	Lower Tier	4,530	Official Plan	Planning Act s.16	-Zoning By-Law	-Shoreline Designation: includes all land which share an association with the lake or the waterfront and is generally defined as all land within 150m of a lake or watercourse but may vary depending on topographic features, roads, and existing development characterized by an orientation to or interaction with the lake. Lands in the Shoreline designation may remain in a natural state. -Changes to water quality and hydrological and hydrogeological characteristics of watercourses, which include the headwaters, as well as lakes, aquifers and wetlands are to be minimized and no development is permitted that will result in a negative impact to the functions and processes of these features. -Land uses in proximity to the shoreline area of inland lakes and rivers will be regulated in an effort to minimize impacts upon lake water quality and to protect shoreline and riparian areas from degradation -MV to accommodate proposed expansion of a structurally permanent structure and/or septic system that further reduces any applicable minimum water setback shall not be permitted unless it is a matter of public health and safety	30 m from the high water mark	30m setback from the water mark					Maintenance of vegetation within 30m setback is required	-Backlot development in the shoreline designation is not permitted -Sleeping cabins may be permitted subject to the provisions of the implementing by-law	
	Township of Havelock-Belmont-Methuen	Lower Tier	4,530	Zoning By-law no. 1995-42	Planning Act s.34		-Seasonal Residential (SR) -Island Residential (IR) -Rural (RU)	30m from high water mark	30m from high water mark	30m from high water mark except for marine facility and setback encroachment provisions	SR: 3000 sqm IR: 575 sqm RU: 0.3-02ha depending on use	SR: 15% IR: 4% RU: 15% or < depending on use	SR: 46m IR: 61 m RU: 46m-137 m depending on use		-Sleeping cabins are permitted within the Shoreline Residential and Island Residential zones subject to the following: -not permitted within the front yard abutting a shoreline, and shall not be closer to the water than the main dwelling -limited to a detached one storey building -max GFA of 267 sqm -where an accessory building is a sleeping cabin, the sleeping cabin shall comply with the minimum lot line setback for the main building -one sleeping cabin permitted per lot	
	Township of North Kawartha	Lower Tier	14,289	Official Plan	Planning Act s.16	-Zoning By-Law	-The Township of North Kawartha has included their local policies in the County Official Plan -Existing structures, MV or ZBA to accommodate proposed expansions of a permanent structure and/or septic system that further reduces the minimum water setback provided it does not pose a risk to public health and/or safety. -Seasonal residential areas shall be developed in groupings in order to avoid, where possible, ribbon or strip development along lake frontage -Conversion of seasonal cottage to permanent residence may be permitted	-Contains policies for highly sensitive Lake Trout Lakes and Moderately sensitive Lake Trout Lakes. -Highly Sensitive Lake Trout Lakes ("at capacity"): Generally, development is restricted and new lots within 300m of the shoreline of "at capacity" lake will not be considered. Council may consider the creation of a new lot where it can be demonstrated that one or more of the following conditions exist: a) drainage of the proposed lot flows to a separate, non-sensitive watershed as a result of the physical features of the property; b) detailed site specific hydrogeological studies show that the drainage of the sewage effluent effectively results in a circuitous flow path that extends for at least 300m before reaching the lake; c) sewage disposal system will result in no adverse effect on the lake water quality d) any conventional sewage disposal system to serve new development will be setback a minimum of 300 m from the high water mark; e) a detailed site specific hydrogeological and soil study which assesses phosphorus distribution, migration velocity and long-term soil retention capabilities. At a minimum a 30 m setback with maintenance of the vegetative cover should be required. -Moderately sensitive Lake Trout Lakes: can usually accommodate development within 300 m of the lake, with a minimum setback of 30m and non-disturbance of the vegetation and soils. Significant development on moderately sensitive lakes should be accompanied by an assessment of the impact of the development on the quality of the lake. -Settling of and/or minor extensions to existing developed areas around Lassawade Lake will require a water quality impact assessment. New development on Lassawade Lake outside of existing developed areas will require an amendment to the Official Plan and plan of subdivision/condominium application which must be supported by a lake capacity study and an Environmental Impact Study	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark	Permitted within the 30 m setback without a MV provided it can be demonstrated that it does not negatively affect the waterway				-Second units are permitted in the waterfront area -One second unit is permitted per single detached, semi-detached or row/townhouse or in an accessory building, but not in both. -Second units are not permitted within 30m of the high water mark of a major watercourse -Second units will not be permitted within 300m of a lake that has been deemed to be at development capacity -Second units connected to municipal services must be connected to the service lines of the primary dwelling. Where serviced via private water source an adequate source of potable water must be demonstrated, and proper approval must be received for the sanitary sewage disposal system -Second Units cannot be severed from the primary residential dwelling -Backlot development is only permitted by Plan of Subdivision unless local plan permits otherwise. Where permitted by plan of subdivision a maximum of 15 backlots is permitted per development and a minimum common shoreline frontage be held in one continuous parcel of 45 m or 10m for every lot fronting on the water, whichever is greater.	

S.No	Municipality	Type of Municipality	Population	Mechanism	Legislative Authority	Tools	Summary of Policies	Water Quality, Lakes at Capacity, Late Trout Lakes				Lot Sizing	Lot Coverage	Shoreline Frontage	Shoreline Buffer/Vegetation	Back Lot Development/Sleeping Cabins/Secondary Dwellings
								For Development	For Leaching (Septic Beds)	Shoreline Setbacks For Shoreline Structures and Accessory Uses	Considerations for Lesser Setbacks					
	Township of North Kawartha	Lower Tier	14,289	Zoning By-law No. 26-2013	Planning Act s.34		<ul style="list-style-type: none"> <li>Shoreline Residential 1-10 (SR-1, SR-2, SR-3, SR-4, SR-5, SR-6, SR-7, SR-8, SR-9, SR-10) and exception B1 (SR-B1)</li> <li>Shoreline Residential Islands (SRI)</li> <li>Shoreline Commercial (CS)</li> <li>Rural (RU)</li> <li>Lake Zone (L)</li> <li>Vacant lots of record: where the 30m setback is not possible a MV or ZBA may be achieved to reduce the setback provided that relief is minor in nature, maintains the intent of the OP regarding env objectives and is desirable and appropriate for the area</li> <li>SR: enlargement of a main or accessory building further into the water setback is not permitted. They may be enlarged towards the side lot lines provided final enlarged main building, including decks is not wider across the front than 40% of the existing shoreline lot frontage to a maximum of 18.3 metres.</li> </ul>	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark provided it can be demonstrated that it does not negatively affect the waterway		SR-1: 0.5 ha (1.2 ac) SR-2: 0.21 ha (0.5 ac) SR-3: 0.5 ha (1.2 ac) SR-4: 0.5 ha (1.2 ac) SR-5: 0.34 ha (1 ac) SR-6: 4 ha (10 ac) SR-7: 23 ha (56.8 ac) SR-8: CM6 hearing SR-9: 11.74 ha (29 ac) SR-10: 0.5 ha (1.2 ac) SRI: 0.465 ha SRI0.5 ha (1.2 ac) CS: 1390sqm tourist commercial, 4800 sqm marina or residential use RU: 10 ha (25 ac), or 25 ha (50ac for residential zones)	SR: 10% main building, 5% accessory uses SR-7: 15% SR-4: 46 m SR-4: 46 m SR-6: 38 m SR-6: 90m on a navigable waterway RU: 15% SR-7: 76 m SR-8: 135.077 m SR-9: 151.077 m SR-10: 46 m SR-81: 46 m SR: 46 m CS: 46m RU: 90m	SR zones: 30 m setback is considered vegetation buffer zone		
23	Township of Otonabee-South Monaghan	Lower Tier	6,870	Official Plan	Planning Act s.16	* Zoning By-law	<ul style="list-style-type: none"> <li>To guide and direct the use of land within the municipality.</li> <li>Shoreline Designation applies to land along or contiguous to the shoreline of Rice Lake and the Otonabee River, used for shoreline-oriented residential and tourist commercial purposes and which are functionally related to these shoreline areas</li> <li>Proposals for new residential development by plan of subdivision or consent in the Shoreline designation should be designed to avoid linear or strip development.</li> <li>MV or ZBA to permit proposed expansion of a structurally permanent structure and/or septic system that further reduces the minimum water setback shall not be permitted unless it is a matter of public health and/or safety.</li> </ul>	30 metres from the normal high water mark	30m from the normal high water mark	may be permitted within 30 m setback provided it can be demonstrated that it does not negatively affect the waterway		0.4 ha			<ul style="list-style-type: none"> <li>Where a backshore cluster from of development is proposed by plan of subdivision or vacant land condominium there shall be a maximum of 15 lots per development not fronting the water, a minimum shoreline frontage shall be held in one continuous parcel of 45 m or 10m for every lot not fronting water, whichever is greater. A communal recreational facility such as a dock used by the subdivision residents on common shoreline frontage shall be provided where appropriate and approved.</li> <li>Backlot residential development by consent to sewer shall not be permitted except where the creation of a lot is a minor direct expansion of an existing lot up area, will not create a demand for additional public services or the extensions of a Municipal Street, will not extend beyond the boundaries of the shoreline designations and conforms to all other applicable policies of the Plan.</li> <li>Second dwelling units within the shoreline designation shall only be permitted provided they are setback a min 30m from the high water mark</li> </ul>	
	Township of Otonabee-South Monaghan	Lower Tier	6,870	Zoning By-law No. 2010-65	Planning Act s.34		<ul style="list-style-type: none"> <li>Rural Residential (RR)</li> <li>Shoreline Residential (SR)</li> <li>Limited Service Residential (LSR)</li> <li>Environmental Protection</li> <li>Special policy for Rice Lake Shoreline: No new development including lots on islands in Rice Lake, shall be permitted below an elevation of 167.9 metres GCS which is the regulatory flood elevation of Rice Lake without the written approval of the local Conservation Authority.</li> <li>Some EP zone also along water which does not permit development.</li> <li>Existing vacant lot, new buildings, or structures which cannot meet the 30 m setback shall be set back as far as possible. MV may be obtained for reduced setback.</li> <li>Existing Structures, MV or ZBA to accommodate the expansion of an existing permanent structure and/or septic system may be permitted within the 30 m setback provided it is not a matter of public health and/or safety.</li> </ul>	30 metres from the normal high water mark	30 m from the normal high water mark	permitted within 30 m setback		RR: 0.3 ha (0.74 ac) SR: 0.4 ha (0.99 ac) LSR: 0.3 ha (0.74 ac)	RR: 30% SR: 30% LSR: 30%	RR: 38 m SR: 45 m LSR: 38 m	RR: 40% min landscaped open space SR: 40% min landscaped open space LSR: 40% min landscaped open space	
24	Township of Selwyn	Lower Tier	17,500	Official Plan	Planning Act s.16	* Zoning By-law	<ul style="list-style-type: none"> <li>The Township of Selwyn has included their local policies in the County Official Plan.</li> <li>Proposed structures, MV or ZBA to accommodate proposed expansion of a permanent structure and/or septic system that further reduces the minimum water setback provided it does not pose a risk to public health and/or safety.</li> <li>Conversion of seasonal residential to permanent residential is discouraged. Should it occur a ZBA will be required.</li> <li>Creation of lots on private roads or islands shall not be permitted</li> </ul>	30 metres from the ordinary high water mark	30 metres from the ordinary high water mark	Permitted within the 30 m setback without a MV provided it can be demonstrated that it does not negatively affect the waterway		Estate Residential: 0.6 ha (1.5 ac) Provided in ZBL		<ul style="list-style-type: none"> <li>Second units are permitted in the waterfront area.</li> <li>One second unit is permitted per single detached, semi-detached or row/townhouse or in an accessory building, but not in both.</li> <li>Second units are not permitted within 30m of the high water mark of a major watercourse.</li> <li>Second units will not be permitted within 300m of a lake that has been deemed to be at development capacity.</li> <li>Second units connected to municipal services must be connected to the service lines of the primary dwelling. Where serviced via private water source an adequate source of potable water must be demonstrated, and proper approval must be received for the sanitary sewage disposal system.</li> <li>Second Units cannot be severed from the primary residential dwelling</li> <li>Backlot development is only permitted by Plan of Subdivision unless a local plan permits otherwise. Where permitted by plan of subdivision a maximum of 15 backlots is permitted per development and a minimum common shoreline frontage be held in one continuous parcel of 45 m or 10m for every lot fronting on the water, whichever is greater.</li> </ul>		
	Township of Selwyn	Lower Tier	17,500	Zoning By-law No. 2009-021	Planning Act s.34		<ul style="list-style-type: none"> <li>All shoreline areas adjacent to lakes within the Municipality, a lakeshore constraint area has been identified.</li> <li>Prior to the issuance of a building permit on lands located within the Lakeshore Constraint Area, the landowner must provide a letter or permit from the Otonabee Region Conservation Authority that all potential impacts to natural hazard features including flooding, erosion and the hydrologic function of wetlands have been addressed</li> <li>Rural (RU)</li> <li>Residential Type 1 (RT1)</li> <li>Rural Residential (RR)</li> <li>Lakeshore Residential (LR)</li> <li>There is a Source Protection Overlay which requires development applications to be accompanied by a Notice under Section 59(2) of the Clean Water Act. List of prohibited uses is provided.</li> <li>Existing Structures, MV or ZBA to accommodate the expansion of an existing permanent structure and/or septic system may be permitted within the 30 m setback provided it is not a matter of public health and/or safety.</li> <li>Vacant Lots of Record: where development cannot be setback 30 m a MV may be granted provided it maintains the intent of the ZBL and OP is minor in nature and desirable for the area</li> <li>Development applications for development within the Source Water Protection Overlay zone shall be accompanied by a Notice under Section 59(2) of the Clean Water Act, 2009 as amended. Existing land uses and/or expansion of existing land uses which pose a significant drinking water threat activity should be managed by pursuant to the Trent Source Protection Plan, which may require the development of a Risk Management Plan. Further a list of prohibited uses is provided.</li> </ul>	RU: 30m RT1 (serviced): 30m RR: 30m	RU: 30m RT1 (serviced): n/a RR: 30m	30m		RU:20 ha RT1 (serviced): 516 sqm RT1 (private services): 4050 sqm RR: 4050 sqm LR: 4050 sqm LR (island): 6000 sqm	RU: 10% RT1 (serviced): 30% RT1 (private services): 20% RR: 20% LR: 20% LR (island): 20%	RU: 200m RT1 (serviced): 15m interior lot, 18m corner lot RT1 (private services): 45 m RR: 45m LR: 45 m LR (island): 45m	30m landscape open space (min)	
25	Municipality of Trent Lakes	Lower Tier	5,397	Official Plan	Planning Act s.16	* Zoning By-law	<ul style="list-style-type: none"> <li>To properly monitor, manage and maintain the Township's floodplain, wetland, and environmentally sensitive/unique areas and their environs to protect and enhance the natural environment</li> <li>The Recreational Dwelling Area designation applies to most land along or in close proximity to the shoreline or waterbodies used for limited service and seasonal residential purposes, and permanent residential purposes, existing commercial uses which are compatible with surrounding land uses, conversion of seasonal dwellings to permanent where appropriate, and parkland.</li> <li>Vacant lots of record existing as of Oct 22 2008 which require a MV or ZBA for reduced setback may be permitted provided that the variance: <ul style="list-style-type: none"> <li>a) maintains the intent of the ZBL</li> <li>b) is minor in nature</li> <li>c) maintains the intent of the OP regarding env objectives</li> <li>d) is desirable and appropriate</li> </ul> </li> <li>MV or zoning changes to accommodate proposed expansions which will reduce the min water setback shall not be permitted unless it is a matter of public health or safety</li> <li>Holding Tanks are discouraged</li> </ul>	30 metres from the high water mark	Septic tanks may encroach into the 30 m setback without a MV provided that the landowner can demonstrate that it will not negatively affect the waterfront env. If addressed in ZBL, applicable standards will apply	may encroach into the 30 m setback without a MV provided that the landowner can demonstrate that it will not negatively affect the waterfront env. If addressed in ZBL, applicable standards will apply		On island: min lot size is 0.7 ha			<ul style="list-style-type: none"> <li>Backlots development is only permitted by plan of subdivision or, unless a local plan permits otherwise</li> </ul>	
				Zoning By-law	Planning Act s.34		<ul style="list-style-type: none"> <li>Shoreline Residential Zone (SR)</li> <li>Shoreline Residential - Private Access Zone (SR-PA)</li> <li>Rural Residential - Private Access Zone (RR-PA)</li> <li>Island Residential Zone (IR)</li> <li>Expansions to existing buildings or structures may be permitted within the 30m setback without a MV or ZBA provided that where: <ul style="list-style-type: none"> <li>the floor area of an existing building or structure is 112 sqm or greater the expansion does not exceed 25% of the existing total floor area, the floor area of the existing building or structure is less than 112 sqm the expansion does not exceed 50% of the existing total floor area, and the expansion does not further reduce the existing setback from the high water mark. No further enlargements to the building or structure shall be permitted.</li> <li>MV or amendments to accommodate an expansion of a structurally permanent in nature to existing buildings or structures that further reduce the 30m setback shall not be permitted unless it is a matter of public health and/or safety</li> </ul> </li> </ul>	30m from the high water mark	30m from the high water mark			SR: 0.4 ha SR-PA: 0.3 ha RR-PA: 0.3 ha IR: 0.7 ha	SR: 20% SR-PA: 20% RR-PA: 20% IR: 20%	SR: 45 m SR-PA: 45 m RR-PA: 45 m IR: 45 m	<ul style="list-style-type: none"> <li>In the Shoreline Residential, Island Residential, and Rural zone: Where a single detached dwelling or recreation dwelling is permitted, one accessory guest cabin is permitted on the same lot. Guest dwellings shall not exceed 44.6 sqm nor contain cooking or sanitary facilities and shall not occupy the entirety of the building or structure. All yard setbacks for the principal buildings and structures shall apply, except for the maximum height which shall not exceed 4.0 m and shall be restricted to one or a first storey</li> </ul>	