

RESORT VILLAGE OF LUMSDEN BEACH (RVLB)

ZONING BYLAW 2016/12 SUMMARY

The following is an abbreviated version of the RVLB Zoning Bylaw intended to assist with understanding, but **does not** replace the full version. The Bylaw applies to all zoning districts.

* Development within RVLB shall be permitted only when in conformity with all RVLB Bylaws.

* Words or terms used are defined within the full Bylaw.

* No use of land, major excavation (more than 0.6 m) or construction on land within RVLB shall occur prior to obtaining a Development Permit from Council followed by a Building and/or Demolition Permit.

* A Development Permit is not required for maintenance and/or repairs or for accessory buildings under 9.3 sq. m.

* A Development Permit is initially granted for 18-months.

* Council may grant a written request for a variance from the Zoning Bylaw.

* Permit fees are as per the RVLB Schedule of Fees.

Principal Residence:

- Only one principal residence may be constructed on any residential lot.
- Lot and building sizes are controlled within each of the R1, R2 and R3 Zones.
- Maximum height is 7 m.
- Must be 4.5 m from both the front and rear lot lines and 1.5 m from the side lot lines. There are variances for corner lots.
- Protrusions from the principal residence such as decks, roof overhangs, etc. must be a minimum of 0.6 m from the side lot line, no more than 1.8 m into the required front lot and no more than 3 m into the required rear lot.
- One off street parking space is to be provided per dwelling.

Accessory Buildings or Structures:

- If attached to the principal residence they are considered part of the principal residence and not an accessory building or structure.
- Cannot be located in the front yard.
- Only one above grade guesthouse is allowed/lot – kitchens and cooking facilities are prohibited.
- Maximum 3/lot with only one detached garage/lot not exceeding 90 sq. m.
- Garages are to be a minimum of 6 m back from the front lot line.
- Cannot exceed the height of the principal residence
- Cannot exceed 6 m in height
- Must be 1.5 m from the rear & side lot lines and 1 m away from the principal residence.
- There are regulations within the Zoning Bylaw dealing with recreational vehicles, fences and signs.

Holding, septic or cistern tanks:

- Minimum setback from all lot lines of 3 m.
- Minimum setback of 1 m from basement walls of principal residence.
- Minimum setback of 1.5 m from driveways.
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Boathouses:

- Are considered temporary structures that are moveable.
- Maximum of one story with a maximum height of 5 m.
- Maximum size is 85 sq. m with maximum width of 10 m.
- Not to have cooking or sleeping quarters or washroom facilities.