

SCHEDULE "A" 6-04
CHIPPEWAS OF GEORGINA ISLAND FIRST NATION SET BACKS

ACCESSORY USES, BUILDING OR STRUCTURES

LOCATION OF ACCESSORY USES AND BUILDING

Limitation

No accessory building, structure or use shall be erected or established on any lot until main building to which is to be accessory has been erected.

No Human Habitation is permitted in Accessory Buildings.

Location

In a residential zone, an accessory building or structure shall not be erected in any yard other than an interior side yard or rear yard.

In the case of a lot fronting onto lake Simcoe or a navigable river, an accessory building may be erected in the area between the main building and the required front yard provided the accessory building complies with all applicable setbacks.

Further, the established rear yard area shall be the yard opposite the established front yard area.

An accessory building shall be located:

From dwelling (minimum) 2m (6.6 ft.), except in a Residential zone where the accessory building is less than 10 sq. meters (108 sq ft) in floor area, the setback between the accessory building and the dwelling may be reduced to nil.

From Lake (minimum) 15.24m (50'-0") except for boathouse

Lot Frontage (minimum) 30.48m (100'-0".)

Lot Area (minimum) 45.72 sq. m (150'-0"t x 100'-0")

Rear Yard from Lot Line (minimum) 1.2m (4'-0") not adjacent to water

Rear Yard from Lot Line Adjoining a Street or adjacent to water (minimum) 6m (19.7ft)

Exterior side yard adjoining a street 6m (19.7ft)

Interior Side Lot Line (minimum) 3m (9.8 ft.)

-excluding a building or structure used for livestock purposes or home industry use

Building Height

-from average grade to the eaves (maximum) 3m (9.8ft)

-from average grade to top of peak (maximum) 4.5m (14.8ft)

The total of lot coverage of all accessory buildings shall not exceed ten percent (10%) of the lot

An attached accessory building or structure shall be subject to the same height provisions as the mainbuilding or structure.

LOCATION OF BOATHOUSES DOCKS AND WHARFS

Yards (minimum) 1m (3.3ft)

-except where the lot lines abuts a navigable body of water Nil

Height (maximum) 5m {16.4ft}

-except within 30m (98.4ft) of the center line of a public road the maximum height shall be above the said center line of the road 1m (3.3ft)

LOCATION OF DWELLING UNITS

Minimum Lot Size -30.48m X 45.72m (100'-0" x 150'-0")

Lot Coverage - 30% all buildings

Front Yard (Roadside) -12m (39'-4")

Interior Lot Line - 3m (9'-10")

Exterior Lot Line - 6m (19'-8")

Rear Lot line (not on water)-12m (39'-4")

From High Water Mark-15.24m (50'-0")

Building Height (11m) (36'-1")

LOCATION OF SEPTIC SYSTEMS

Structure 1.5m (4.9 ft.)

Well (including neighboring wells) 15m (49ft)

Lake 15 m (49ft)

Pond 15m (49ft) Reservoir 15m (49ft)

River 15m (49ft) Spring 15m (49ft)

Stream 15m {49ft}

Property line 3m (9.8ft)

MINIMUM CLEARANCE FOR DISTRIBUTING PIPING

Structure 5m (16.4 ft.)

Well with a watertight casing to a depth of 6m {19.6ft} 15m (49ft)

Any other well (including neighboring wells) 30m (98.4ft)

Lake 15 m (49ft) Pond 15m (49ft)

Reservoir 15m (49ft) River 15m (49ft)

A spring **not used** as a source of potable water 15m (49ft)

Stream 15m (49ft)

Property Line 3m (9.8ft)

MINIMUM CLEARING FOR HOLDING TANKS

Structure 1.5 m (4.9ft)

Well with watertight casing to a depth of 6m (19.6ft) 15m (49ft)

Any other well (including neighboring wells) 15m (49ft)

Spring 15m (49ft)

Property line 3m (9.8ft)

