



TOWNSHIP OF CENTRAL FRONTENAC

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DOCKS and WATERFRONT STRUCTURES

August 2004

Excerpts from the Township of Central Frontenac Zoning By-law, By-law 2002-120.

Relevant Definitions

Boat House

Means a building or structure or part thereof not over 4.8 m (15.7 ft.) in height, used for the storage of private boats and equipment accessory to their use, as an accessory use to a residential use, no part of which shall be used for any residential or commercial purpose. Despite anything in the foregoing to the contrary, rooftop decks or patios and screened enclosures (i.e. gazebos) shall be allowed provided that the total aggregate height of all boat house structures does not exceed the maximum height limit by more than 1.2 m (4.0 ft.).

Deck

Means a structure abutting a dwelling or building with no roof or walls except for visual partitions and railings which is constructed on piers or a foundation above grade for use as an outdoor living area.

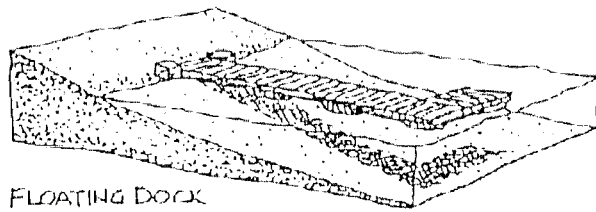
Dock, Floating

Means an accessory structure used for the mooring of marine vessels which is designed to float freely on the surface of the water body and which may be secured to the shoreline. (See illustration)

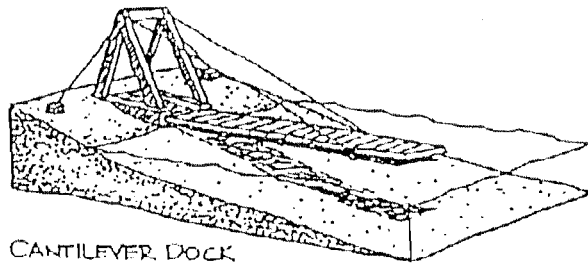
Dock, Permanent

Means an accessory structure used for the mooring of marine vessels which is secured to the shoreline and/or the bottom of the water body by concrete, metal or wood pillars or such other foundation, the design of which facilitates the construction of a more or less permanent structure. (See illustration)

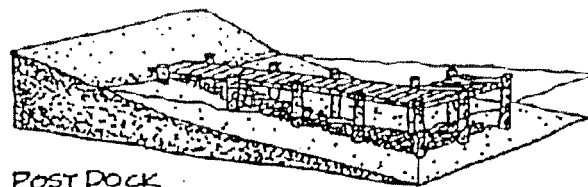
DOCKS



FLOATING DOCK



CANTILEVER DOCK



POST DOCK

Erect

Means to build, construct, reconstruct, alter or relocate and without limiting the generality of the foregoing shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

High Water Mark

Means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

Marine Facility

Means a non-commercial building or structure which is used to moor, berth, or store a boat. This definition may include a boat launching ramp, a boat lift, marine railway, dock or boathouse, but does not include any building used for human habitation or a marina. A marine facility shall also include a water intake facility and any flood or erosion control structure.

Setback

Means:

- (a) With reference to a road or street, the least horizontal distance between the front lot line and the nearest building line.
- (b) With reference to a water body, the least horizontal distance between the high water mark of the water body and the nearest building line.

Shoreline

Means those lands extending from the average annual water level which have potential and direct significant impact on near shore waters and the shore ecosystem through run-off, and where land use activity is primarily water oriented.

Shoreline Structure

Means a boat house (wet or dry), a boat port, a float plane hangar, a sauna or steam bath, a dock or wharf, a gazebo, a utility or storage shed or a viewing deck.

Water Body

Means any bay, lake, river, natural watercourse or canal but excluding a drainage or irrigation channel.

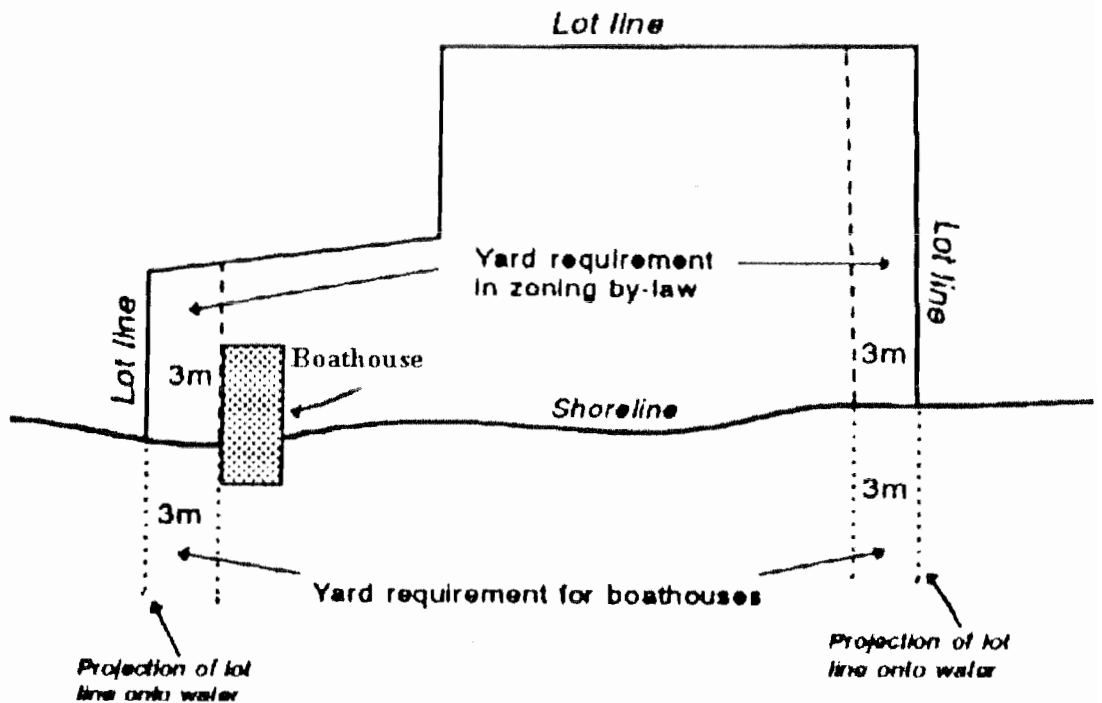
From Section 4.1 Accessory Buildings, Structures and Uses :

- 4.1.1 (c)** No accessory use shall be erected closer to the front lot line or the exterior side lot line than the minimum front yard and external side yard setbacks required for the main building. This provision shall be exempted:
- i)** for lots with water frontage under **Section 4.1.1 (h)**,
 - ii)** for a partially enclosed shelter for use by children waiting for a school bus,
 - iii)** any farm produce outlet having a gross floor area of less than 9.3 m² (100 ft.²).
- 4.1.1 (g)** Despite **Section 4.1.1 (c)** above, a boat house, boat port, float plane hangar, dock or wharf may be located in the front yard, side yard or rear yard where a lot abuts a navigable waterway, provided that the approval of any governmental authority having jurisdiction has been obtained and provided that the boat house, boat port, float plane hangar, dock or wharf is located not closer than 3 m (9.8 ft.) to the nearest adjacent lot line and

does not encroach on adjacent frontage when the lot boundaries are extended into the water. (See illustration)

- 4.1.1 (h)** Despite **Section 4.1.1 (c)**, a shoreline structure other than a boat house, boat port, float plane hangar, dock or wharf shall be set back a minimum of 15 m (49.2 ft.) from any high water mark or shoreline in any yard adjacent to a water body.

Illustration of Section 4.1.1.(g)



4.20 Minimum Distance Separation, Influence areas and Special Setbacks

No person shall use any land, building or structure for a sensitive land use unless it complies with the following minimum distance separations, influence areas or special setbacks except where such distances have been waived or reduced by a public authority, where upon the revised

distance, influence area or setback shall apply. Separation distances, influence areas or setbacks shall be measured as set out for the respective requirement.

5.6 WATERFRONT RESIDENTIAL – RW

5.6.3 Additional Provisions

- (a)** No part of any kennel may be located closer than 100 m (328 ft.) to a dwelling unit on another lot.
- (b)** A park or parking area shall not be subject to minimum lot area or lot frontage requirements but shall comply with the setback requirements of Section 5.6.2.
- (c)** Cemeteries shall not be governed by the above standards but shall conform with the *Cemeteries Act*.
- (d)** One recreational vehicle may be stored as an accessory use and may be used for recreation purposes subject to any occupancy requirements of the municipality.
- (e)** No shoreline structure shall be permitted within a depth of 15 m (49.2 ft) from the shoreline except a boat house, boat port, float plane hangar, dock or wharf.
- (f)** With the exception of a boat house (wet), boat port, float plane hangar, dock or wharf, all shoreline structures shall be constructed within the confines of the property boundaries of a lot.
- (g)** The gross floor area of a boat house or boat port, shall not exceed 80 m² (861.1 ft.)
- (h)** A sauna or steam bath shall not be serviced by a pressurized water system within 30 m (98.4 ft.) of the shoreline.

- (i) The type of docks shall generally be limited to floating, cantilevered or post dock construction. Other types of docks may be permitted where it is demonstrated that they will not have a negative impact on fish habitat.

Docks shall be built of non-toxic building materials. The shoreline below the high water mark shall not be permanently altered through the construction of shoreline structures except to accommodate the placement or use of docks as approved by the authority having jurisdiction. No dock shall exceed 1.8 m (6 ft.) in width or 10 m (32.8 ft.) in length. Despite these dimensions, no dock or wharf shall be constructed which constitutes a navigation or safety hazard.

- (j) Despite anything in subsection 5.6.2 to the contrary, on land within 300 m (984.2 ft.) of the high water mark of the west basin of Sharbot Lake, the maximum permitted number of dwelling units per lot shall be one (1).
- (k) No shoreline structure which will destroy fish habitat shall be permitted.