

**TOWN OF PLYMPTON-WYOMING
TABLE "B" TO BY-LAW 97 of 2003**

ENVIRONMENTAL PROTECTION - LAKESHORE ZONE REGULATIONS

Location*				Zone	Erosion Allowance	Lot Size		Max. Lot Coverage	Minimum Yards (m)						Ground Floor Area	Building Envelope	
Municipal Address (Lot to Lot, inclusive)		Legal Description (Lot to Lot, inclusive)				Minimum Frontage (m)	Minimum Area (sq. m)		Front and Exterior Side		Interior Side		Rear				
Beginning Lot	Ending Lot	Beginning Lot	Ending Lot						Required	Reduced	Required	Reduced	Required	Reduced			(sq. m max)
3012 Sandpiper Trail	3070 Sandpiper Trail	Plan 12 Lot 1	Plan 12 Lot 13	EP-L1	7.5	30	1500	25	6	3	3	1.2	7	3	230	276	
3074 Lakeview Ave	3106 Lakeview Ave	Plan 14 Lot 1	Plan 14 Lot 16	EP-L1	7.5	12	500	25	6	1.5	3	1.2	7	3	95	114	
3118 Douglas St	Douglas St	Plan 16 Lots 7 & 6	Plan 13 Lot 13	EP-L1	15.6	15	1500	25	6	3	3	1.2	7	3	125	150	
3172 Dana St	3180 Dana St	Plan 15 Lot 1	Plan 15 Lot 3	EP-L1	15.6	15	1000	25	6	1.5	3	1.2	7	3	135	162	
3182 Dana St	3220 Dana St	Plan 15 Lot 4	Plan 20 Lot 6	EP-L1	5.9	15	1,000	25	6	3	3	1.2	7	3	135	162	
3224 Devonshire Rd	3274 Devonshire Rd	Plan 695 Lot 4	Plan 19 Lot 13 & Part Lot 14	EP-L1	5.9	15	1,200	25	6	3	3	1.2	7	3	150	180	
3280 Devonshire Rd	O'Brien Rd	Plan 19 Pt Lt 14 to Lot 17	Plan 19 Lots 26 & 27	EP-L1	17.8	15	1,200	25	6	3	3	1.2	7	3	150	180	
3304 Egremont Rd	3412 Schram Dr	Fr Con W Pt Lot 10	Fr Con Pt Lot 13 (west of creek)	EP-L1	17.8	43	2000	15	6	1.5	3	1.2	7	3	240	288	
6907 Maitland St	6908 Maple St	Fr Con Pt Lot 13 (east of creek)	Plan 421 Lots 7 & 8	EP-L1	58.4	29	1200	15	6	1.5	3	1.2	7	3	125	150	
3454 Queen St	3494 Queen St	Plan 2 Lot 3 S of Front	Plan 2 Lot 12 S of Front	EP-L1	58.4	30	2000	20	6	4	3	1.2	7	3	215	258	
Queen St	3580 Queen St	Plan 2 Lot 13 S of Front	Fr Con N Pt Lot 18 25R4247 Pt 1	EP-L1	55.6	30	2000	20	6	4	3	1.2	7	3	215	258	
3584 Queen St	Queen St	Fr Con N Pt Lot 18	Fr Con Pt Lot 19 25R3867 Pt 3	EP-L1	34.7	30	2000	20	6	4	3	1.2	7	3	215	258	
Windcliff Lane	3684 Windcliff Lane	Fr Con Pt Lot 20 25R7064 Pt 6	Fr Con Pt Lot 20 25R7064 Pts 1&10	EP-L1	55.1	25	2000	20	6	3	3	1.2	7	3	215	258	
3688 Beverly Glen	3720 Beverly Glen	Plan 30 Lots 22&23	Plan 30 Lot 33	EP-L1	55.1	15	900	25	6	1.5	3	1.2	7	3	140	168	
Queen St	Ferne Ave	Fr Con Part Lots 20&21 25R2277	Plan 496	EP-L4	48	n/a	n/a	25	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
3836 Ferne Ave	3852 Ferne Ave	Plan 29 Lot 1 & 2 & Pt Lot 3	Plan 29 Lot 11	EP-L1	48	18	1000	20	6	4	3	1.2	7	3	130	156	
3854 Ferne Ave	3896 Ferne Ave	Plan 29 Lot 12	Plan 29 Lot 29 & 30	EP-L1	35.7	18	1000	20	6	4	3	1.2	7	3	130	156	
3936 Delmage Ave	3967 Delmage Ave	Plan 24 Lot 13 & Pt Lot 12	Plan 24 Lots 9 to 11	EP-L1	15	Δ	19	825	15	6	1.5	3	1.2	7	3	75	90
3937 Point View Dr	3913 Point View Dr	Plan 33 Lot 6	Plan 587 Lot 3	EP-L1	15.6	35	1700	25	6	3	3	1.2	7	3	230	276	
Lakeshore Rd	Lakeshore Rd	Fr Con N Pt Lt 26	Fr Con N Pt Lt 28	EP-L1	30	Δ	30	2000	10	20	20	3	1.2	7	3	230	276
Lakeshore Rd	4450 Lakeshore Rd	Fr Con Lot 29	Fr Con W Pt Lot 30 (south of creek)	EP-L1	15	□	18	770	20	6	1.5	3	1.2	7	3	110	132
Lakeshore Rd	Ivy Lane	Fr Con Plt Lt 30 (north of creek)	Plan 25 Lot 29	EP-L1	15	□	23	2000	15	6	1.5	3	1.2	7	3	100	120
4086 Douglas Lane	Lakeshore Rd	Fr Con Lot 32	Fr Con Lot 33	EP-L1	35.6	45	2000	10	8	8	3	1.2	7	3	230	276	
Lakeshore Rd	Lakeshore Rd	Fr Con Lot 34	Fr Con Lot 37	EP-L4	30	Δ	n/a	n/a	30	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Blue Point Dr	4076 Blue Point Dr	Plan 28 Lot 59	Plan 28 Lot 51	EP-L1	15	□	15	1000	15	6	4	3	1.2	7	3	125	150
Blue Point Dr	4094 Blue Point Dr	Plan 28 Lot 50	Plan 28 Lot 44 & 45	EP-L1	39.5	22	1000	15	6	4	3	1.2	7	3	125	150	
4100 Blue Point Dr	4246 Blue Point Dr	Plan 28 Lot 43	Plan 28 Lot 5	EP-L1	66.3	30	1000	15	6	4	3	1.2	7	3	115	138	
Sunset Dr	4376 Lambton Lane	Plan 448 Block A	Plan 448 lot 37	EP-L1	76.6	30	2000	15	6	4	3	1.2	7	3	200	240	
Lakeshore Rd	Lakeshore Rd	Fr Con Lts 40-41 25R4070 Pts 1-4	Fr Con Lts 42-43 P 22 P 18	EP-L4	30	Δ	n/a	n/a	25	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
5094 Lakeshore Rd	4574 William St	Fr Con W Pt Lt 43	Plan 23 Lots 12 & 13	EP-L1	15	□	16	700	20	6	1.5	3	1.2	7	3	95	114
5150 Lakeshore Rd	Lakeshore Rd	Fr Con Part Lots 43-45	Fr Con Part Lots 44-46, P 31 Lot A	EP-L1	15	□	30	2000	10	20	20	3	1.2	7	3	175	210
Lakeside St	4730 Lakeside St	Plan 31 Lot 1	Plan 440 Lot 9	EP-L1	15	□	24	1200	25	6	4	3	1.2	7	3	175	210
4744 Mack Ave	4766 Mack Ave	Plan 27 Lot 1	Plan 27 Lots 12 & 13	EP-L1	15	□	15	450	25	6	3	3	1.2	7	3	105	126
4806 Fisher Beach	4816 Fisher Beach	Fr Con Pt Lot 49 FB Lot 2	Fr Con Pt Lot 49 & FB Pt Lot 6	EP-L3	n/a	20	1000	n/a	6	1.5	3	1.2	7	3	n/a	n/a	
4902 The Mooring Circle	4858 Commodore Dr	Fr Con Lot 49 RP25R6126 Pt 1	Part Lot 49 & Plan 26 Lot 14	EP-L1	15	□	21	600	20	6	1.5	3	1.2	7	3	130	156
4839 Pond Trail	4900 Forsyth Trail	Plan 26 Lot 13	Fr Con Part Lots 50 & 51	EP-L2	n/a	20	500	n/a	6	1.5	3	1.2	7	3	n/a	n/a	
4896 Ann St	4912 Ann St	Plan 26 Part Lot 42 & Lot 43	Fr Con Part Lot 51	EP-L1	15	□	18	450	25	6	1.5	3	1.2	7	3	80	96
4876 Ann St	4914 Dunbar Lane	Fr Con Pt Lot 51 & Plan 26 Pt Lt 27	Plan 26 N Pt Lot 37 & Lot 38	EP-L3	n/a	18	600	n/a	6	1.5	3	1.2	7	3	n/a	n/a	

Maximum Lot Coverage: based on an approximate existing average of Lots in the EP-L Zone and in the immediate area.
Reduced Front Yards: based on a combination of the location of utilities, the character of the neighbourhood and the nature of street traffic.
Maximum Ground Floor Area: based primarily on an approximate existing average of Dwellings in the EP-L Zone and in the immediate area.

* Lots in the EP-L4 Zone not identified in **Table B** and other Lots not identified in **Table B** shall adopt the Erosion Allowance of the abutting Lot or the average Erosion Allowance of the abutting Lots.
Δ Erosion Allowance is not based on observed data as no data is available for these properties.
□ Erosion Allowance is based on a standard minimum of 15m where bluff height exceeds 8m.