

SECTION 13 – LIMITED SERVICE RESIDENTIAL "LSR" ZONE

13.1 GENERAL PROHIBITION

Within a Limited Service Residential 'LSR' Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsection 3 and 4 of this Section.

13.2 USES PERMITTED

Dwelling unit, Accessory
Home Occupation
Dwelling, Single detached

13.3 ZONE REGULATIONS

13.3.1	Minimum Lot Area	2000 square metres
13.3.2	Minimum Lot Frontage	30 metres
13.3.3	Minimum Required Yards	
	(i) Front	7.5 metres
	(ii) Rear	7.5 metres
	(iii) Interior Side	3 metres
	(iv) Exterior Side	4.5 metres
13.3.4	Maximum Lot Coverage	30%
13.3.5	Maximum Building Height	9 metres
13.3.6	Minimum Gross Floor Area	93 m ²

13.4 ZONE EXCEPTIONS

13.4.1 LSR-1 Zone

Notwithstanding any other provisions of this By-law to the contrary, on lands zoned "LSR-1" no habitable building shall have any exterior opening below the elevation of 178.83 metres C.G.D. on the windward side of the island and

an exterior opening below the elevation of 178.33 metres C.G.D. on the leeward or mainland side of the Island. Furthermore, no fill shall be placed except for the purpose of tile field construction and building foundations.

13.4.2 LSR-2 ZONE

Notwithstanding the provisions of subsection 13.3.3, for those lands zoned "LSR-2" the following provisions shall apply:

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| (a) Minimum Yards | |
| (i) Front Yard | 7.5 metres |
| (ii) Rear Yard | 7.5 metres |
| (iii) Interior Side Yard | 1.2 metres |
| (iv) Exterior Side Yard | 4.5 metres |

13.4.3 LSR-3 Zone

Notwithstanding anything to the contrary found in this by-law, the following provisions shall apply to the lands zoned "LSR-3":

- (a) That fill be placed on the property to a minimum elevation of 177.83 metres C.G.D. The fill should be at or above 177.83 metres and at least 2 metres out from the exterior walls.
- (b) No opening in any habitable structure shall be below 178.33 metres C.G.D.
- (c) The minimum lot area shall be the existing lot area.
- (d) The minimum setback from the centreline of the road shall be 16.8 metres.

All other Zone provisions shall apply.

13.4.4 LSR-4 Zone

Notwithstanding the provisions of subsection 13.3.2 and 13.3.3 of this By-law, for those lands zoned "LSR-4", where a lot does not abut upon an improved public street, a building permit may be issued for a building or structure to be erected, extended or enlarged providing the applicant complies with the conditions of Section 4.5.2.

13.4.5. LSR-5 Zone

Notwithstanding the provisions of subsection 4.31 of this By-law, for those lands described as Lot 21, Registered Plan 701 and known municipally as 9 Fowler Lane and zoned “LSR-5”, the following provisions shall apply:

- (a) That fill shall be placed on the property for the building and sewage treatment system sites to a minimum elevation of 178 metres GSC. The fill shall be at or above the 178 metre elevation and placed at least 2 metres out from the exterior walls of the dwelling.
- (b) No openings in any habitable structure shall be below 178.5 metres GSC.
- (c) All development not requiring direct access to the water shall be setback a minimum of 5.0 metres from the 177.5 metre GSC elevation.

13.4.6 LSR-6 Zone

13.4.6.1 Nothing in Section 13.3 shall prevent the erection of a single detached dwelling on any lot on those lands zoned as “LSR-6” provided that the following requirements are complied with:

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| (a) | Minimum Lot Frontage | 15 metres |
| (b) | Minimum Lot Area | 464 square metres |
| (c) | Minimum Front Yard | 7.5 metres |
| (d) | Minimum Rear Yard | 7.5 metres |
| (e) | Minimum Exterior Side Yard | 4.5 metres |
| (f) | Minimum Interior Side Yard | 1.2 metres |
| (g) | Minimum Gross Floor Area | 83.5 square metres |
| (h) | Maximum Lot Coverage | 35% |
| (i) | Maximum Height of Building | 7 metres |

13.4.6.2 The LSR-6 Zone shall only permit a single detached dwelling. A Bed and Breakfast establishment is not permitted.

Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses, and regulations apply.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to remove the Holding Zone provision.

An existing dwelling unit may be replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the

effluent load of the replacement or addition, and such dwelling unit shall be connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required. Removal of the Holding Zone provision is required for a dwelling unit that is being replaced and where a new septic system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required.

13.4.7 LSR-7 Zone

In addition to the zone regulations of subsections 13.3, on those lands zoned LSR-7, in the absence of a municipal sanitary sewage system, a dwelling unit shall be serviced by a tertiary treatment sewage system meeting the requirements of the Ontario Building Code.

13.4.8 LSR-8 Zone

13.4.8.1 In addition to the permitted uses as listed in subsection 13.2, a Private Recreation Facility shall be a permitted use on those lands zoned LSR-8.

- a. That the maximum ground floor area of accessory buildings for a private recreation facility be 436 square metres;
- b. That the maximum height for an accessory building be 7.2 metres for the private recreational facility in the “LSR-8” Zone.
- c. That a half-cylindrical or semi-circular roof shape accessory buildings in the “LSR-8” zone be permitted for a private recreation facility.

13.4.8.2 Notwithstanding the provisions of subsection 13.3.3, the following zone regulations apply to those lands shown on Schedule A as amended:

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| a) Minimum Required Front Yard Setback | 6.43 m (dwelling) |
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