

SECTION 8 - LSR - LIMITED SERVICE RESIDENTIAL

- 8.1** Within a LSR - Limited Service Residential 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 this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

In a Limited Service Residential Zone, there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private road. Due to road conditions of privately maintained roads, there is no commitment or requirement by the municipality to ensure that emergency vehicles are able to access privately owned roads. The intent of the Limited Service Residential Zone is to recognize residential development on private roads.

8.2 PERMITTED USES

- i) a single detached dwelling,
- ii) an accessory building or use,
- iii) a Type 'A' home occupation, in accordance with the provisions of Section 5.29 of this By-law.

8.3 ZONE REGULATIONS

a) For Residential Uses

- i) Lot Area (Minimum) 4000 sq. metres (43,057.1 sq. ft.)
- ii) Lot Frontage on a Private Road and/or
A Navigable Waterway (Minimum) 46 metres (150.1 ft.)
- iii) Front Yard (Minimum) 10 metres (32.8 ft.)
- iv) Rear Yard (Minimum) 10 metres (32.8 ft.)
- v) Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- vi) Exterior Side Yard (Minimum) 3 metres (9.8 ft.)
- vii) Gross Floor Area (Minimum) 58.99 sq. metres (635 sq. ft.)
- viii) Lot Coverage (Maximum) 20 percent
- ix) Building Height (Maximum) 11 metres (36.1 ft.)
- x) Off-street parking shall be provided in accordance with Section 5.31.

b) For Accessory Buildings Not Attached To The Principal Building

- i) Rear Yard (Minimum) 3 metres (9.8 ft.)
- ii) Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- iii) Exterior Side Yard (Minimum) 3 metres (9.8 ft.)
- iv) Building Height (Maximum) 4.5 metres (14.8 ft.)
- v) Gross Floor Area (Maximum) 23 sq. metres (247.6 sq. ft.)

c) **Vegetative Buffer Adjacent To The Shoreline**

- i) a natural vegetative buffer strip 15 metres (49.2 ft.) in width shall be maintained.

d) **For Lots on a Narrow Water Body**

Where a lot (with or without road frontage) fronts on a narrow water body as defined in this by-law, the required water frontage shall be 100 metres (328.1 ft.).

8.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the LSR - Limited Service Residential Zone.

8.5 SPECIAL LSR - LIMITED SERVICE RESIDENTIAL ZONES