

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	11 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 This zone category shall have the same permitted uses and zone provisions as the regular "LSR" Zone except as follows. No new dwelling unit is permitted on a vacant lot. A dwelling unit shall be serviced by a tertiary treatment sewage system meeting the requirements of the Ontario Building Code. In the absence of a permanent municipal water supply, a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system is required.

13.4.6.2 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. Accessory and non habitable detached buildings including garages and sheds may be permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch and unenclosed deck may be permitted. A home occupation is permitted. The renovation or replacement of the habitable area of an existing dwelling unit may be permitted provided that the number of bedrooms has not increased and that the dwelling fixture units as calculated through the Ontario Building Code does not exceed 20. No replacement or addition of the habitable area of a dwelling shall result in a maximum gross floor area of more than 200 metres squared and where the dwelling currently exceeds 200 metres squared it may be replaced to its current gross floor area. Any habitable addition or replacement will, in the absence of a permanent municipal water supply, require a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system.

