

**SECTION 10 - LSR - LIMITED SERVICE RESIDENTIAL****10.1 LSR – LIMITED SERVICE RESIDENTIAL**

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 or any other municipal services. Due to road conditions of privately maintained roads, there is no commitment or requirement by the municipality to ensure that municipal or provincially provided services are able to access privately owned roads. The intent of the Limited Service Residential Zone is to recognize existing residential development on private roads.

**10.2 PERMITTED USES**

- i) a limited service dwelling,
- ii) an accessory building or use,
- iii) a Type 'A' home occupation, in accordance with the provisions of Section 5.28 of this By-law.

**10.3 ZONE REGULATIONS****a) For Residential Uses**

- i) Lot Area (Minimum) 4,046.7 sq. metres (1.0 acre)
- ii) Lot Frontage (Minimum) 45.7 metres (150.0 ft.)
- iii) Water Frontage (Minimum) 45.7 metres (150.0 ft.)
- iv) Front Yard (Minimum) 10 metres (32.8 ft.)
- v) Rear Yard (Minimum) 10 metres (32.8 ft.)
- vi) Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- vii) Exterior Side Yard (Minimum) 3 metres (9.8 ft.)
- viii) Gross Floor Area (Minimum) 58.99 sq. metres (635 sq. ft.)
- ix) Lot Coverage (Maximum) 20 percent
- x) Building Height (Maximum) 11 metres (36.1 ft.)
- xi) Off-street parking shall be provided in accordance with Section 5.30.

**b) For Accessory Buildings**

- 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**

A natural vegetative buffer strip 15 metres (49.2 ft.) in width shall be maintained adjacent to the shoreline.

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.).

Refer to Guidelines for Measuring Narrow Waterbodies in Appendix "A".

**10.4 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.