

**SECTION 6.— REQUIREMENTS FOR LIMITED SERVICE RESIDENTIAL (LSR) ZONES**

**6.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any LSR Zone except for:

(a) Residential Uses

- existing limited service dwelling
- limited service vacation dwelling

(b) Non-Residential Uses

- public park
- private park
- see also section 3.14 Home Occupations

**6.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any LSR Zone except in accordance with the following provisions:

- |     |                                   |                     |
|-----|-----------------------------------|---------------------|
| (a) | Lot Area (minimum)                | 2025 m <sup>2</sup> |
| (b) | Lot Frontage (minimum)            | 30 metres           |
| (c) | Lot Frontage, Shoreline (minimum) | 30 metres           |
| (d) | Front Yard Depth (minimum)        | 7.5 metres          |
| (e) | Side Yard Width (minimum)         | 3 metres            |
| (f) | Rear Yard Depth (minimum)         | 7.5 metres          |
| (g) | Dwelling Unit Area (minimum)      | 55 m <sup>2</sup>   |
| (h) | Lot Coverage (maximum)            | 33%                 |
| (i) | Building Height (maximum)         | 10.5 metres         |

- (j) Open Storage: In accordance with the provisions for Open Storage in Section 3 — General Provision of this By-law.
- (k) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 — General Provisions of this By-law.
- (l) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 — General Provisions of this By-law.
- (m) Setbacks: In accordance with the provisions for Setbacks in Section 3 — General Provisions of this By-law.
- (n) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

### 6.3 EXCEPTION ZONES

(a) Limited Service Residential-Exception One (LSR-E1) Zone:

Notwithstanding any provisions of this By-law to the contrary, for the lands located within the Limited Service Residential-Exception One (LSR-E1) Zone in Lot 5, Concession VII, permanent residential development on a 20 metre private right-of-way shall be permitted.

(b) Limited Service Residential-Exception Two (LSR-E2) Zone:

Notwithstanding any other provision of this By-law to the contrary, for the lands located within the Limited Service Residential -Exception Two (LSR-E2) Zone in Lot 3, Concession VII, all existing setbacks on site shall constitute the minimum setback requirements and the minimum lot frontage shall be twenty-one (21) metres.

(c) Limited Service Residential-Exception Three (LSR-E3) Zone:

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the LSR-E3 Zone in Lot 8, Concession X, the minimum required side yard for a private garage shall be 0.9 metres.

(d) Limited Service Residential-Exception Four (LSR-E4) Zone:

Notwithstanding any provisions of this By-law to the contrary, for the lands located in the LSR-E4 Zone in Lot 6, Concession VII, the minimum required side yard for a limited service dwelling with an attached garage shall be .9 metres on the garage side.