

Section 10 – Limited Service Residential (LSR)

10.1 Preamble

Within a Limited Service Residential Zone (LSR), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than a permitted use 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 condition 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 a private road or to upgrade a summer maintained public road.

10.2 10.2.1. Permitted Principal Uses

- a) A seasonal dwelling.

10.2.2. Permitted Accessory Uses

- a) A type “A” home occupation in accordance with the provisions of Section 5.33;
- b) Accessory building(s) or use(s) including one sleeping cabin in accordance with the provisions of Section 5.25; and/or
- c) Shipping containers, only when incorporated into a design where a building permit has been issued.

10.3 Zone Regulations

10.3.1. For the property

- a) Lot Area: 8000 square metres (1.97 acres) minimum;
- b) Lot Frontage on a private road and/or a navigate waterway: 60 metres (196.9 feet) minimum;
- c) Lot Coverage (all buildings): 20% maximum; and
- d) Off-street parking shall be provided in accordance with Section 5.35

10.3.2. For Principal Building

- a) Front Setback: 10 metres (32.8 feet) minimum;
- b) Rear Setback: 10 metres (32.8 feet) minimum;
- c) Interior Side Setback: 3 metres (9.8 feet) minimum;
- d) Exterior Side Setback: 3 metres (9.8 feet) minimum;
- e) Gross Floor Area of Dwelling: 74.32 square metres (800.0 square feet) minimum;
- f) Gross Floor Area (where there is more than one storey): 37.16 square metres (400 square feet) minimum; and
- g) Building Height: 11 metres (36.1 feet) maximum.

10.3.3. For Accessory Building

- a) Rear Setback: 3 metres (9.8 feet) minimum;
- b) Interior Setback: 3 metres (9.8 feet) minimum;
- c) Exterior Side Setback: 3 metres (9.8 feet) minimum;
- d) Lot Coverage: 5% maximum; and
- e) Building Height: 4.5 metres (14.8 feet) maximum.

10.4 General Provision

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

10.5 Special Limited Service Residential (LSR) Zones

10.5.1 A Special Limited Service Residential-1A (LSR-1A) By-law 2005-40

The lands subject to this By-law amendment are described as follows:

- Part Lot 31, Concession 9
- 5660 Harmony Road, Unit 185

That Section 10.5.1A be added to the By-law to regulate the use of the land with respect to the following provisions:

10.5.1A.1 Zone Regulations

Single Detached Dwellings

- a) Lot Area - 728.4 square metres (0.18 acres) minimum;
- b) Lot Frontage - 15.09 metres (49.52 feet) minimum;
- c) East Side Setback - 1.74 metres (5.73 feet) minimum; and
- d) West Side Setback - 2.60 metres (8.55 feet) minimum.

As existing on the date of the passage of this By-law.

That the existing zoning classifications as found on Schedule “A” and “B”, the Zone maps, forming part of Zoning By-law No. 2001-58, as otherwise amended, being the Oak Ridges Moraine Conservation zones, shall remain on the lands.

That the any existing Environmentally Sensitive Area (ESA) and/or Environmental Plan Review Area (ERPA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

10.5.1B Special Limited Service Residential-1B (LSR-1B) By-law 2014-61

The lands subject to this By-law amendment are described as follows:

- Part Lot 26, Con 8
- Being Lot 28 on RCP 422
- 5139 Halstead Beach Road, Unit 490

That Section 10.5.1B be added to the By-law to regulate the use of the land with respect to the following provisions:

10.5.1 B.1 Zone Regulations

Single Detached Dwellings

- a) Lot Area - 728.4 square metres (0.18 acres) minimum;
- b) Lot Frontage - 15.09 metres (49.52 feet) minimum;
- c) East Side Setback - 1.74 metres (5.73 feet) minimum; and
- d) West Side Setback - 2.60 metres (8.55 feet) minimum.

As existing on the date of the passage of this By-law.

Detached Accessory Buildings

The existing detached accessory buildings may continue to sit proud of (closer to the front lot line/the water line) the existing Single Detached Dwelling.

- a) The existing detached accessory buildings shall not be used for human habitation.
- b) Side Setback minimum.
 - i. Most northerly accessory building 0.23 metres (0.77 feet) east side; and
 - ii. Building directly north of the dwelling 0.19 metres (0.64 feet) east side;
- c) Lot coverage 6.65% maximum.

As existing on the date of the passage of this By-law.

That the existing zoning classifications as found on Schedule “A” and “B”, the Zone maps, forming part of Zoning By-law No. 2001-58, as otherwise amended, being the Oak Ridges Moraine Conservation zones, shall remain on the lands.

That the any existing Environmentally Sensitive Area (ESA) and/or Environmental Plan Review Area (ERPA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

10.5.2 Special Limited Service Residential-2 (LSR-2) By-law 2015-13

The lands subject to this By-law amendment are described as follows:

- Part Lot 3, Concession 9
- Parts 5-8 on RP 39R-13136
- 5427 Young St, Unit 230, Harwood

That Section 10.5.2 be added to the By-law to regulate the use of the land with respect to the following provisions:

10.5.2.1 Zone Provisions

- a) Lot area - 0.71 hectares (1.77 acres) minimum.

That any existing Environmental Protection-Wetland (EP-W) zone classification shall remain on the lands.

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

10.5.3 Special Limited Service Residential-3 (LSR-3) By-law 2015-13

The lands subject to this by-law amendment are described as follows:

- Part Lot 2 & 3, Concession 9 And part of former road allowance
- Parts 1-4 on RP 39R-13136
- 5427 Young St, Unit 250, Harwood

That Section 10.5.3 be added to the by-law to regulate the use of the land with respect to the following provisions:

10.5.3.1 Zone Provisions

- a) Lot area - 0.44 hectares (1.1 acres) minimum.

That any existing Environmental Protection-Wetland (EP-W) zone classification shall remain on the lands.

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

10.5.4 Special Limited Service Residential-4 (LSR-4) By-law 2021-11

The lands subject to this By-law amendment are the described as:

- Part of Lot 19, Con 9
- More particularly described as
- Parts 1, 2, 6, 7, 8, 9 & 11 on RP 39R-14176 (being the severed parcels from consent application B-18 & 19/19 for lot addition)

That Section 10.5.4 be added to the By-law to regulate the use of the land and buildings with respect to the following provisions:

10.5.4.1 Zone Provisions

- a) Lot Area: 0.4595 hectares (1.13 acres) minimum;
- b) Lot Frontage (water frontage): 36 metres (118.11 feet) minimum; and
- c) Side setback (existing detached garage): As it exists on the date of the adoption of this by-law.

10.5.5 Special Limited Service Residential-5 (LSR-5) By-law 2021-11

The lands subject to this By-law amendment are the described as:

- Part of Lot 19, Con 9
- More particularly described as
- Parts 3, 4, 5 & 10 on RP 39R-14176 (being the retained parcels from consent application B-18 & 19/19 for lot addition)

That Section 10.5.5 be added to the By-law to regulate the use of the land and buildings with respect to the following provisions:

10.5.1.1 Zone Provisions

- a) Lot Area: 3.2488 hectares (8.02 acres) minimum; and
- b) Lot Frontage (water frontage): 30 metres (98.4 feet) minimum.