

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 Permitted Uses

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 5.21](#);
- b) Accessory building(s) or use(s) including one sleeping cabin in accordance with the provisions of [Section 5.1](#); 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 navigable 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 5.31](#).

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 Special Limited Service Residential 1 (LSR-1) By-law 2014-61
 5139 Halstead Beach Road, Unit 490
 Part Lot 26, Con 8
 Lot 28 on RCP 422

Zone Regulations

10.5.1.1 a) Single Detached Dwellings

- | | |
|-------------------|-----------------------------------|
| i. Lot Area (min) | 728.4 m ² (0.18 acres) |
| ii. Lot Frontage | 15.09 m (49.52 feet) |
| iii. Side Setback | 1.74 m (5.73 feet) east side |
| | 2.60 m (8.55 feet) west side |

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

10.5.1.2 a) Detached Accessory Buildings

- i. 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.
- ii. The existing detached accessory buildings shall not be used for human habitation.
- iii. Side Setback (min)
 - 1. Most northerly accessory building 0.23 m (0.77 feet) east side
 - 2. Building directly north of the dwelling 0.19 m (0.64 feet) east side;

iv. Lot coverage max 6.65%

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

10.5.2 Special Limited Service Residential 2 By-law 2015-13 Not used

10.5.3 Special Limited Service Residential-3 (LSR-3) By-law 2015-13
Part Lot 2 and 3, Concession 9 And part of former road allowance
Parts 1-4 on RP 39R-13136
5427 Young St, Unit 250, Harwood

10.5.3.1 Zone Provisions

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

10.5.4 Special Limited Service Residential 4 (LSR-4) By-law 2021-11
Part of Lot 19, Con 9
Parts 1, 2, 6, 7, 8, 9 and 11 on RP 39R-14176

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
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
Part of Lot 19, Con 9
Parts 3, 4, 5 and 10 on RP 39R-14176

10.5.1.1 Zone Provisions

a) Lot Area: 3.2488 hectares (8.02 acres) minimum

b) Lot Frontage (water frontage) 30 metres (98.4 feet) minimum