

## **SECTION 11 – LIMITED SERVICE RESIDENTIAL (LSR) ZONE**

No person shall within a Limited Service Residential (LSR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

In a Limited Service Residential (LSR) Zone, there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private right-of-way. Due to the condition of privately maintained rights-of-way, there is no commitment or requirement by the municipality to ensure that emergency vehicles are able to access privately owned rights-of-way. The intent of the Limited Service Residential (LSR) Zone is to recognize residential development on private rights-of-way or with water access only.

### **11.1 PERMITTED USES**

- 11.1.1 a single detached dwelling in accordance with Section 4.13.4
- 11.1.2 a seasonal dwelling in accordance with Section 4.13.4
- 11.1.3 a home occupation
- 11.1.4 a private or public park

### **11.2 REGULATIONS FOR USES PERMITTED IN SECTION 11.1**

11.2.1	Minimum Lot Area	0.3 ha (0.74 ac.)
11.2.2	Minimum Lot Frontage	38.0 m (124.67 ft.)
11.2.3	Minimum Shoreline Frontage	38.0 m (124.67 ft.)
11.2.4	Minimum Front Yard Depth	12.0 m (39.37 ft.)
11.2.5	Minimum Exterior Side Yard Width	12.0 m (39.37 ft.)
11.2.6	Minimum Interior Side Yard Width	3.0 m (9.84 ft.)
11.2.7	Minimum Rear Yard Depth	12.0 m (39.37 ft.)
11.2.8	Minimum Water Yard	30.0 m (98.42 ft.)
11.2.9	Minimum Dwelling Floor Area	85.0 m <sup>2</sup> (914.96 ft. <sup>2</sup> )
11.2.10	Maximum Building Height	11.0 m (36.09 ft.)
11.2.11	Maximum Lot Coverage of All Buildings	30%

11.2.12	Minimum Landscaped Open Space	40%
11.2.13	Maximum Number of Single Detached or Seasonal Dwellings Per Lot	1
11.2.14	Maximum Number of Dwelling Units Per Lot	1

### **11.3 ACCESS**

The intent of the Limited Service Residential (LSR) Zone is to recognize existing residential development and existing lots on private rights-of-way or on islands.

In a Limited Service Residential (LSR) Zone, there is no commitment or requirement by the Corporation to assume responsibility for ownership or maintenance of any private right-of-way or lane.

### **11.4 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Limited Service Residential (LSR) Zone shall apply.

### **11.5 SPECIAL LIMITED SERVICE RESIDENTIAL (LSR) ZONES**

#### **11.5.1 Limited Shoreline Residential-1 (LSR-1) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-1 (LSR-1) Zone the following provisions shall apply:

- ) Permitted Uses:
  - . a seasonal dwelling
  - . a home occupation
- ) Minimum Lot Area     0.4 ha (0.99 ac.)
- ) Minimum Lot Frontage     45.0 m (147.63 ft.)
- ) Minimum Shoreline Frontage     45.0 m (147.63 ft.)
- ) Minimum Front Yard Depth     30.0 m (98.42 ft.)

) Minimum Exterior Side Yard	12.0 m (39.37 ft.)
) Minimum Interior Side Yard Width	6.0 m (19.69 ft.)
) Minimum Rear Yard Width	9.0 m (29.52 ft.)
) Minimum Water Yard	30 m (98.42 ft.)
) Minimum Dwelling Unit Area	72.0 m <sup>2</sup> (775.02 ft. <sup>2</sup> )
) Maximum Building Height	9.0 m (29.52 ft.)
) Maximum Lot Coverage of All Building	15%
) Minimum Landscaped Open Space	50%
) Maximum Number of Dwellings Per Lot	1
) Maximum Number of Dwelling Units Per Lot	1

#### **11.5.1                      Limited Shoreline Residential-1A (LSR-1A) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-1A (LSR-1A) Zone, all of the provisions of the LSR-1 Zone shall apply, with the following exception:

Minimum Water Yard	45 metres (147.64 ft.)
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#### **11.5.2    Limited Service Residential-2 (LSR-2) Zone – Long Island**

Notwithstanding any other provisions of this By-law to the contrary, on lands zoned LSR-2 on Long Island (Lots 1 to 28 inclusive and Blocks “A” to “J” inclusive according to Registered Plan of Subdivision No. 425 Sub) no person shall use any land or erect, alter or use any building except in accordance with the following special provisions:

- ) Lots 1 to 28, inclusive, shall only be used for seasonal dwellings in accordance with the provisions of the LSR-1 Zone of this By-law.
- ) Blocks “A” and “B” shall only be used for public park purposes.
- ) Blocks “C”, “D”, “E”, “F”, “G”, “H”, “I” and “J” shall only be used for private park purposes.

### **11.5.3 Limited Service Residential-3 (LSR-3) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-3 (LSR-3) Zone the following provisions shall apply:

) Special Regulations:

- |      |                          |                  |
|------|--------------------------|------------------|
| (i)  | Minimum Lot Area         | 900.0 sq. metres |
| (ii) | Minimum Front Yard Depth | 7.62 metres      |

### **11.5.4 Limited Service Residential-4 (LSR-4) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-4 (LSR-4) Zone the following provisions shall apply:

) Permitted Uses:

. Residential Uses:

- One single detached dwelling

. Non-Residential Uses:

- A marine facility
- A private park

) Special Regulations:

- |   |   |                  |
|---|---|------------------|
| . | Minimum Lot Area                              | 756.0 sq. metres |
| . | Minimum Lot Frontage                          | 15.54 metres     |
| . | Minimum Rear Yard Depth                       |                  |
|   | • Accessory Buildings                         | 2.54 metres      |
| . | Minimum Interior Side Yard Width (north side) |                  |
|   | • Main Building                               | 2.74 metres      |
|   | • Accessory Building                          | 6.0 metres       |
| . | Minimum Interior Side Yard Width (south side) |                  |
|   | • Main Building                               | 2.74 metres      |
|   | • Accessory Building                          | 0.91 metres      |

#### **11.5.5 Limited Service Residential-5 (LSR-5) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-5 (LSR-5) Zone the following provisions shall apply:

) Permitted Uses:

. Residential Uses:

- One single detached dwelling

. Non-Residential Uses:

- A marine facility
- A private park

) Special Regulations:

. Minimum Lot Area	780.0 sq. metres
. Minimum Lot Frontage	15.84 metres
. Minimum Rear Yard Depth	
• Accessory Buildings	2.13 metres
. Minimum Interior Side Yard Width (north side)	
• Main Building	2.43 metres
• Accessory Building	0.6 metres
. Minimum Interior Side Yard Width (south side)	
• Main Building	4.86 metres
• Accessory Building	0.24 metres

#### **11.5.6 Limited Service Residential-6 (LSR-6) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-6 (LSR-6) Zone the following provisions shall apply:

) Special Regulations:

(i) Minimum Lot Area	810.0 sq. metres
(ii) Minimum Lot Frontage	20.0 metres
(iii) Minimum Interior Side Yard Width	
• Dwelling	1.8 metres
• Accessory structure	1.2 metres
(iv) Minimum Dwelling Unit Area	113.0 sq. metres

- (v) Maximum Lot Coverage All Buildings 24 percent

#### **11.5.7 Limited Service Residential-7 (LSR-7) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-7 (LSR-7) Zone the following provisions shall apply:

) Special Regulations:

- |       |                                    |                  |
|-------|------------------------------------|------------------|
| (i)   | Minimum Lot Area                   | 890.0 sq. metres |
| (ii)  | Minimum Lot Frontage               | 21.0 metres      |
| (iii) | Minimum Front Yard Depth           |                  |
|       | • Dwelling                         | 2.46 metres      |
|       | • Accessory structure              | 1.8 metres       |
| (iv)  | Minimum Rear Yard Depth            |                  |
|       | • Dwelling                         | 8.2 metres       |
|       | • Accessory structure              | 0.5 metres       |
| (v)   | Minimum Interior Side Yard Width   |                  |
|       | • Dwelling                         | 1.5 metres       |
|       | • Accessory structure              | 1.5 metres       |
| (vi)  | Minimum Dwelling Unit Area         | 170.0 sq. metres |
| (vii) | Maximum Lot Coverage All Buildings | 29 percent       |

#### **11.5.8 Limited Service Residential-8 (LSR-8) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-8 (LSR-8) Zone the following provisions shall apply:

) Special Regulations:

- |   |   |                    |
|---|---|--------------------|
| . | Minimum Lot Area                        | 1,380.0 sq. metres |
| . | Minimum Lot Frontage                    | 24.0 metres        |
| . | Minimum Interior Side Yard Width (west) | 1.2 metres         |

#### **11.5.9 Limited Service Residential-9 (LSR-9) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-9 (LSR-9) Zone the following provisions shall apply:

) Special Regulations:

- . Minimum Lot Area 1,450.0 sq. metres
- . Minimum Interior Side Yard Width (east) 1.2 metres
- . Minimum Rear Yard Depth 3.2 metres

**11.5.10 Limited Service Residential-10 (LSR-10) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-10 (LSR-10) Zone the following provisions shall apply:

) Permitted Uses:

- . Residential Uses:
  - The uses permitted by Section 11.1 and accessory uses
- . Non-Residential Uses:
  - A marine facility
  - A private park

) Special Regulations:

- . Minimum Lot Area 1,390 sq. metres
- . Minimum Lot Frontage 30 metres
- . A maximum of one (1) private garage may be erected as the principal/main building on the lot, and shall be permitted on a lot with frontage on a private right-of-way
- . At such time as a dwelling permitted by Section 11.1 is erected, a private garage shall no longer be a principal/main building and shall be an accessory building
- . The following special provisions shall apply to a private garage whether it is a principal/main building or an accessory building:
  - Maximum ground floor area 94 square metres
  - Maximum height 5.0 metres

#### **11.5.11 Limited Service Residential-11 (LSR-11) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-11 (LSR-11) Zone the following provisions shall apply:

) Special Regulations:

(i)	Minimum Lot Area	0.12 hectares
(ii)	Minimum Shoreline Frontage	As Existing
(iii)	Minimum Lot Frontage	36.0 metres
(iv)	Minimum Front Yard Depth	10.0 metres
(v)	Minimum Interior Side Yard Width (south)	4.8 metres
(vi)	Minimum Water Yard	10.0 metres



#### **11.5.12 Limited Service Residential-12 (LSR-12) Zone**

By-law 2014-31

1506 020 030 108 652 North Shore Drive East

Part of Lot 9, Broken Front Concession in Front of Concession "A"

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-12 (LSR-12) Zone the following provisions shall apply:

) Special Regulations:

- |       |   |              |
|-------|---|--------------|
| (i)   | Minimum Lot Area  | 0.2 hectares |
| (ii)  | Minimum Lot Frontage  | 34.0 metres  |
| (iii) | Minimum Front Yard Depth  | 5.18 metres  |
| (iv)  | Minimum Dwelling Unit Floor Area  | 72.46 sq. m  |
| (v)   | Maximum Lot Coverage for All Accessory Buildings and Structures                 | 10.0 percent |
| (vi)  | All other provisions of the Limited Service Residential (LSR) Zone shall apply. |              |

#### **11.5.13 Limited Service Residential-13 (LSR-13) Zone**

By-law 2011-13

1506 020 020 263 964 Seven Oaks Dr

Part of Lot 12 Conc. 5

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-13 (LSR-13) Zone the following provisions shall apply:

) Permitted Uses:

- . The only permitted uses shall be accessory buildings, structures and uses that are accessory to a permitted principal or main building that is situated on a lot identified as Roll Number 1506 020 020 26300, P.I.N. 28028-0114(LT), municipal address 964 Seven Oaks Drive
- . A single detached dwelling, a seasonal dwelling, or any other residential use shall be prohibited on lands zoned LSR-13.

) Special Regulations:

- . The minimum lot area for lands zoned LSR-13 shall be 920.00 square metres.
- . The minimum lot frontage for lands zoned LSR-13 shall be 17.0 metres.
- . The front lot line shall be the lot line dividing the lands zoned LSR-13 from the private right-of-way identified as Seven Oaks Drive.
- . Sections 4.2.7 and 4.2.8 of By-law No. 2010-65 shall apply with respect to the minimum front, side and rear yards for permitted accessory buildings, structures and uses.
- . Section 4.12 of By-law No. 2010-65 shall not apply so as to prohibit the use of the lands zoned LSR-13 for permitted accessory buildings, structures and uses.

**11.5.14 Limited Service Residential-14 (LSR-14) Zone**

By-law 2011-53

1506 020 020 260 958 Seven Oaks Drive Part of Lot 12, Conc. 5

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-14 (LSR-14) Zone the following provisions shall apply:

) Permitted Uses:

- . The only permitted uses shall be accessory buildings, structures and uses that are accessory to a permitted principal or main building that is situated on a lot identified as Roll Number 1506 020 020 260, P.I.N. 28028-0111(LT), municipal address 958 Seven Oaks Drive.
- . A single detached dwelling, a seasonal dwelling, or any other residential use shall be prohibited on lands zoned LSR-14.

) Special Regulations:

- . The minimum lot area for lands zoned LSR-14 shall be 1,160.0 square metres.

- . The minimum lot frontage for lands zoned LSR-14 shall be 22.0 metres
- . The front lot line shall be the lot line dividing the lands zoned LSR-14 from the private right-of-way identified as Seven Oaks Drive.
- . The minimum front yard depth shall be 7.5 metres.
- . The minimum rear yard depth shall be 1.2 metres.
- . The minimum interior side yard width shall be 1.2 metres
- . Section 4.12 of By-law No. 2010-65 shall not apply so as to prohibit the use of the lands zoned LSR-14 for permitted accessory buildings, structures and uses.

**11.5.15 Limited Service Residential-15 (LSR-15) Zone**

By-law 2011-53

1506 020 020 262 962 Seven Oaks Drive Part of Lot 12, Conc. 5

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-15 (LSR-15) Zone the following provisions shall apply:

) Permitted Uses:

- . The only permitted uses shall be accessory buildings, structures and uses that are accessory to a permitted principal or main building that is situated on a lot identified as Roll Number 1506 020 020 262, P.I.N. 28028-0113(LT), municipal address 962 Seven Oaks Drive.
- . A single detached dwelling, a seasonal dwelling, or any other residential use shall be prohibited on lands zoned LSR-15.

) Special Regulations:

- . The minimum lot area for lands zoned LSR-15 shall be 2,400.0 square metres.
- . The minimum lot frontage for lands zoned LSR-15 shall be 45.0 metres.

- . The front lot line shall be the lot line dividing the lands zoned LSR-15 from the private right-of-way identified as Seven Oaks Drive.
- . The minimum front yard depth shall be 7.5 metres.
- . The minimum rear yard depth shall be 1.2 metres.
- . The minimum interior side yard width shall be 1.2 metres
- . Section 4.12 of By-law No. 2010-65 shall not apply so as to prohibit the use of the lands zoned LSR-15 for permitted accessory buildings, structures and uses.

#### **11.5.16 Limited Service Residential-16 (LSR-16) Zone**

By-law 2011-53

1506 020 020 265 968 Seven Oaks Drive Part of Lot 12, Conc. 5

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-16 (LSR-16) Zone the following provisions shall apply:

##### **) Permitted Uses:**

- . The only permitted uses shall be accessory buildings, structures and uses that are accessory to a permitted principal or main building that is situated on a lot identified as Roll Number 1506 020 020 2625, P.I.N. 28028-0116(LT), municipal address 968 Seven Oaks Drive.
- . A single detached dwelling, a seasonal dwelling, or any other residential use shall be prohibited on lands zoned LSR-16.

##### **) Special Regulations:**

- . The minimum lot area for lands zoned LSR-16 shall be 550.0 square metres.
- . The minimum lot frontage for lands zoned LSR-16 shall be 16.0 metres
- . The front lot line shall be the lot line dividing the lands zoned

LSR-16 from the private right-of-way identified as Seven Oaks Drive.

- . The minimum front yard depth shall be 7.5 metres.
- . The minimum rear yard depth shall be 1.2 metres.
- . The minimum interior side yard width shall be 1.2 metres
- . Section 4.12 of By-law No. 2010-65 shall not apply so as to prohibit the use of the lands zoned LSR-16 for permitted accessory buildings, structures and uses.

#### **11.5.17 Limited Service Residential-17 (LSR-17) Zone**

By-law 2012-65

1506 020 030 091 588 North Shore Dr. W Part of Block B, Plan 155

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-17 (LSR-17) Zone the following provisions shall apply:

) Special Regulations:

- . The Minimum Lot Area shall be 0.145 hectares.
- . The Minimum Rear Yard Depth shall be 5.8 metres for a dwelling existing on November 19, 2012, and 6.6 metres for an addition to the existing dwelling that is constructed after November 19, 2012.
- . The minimum front yard depth for a detached private garage shall be 7.6 metres.
- . The front lot line shall be the south lot line abutting North Shore Drive.
- . All other provisions of the Limited Service Residential (LSR) Zone shall apply.

#### **11.5.18 Limited Service Residential-18 (LSR-18) Zone**

By-law 2012-66

1506 010 006 119 and 1506 010 006 121  
Elm Grove Cottages Part of Lot 3, Block "A", Plan No.3

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-18 (LSR-18) Zone the following provisions shall apply:

) Permitted Uses:

- . The only permitted uses shall be accessory buildings, structures and uses that are accessory to a permitted principal or main building that is situated on a lot identified as Roll Number 1506 010 006 121, municipal address 25 Elm Grove Road.
- . A residential use, including a single detached dwelling, a seasonal dwelling or any other type of dwelling or dwelling unit, shall not be permitted on lands zoned LSR-18.

) Special Regulations:

- . The minimum lot area for lands zoned LSR-18 shall be 0.4 hectares.
- . The minimum lot frontage for lands zoned LSR-18 shall be 38.0 metres.
- . The front lot line shall be the lot line dividing the lands zoned LSR-18 from the private right-of-way identified as Elm Grove Road.
- . All other provisions of the Limited Service Residential (LSR) Zone shall apply.

**11.5.19 Limited Service Residential-19 (LSR-19) Zone**

By-law 2012-72

1506 020 030 1460 809 Perrin Point Rd Part of Lot 11, Conc."A"

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-19 (LSR-19) Zone the following provisions shall apply:

) Special Regulations:

- . The minimum lot area shall be 0.11 hectares.
- . The minimum lot frontage shall be 22.8 metres.
- . The minimum shoreline frontage shall be 22.8 metres.
- . The minimum front yard depth shall be 22.8 metres.
- . The minimum water yard shall be 22.8 metres.
- . Notwithstanding the provisions of Section 4.29.1 of By-law No. 2010-65, the minimum setback for a dwelling from the normal high water mark of Rice Lake shall be 22.8 metres. The minimum setback for a sewage system leaching bed from the normal high water mark of Rice Lake shall be 30 metres.
- . All other provisions of the limited Service Residential (LSR) Zone shall apply.

#### **11.5.20 Limited Service Residential-20 (LSR-20) Zone**

By-law 2017-22

1506 010 001 1130      543 Foley Rd      Part of Lot 11, Conc. 4

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-20 (LSR-20) Zone the following provisions shall apply:

) Special Regulations:

- . The minimum lot area shall be 1812.26 square metres
- . The minimum lot frontage shall be 22.0 metres
- . The minimum shoreline frontage shall be 22.0 metres.
- . The minimum front yard depth shall be 11.49 metres.
- . The minimum interior side width (west side only) shall be 1.83 metres.
- . The minimum rear yard depth shall be 6.3 metres.
- . The minimum water yard shall be 8.0 metres

- . The maximum lot coverage shall be 35%.
- . The maximum accessory lot coverage shall be 16%.
- . The maximum height for the detached accessory garage shall be 8.0 metres.
- . Notwithstanding the provisions of Section 4.29.1 of By-law No. 2010-65, the minimum setback for a dwelling from the normal high water mark of Rice Lake shall be 8.0 metres.
- . For the purposes of LSR-20 Zone, the lot shall be deemed to have frontage on Rice Lake, and the front lot line shall be the normal high water mark of Rice Lake.
- . All other provisions of the Limited Service Residential (LSR) Zone shall apply.

#### **11.5.21 Limited Service Residential-21 (LSR-21) Zone**

By-law 2014-31

1506 020 030 109 658 North Shore Drive East

Part of Lot 9, Broken Front Concession in Front of Concession "A"

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-21 (LSR-21) Zone the following provisions shall apply:

##### **) Special Regulations:**

- |   |  |
|---|--|
| . Minimum Lot Area:   | 0.2 hectares   |
| . Minimum Lot Frontage:   | 34.0 metres  |
| . Minimum Interior Side Yard Width (east side only):                  | As existing at the date of passing of By-law No. 2014-31, dated May 26, 2014 |
| . Minimum Setback from Rear Lot Line for an Existing Detached Garage: | As existing at the date of passing of By-law No. 2014-31, dated May 26, 2014 |



- . Maximum Lot Coverage for All Accessory Buildings and Structures 15.0 percent
- . All other provisions of the Limited Service Residential (LSR) Zone shall apply.

**11.5.22 Limited Service Residential-22 (LSR-22) Zone,**

By-Law 2016-08

15-06-010-006-131-00 (56 Ivey Lane) And Part of 15-06-010-006-110-00 Part of Lot 4, in Block "A", Registered Plan No. 3, Otonabee Ward (56 Ivey Lane)

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-22 (LSR-22) Zone the following provisions shall apply:

) Special Regulations:

- . Minimum Lot Area: 0.2 hectares
- . Minimum Lot Frontage: 30.0 metres
- . Minimum Shoreline Frontage: 30.0 metres
- . The Minimum Front Yard Depth and the Minimum Water Yard for an existing dwelling shall be:
  - 24.5 metres measured to the nearest wall of an existing dwelling, and
  - 20 metres measured to the nearest part of an existing deck.
- . The Minimum Front Yard Depth and the Minimum Water Yard for an existing boathouse shall be 6.0 metres.
- . Notwithstanding Section 4.29.1, the minimum setback of an existing dwelling from the normal high water mark of Rice Lake shall be:
  - 24.5 metres measured to the nearest wall of an existing dwelling, and

- 20 metres measured to the nearest part of an existing deck.
- . Notwithstanding Section 4.29.1, the minimum setback of an existing boathouse from the normal high water mark of Rice Lake shall be 6.0 metres.
- . Section 4.2.7(a) shall not apply to an existing boathouse or other existing building or structure.
- . Section 4.2.7(c) shall not apply to an existing accessory building or structure that is located less than 1.2 metres to the west side lot line.
- . Notwithstanding Section 4.2.4, the Maximum Lot Coverage for all Accessory Buildings and Structures shall be 9.0 percent.
- . For the purposes of Sections 11.5.22(a) (iv), (v), (vi), (vii), (viii) and (ix) of the LSR-22 Zone, “existing” shall mean a building, structure or use existing on the lot on February 8, 2016 including the structure labelled as “bunkie” which is currently used as an accessory storage building only, and shall be based on the location of such buildings or structures shown on a plan of survey shown on a plan of survey by Elliott and Parr dated November 16, 2015.
- . All other provisions of the Limited Service Residential (LSR) Zone shall apply.”

All other provisions of By-law No. 2010-65, as amended, shall apply.

#### **11.5.23 Limited Service Residential-23 (LSR-23) Zone**

By-law 2016-07

Property No. 15-06-010-006-130-00 (50 Ivey Lane)

And Part of 15-06-010-006-110-00

Pt. Lot 4 in Block “A”, RP No. 3, Otonabee Ward

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-23 (LSR-23) Zone the following provisions shall apply:

) Special Regulations:

- . Minimum Lot Area: 0.18 hectares
- . The Minimum Front Yard Depth and the Minimum Water Yard for an existing dwelling shall be:
  - 11.0 metres measured to the nearest wall of an existing dwelling, and
  - 5.0 metres measured to the nearest part of an existing deck.
- . The Minimum Front Yard Depth and the Minimum Water Yard for an existing boathouse shall be 3.5 metres.
- . Notwithstanding Section 4.29.1, the minimum setback of an existing dwelling from the normal high water mark of Rice Lake shall be:
  - 11.0 metres measured to the nearest wall of an existing dwelling, and
  - 5.0 metres measured to the nearest part of an existing deck.
- . Notwithstanding Section 4.29.1, the minimum setback of an existing boathouse from the normal high water mark of Rice Lake shall be 3.5 metres.
- . Section 4.2.7(a) shall not apply to an existing boathouse or other existing building or structure.
- . For the purposes of Sections 11.5.23(a) (ii), (iii), (iv), (v), and (vi) of the LSR-23 Zone, “existing” shall mean a building, structure or use existing on the lot on February 8, 2016, and shall be based on the location of such buildings or structures shown on a plan of survey by Elliott and Parr dated November 16, 2015.
- . All other provisions of the Limited Service Residential (LSR) Zone shall apply.”

**11.5.24 Limited Service Residential-24 (LSR-24) Zone**

Part of Lot 11, Concession 4, Otonabee Ward

By-law 2025-22 549 Foley Road 15-06-010-001-11400

Notwithstanding any other provisions of this By-law to the contrary, within

the Limited Service Residential-24 (LSR-24) Zone the following provisions shall apply:

a) Special Regulations:

- . The minimum lot area shall be 1812.26 square metres
- . The minimum lot frontage shall be 22.0 metres
- . The minimum shoreline frontage shall be 22.0 metres.
- . The minimum front yard depth shall be 11.49 metres.
- . The minimum interior side width (west side only) shall be 1.83 metres.
- . The minimum rear yard depth shall be 6.3 metres.
- . The minimum water yard shall be 8.0 metres
- . The maximum lot coverage shall be 35%.
- . The maximum accessory lot coverage shall be 16%.
- . The maximum height for the detached accessory garage shall be 8.0 metres.
- . Notwithstanding the provisions of Section 4.29.1 of By-law No. 2010-65, the minimum setback for a dwelling from the normal high water mark of Rice Lake shall be 8.0 metres.
- . For the purposes of LSR-20 Zone, the lot shall be deemed to have frontage on Rice Lake, and the front lot line shall be the normal high water mark of Rice Lake.
- . All other provisions of the Limited Service Residential (LSR) Zone shall apply.

**11.5.25 Limited Service Residential-25 (LSR-25) Zone**

By-law 2023-27 15-06-020-030-27300

59 Long Island

Long Island Plan 162, Lot 65, South Monaghan

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-25 (LSR-25) Zone the following provisions shall apply:

) Special Provisions

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-25 (LSR-25) Zone the permitted uses include one (1) existing “bunkie”.

“Bunkie” shall mean an existing accessory structure which contains sleeping accommodations and includes a washroom facility but shall not include cooking facilities. The bunkie is not considered to be a dwelling unit.

) Lot Regulations:

- . Minimum Lot Area 1030.0 square metres
- . Minimum Water Yard Setback to recreational dwelling 3.96 metres
- . Minimum Water Yard Setback to existing bunkie 11.28 metres
- . The bunkie is prohibited from being used as a Secondary Dwelling Unit.

All other provisions of the Limited Service Residential (LSR) Zone shall apply.

**11.5.26 Limited Service Residential-26 (LSR-26) Zone**

By-law 2023-42 15-06-010-001-10000, and  
515, 529, 543, 565, 576, 593, 595, and 599 Foley Road  
Part Lot 11, Concession 4, South Monaghan

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-26 (LSR-26) Zone the following provisions shall apply:

) Lot Regulations:

- . Minimum Lot Area 1,180.0 square metres

All other provisions of the Limited Service Residential (LSR) Zone

shall apply.

**11.5.27 Limited Service Residential-27 (LSR-27) Zone**

By-law 2024-40      1506-020-030-06600  
637 North Shore Drive East  
Part Lot 9, Concession A, South Monaghan

Notwithstanding any other provisions of this By-law to the contrary, within the Limited Service Residential-27 (LSR-27) Zone the following provisions shall apply:

) Lot Regulations:

.      Maximum Accessory Lot Coverage      15%

All other provisions of the Limited Service Residential (LSR) Zone shall apply.

**11.5.28 Limited Service Residential-28 (LSR-28) Zone**

By-law 2025-12      1506-020-030-22100 & 1506-020-030-21900  
125 & 127 Long Island  
Part 23, Conc Long Island, South Monaghan

Notwithstanding any other provision of this By-law to the contrary, within the Limited Service Residential-28 (LSR-28) Zone the following provisions shall apply:

(a) Lot Regulations:

.      Minimum Lot Frontage      33.0 metres  
.      Minimum Lot Area      0.26 ha (0.64 ac)