

## **SECTION 14 - RESIDENTIAL SEASONAL (RS) ZONE**

14.1 Within a Residential Seasonal (RS) 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.

### 14.2 PERMITTED USES

#### 14.2.1 Residential Uses:

- a) seasonal dwelling

#### 14.2.2 Non-Residential Uses:

- a) public park
- b) passive outdoor recreation use
- c) public use in accordance with the General Provisions Section

### 14.3 ZONE PROVISIONS

#### 14.3.1 Refer to Section 3 - General Provisions

14.3.2 Lot Area (minimum) 1855m<sup>2</sup> (19967.71 ft.<sup>2</sup>)

14.3.3 Lot Frontage (minimum) 30m (98.43 ft.)

#### 14.3.4 Minimum Yards

- a) front 7.5m (24.61 ft.)
- b) rear 7.5m (24.61 ft.)
- c) interior side 2.5m (8.20 ft.)
- d) exterior side 7.5m (24.61 ft.)
- e) Notwithstanding the requirements of Part c), in the case of a dwelling on an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 4.5m (14.76 ft.).

14.3.5 Lot Coverage (maximum) 20%

14.3.6 Dwelling Unit Area (minimum Ground Floor Area) 10 m<sup>2</sup> (1076.43 ft.<sup>2</sup>)

- a) In the case of a 1-1/2 storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80% of the minimum ground floor area required.

14.3.7 Minimum Opening Elevation 223.11m GCD

14.3.8 Building Height (maximum) 11.0m (36.09 ft.)

#### 14.3.9 Accessory Buildings

- a) Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 ft.<sup>2</sup>).
- b) Minimum yards for detached accessory buildings

i)	front	9.0m (29.53 ft.)
ii)	rear	1.2m (3.94 ft.)
iii)	interior	1.2m (3.94 ft.)
iv)	exterior	9.0m (29.53 ft.)

#### 14.3.10 Parking

Refer to the Off-Street Parking requirements of the General Provisions Section.

#### 14.4 ZONE EXCEPTIONS

- 14.4.1 RS-1, Part of Lot 64, Concession 1, Medonte  
Buttercup Lane, Roll No. 4341 020 009 13200 0000  
By-law No. 5000-070 – Bobrow Cottage

The existing seasonal residence, accessed by a private road, may be replaced and a new seasonal residence erected and enlarged.

- 14.4.2 RS-2, Lot 68, Con. 1, Medonte; Pts. 1-4 on 51R-16163  
11 Cedar Lane, Roll No. 4341 020 009 04000  
ZBA 5000-140, ZB-2011-001 Georgoussis

Notwithstanding the lack of frontage on a municipal road, a seasonal dwelling unit is a permitted use. The minimum setback from the water's edge is 11 metres (36.09 ft.).