

## **SECTION 15 - RESIDENTIAL CONVERSION (RC) ZONE**

15.1 Within a Residential Conversion (RC) 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.

### 15.2 PERMITTED USES

#### 15.2.1 Residential Uses:

- a) seasonal dwelling that has been converted to a permanent dwelling and accessory uses thereto.
- b) bed and breakfast in accordance with the General Provisions Section

#### 15.2.2 Non-Residential Uses:

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

### 15.3 ZONE PROVISIONS

15.3.1 In order for a conversion to occur, a minimum lot frontage of 15 metres (49.21 ft.) and a lot area of 1394 square metres (15005.38 ft.<sup>2</sup>) will be required.

15.3.2 With the exception of the zone provisions as set out in subsection 3.1 herein, the zone provisions of the Residential Seasonal (RS) Zone shall apply in regard to the development or redevelopment of uses within the zone.

15.3.3 The rezoning of a lot from the Residential Seasonal (RS) Zone to the Residential Conversion (RC) Zone, shall in no way affect the continuance of any legal non-conforming use or circumstance and for the purposes of this By-law any such legal non-conformity shall be deemed to still exist in regard to the use within this zone.

#### 15.3.4 Accessory Buildings

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>).

15.3.5 Minimum Opening Elevation 223.11 m GCD

### 15.4 ZONE EXCEPTIONS

15.4.1 RC-1, Lot 64 and 65, Concession I, EPR, (Medonte)  
2400 South Orr Lake Road, Roll No. 43 41 020 009 157 00 0000

A maximum of two (2) single detached dwelling units may be permitted.

15.4.2 RC-2, Lot 66, Concession I, EPR, (Medonte)  
2378 Whetham Road, Roll No. 43 41 020 009 095 00 000

The lot area (minimum) for those lands subject to this zone shall be 1900 square metres.

15.4.3 RC-3, Lot 67, Concession I, EPR (Medonte)  
5618 Penetanguishene Road, Roll No. 43 41 020 009 066 00 0000  
Zoning By-law Amendment No. 99-063 - Pelkey

The building height (maximum) for an accessory building shall be 4.88 metres.

15.4.4 RC-4, (Flos)  
2110 South Orr Lake Road, Roll No. 43 41 030 002 108 00 0000  
2231 North Orr Lake Road, Roll No. 43 41 030 002 162 00 0000  
2233 North Orr lake Road, Roll No. 43 41 030 002 161 00 0000  
2255 North Orr Lake Road, Roll No. 43 41 030 002 153 00 0000

A lot frontage (minimum) of 11.9 metres shall be required.

15.4.5 RC-5, (Flos)  
2016 North Orr Lake Road, Roll No. 43 41 030 002 243 00 0000  
Lot 3, Plan 1454, Flos Zoning By-law Amendment No.92-32

2158 North Orr Lake Road, Roll No. 43 41 030 002 222 00 0000  
2185 North Orr Lake Road, Roll No. 43 41 030 002 176 00 0000  
2193 North Orr Lake Road, Roll No. 43 41 030 002 174 00 0000  
2215 North Orr Lake Road, Roll No. 43 41 030 002 167 00 0000  
2219 North Orr Lake Road, Roll No. 43 41 030 002 166 00 0000  
2223 North Orr Lake Road, Roll No. 43 41 030 002 165 00 0000  
2227 North Orr Lake Road, Roll No. 43 41 030 002 164 00 0000  
2249 North Orr Lake Road, Roll No. 43 41 030 002 155 00 0000  
2263 North Orr Lake Road, Roll No. 43 41 030 002 150 00 0000  
2271 North Orr Lake Road, Part of 43 41 030 002 148 00 0000  
2275 North Orr Lake Road, Roll No. 43 41 030 002 147 00 0000  
2279 North Orr Lake Road, Roll No. 43 41 030 002 146 00 0000  
3037 Sandy Bend Road, Roll No. 43 41 030 002 124 00 0000  
3055 Sandy Bend Road, Roll No. 43 41 030 002 128 00 0000  
2123 South Orr Lake Road, Roll No. 43 41 030 002 024 87 0000, ZBA 2000-090, Jelly  
2131 South Orr Lake Road, Roll No. 43 41 030 002 024 84 0000, ZBA 2000-090, Pickering  
2256 South Orr Lake Road, Roll No. 43 41 030 002 066 00 0000  
2260 South Orr Lake Road, Roll No. 43 41 030 002 065 00 0000  
2262 South Orr Lake Road, Roll No. 43 41 030 002 064 00 0000

The lot area (minimum) shall be the lot area existing at the date of the passing of the previous comprehensive Zoning By-law, P88-05, being November 28, 1988.

15.4.6 RC-6, (Flos)  
2354 South Orr Lake Road, Roll No. 43 41 030 002 036 00 0000

The lot area (minimum) shall be the lot area existing at the date of passing of the previous comprehensive Zoning By-law, P88-05, being November 28, 1988. Furthermore lands subject to this zone shall be deemed to have street access.

15.4.7 RC-7, (Flos)  
2173 North Orr Lake Road, Roll No. 43 41 030 002 180 00 0000  
*Flos By-law P88-04 as included in P88-05*

The lot area (minimum) for those lands subject to this zone shall be 950.0 square metres (1025.80 sq. ft.).

- 15.4.8 RC-8, (Flos)  
2328 South Orr lake Road, Roll No. 43 41 030 002 047 00 0000  
Zoning By-law Amendment No. 2002-060 (Kirby)

The minimum westerly interior side yard setback shall be 1.6 metres (5.45 feet).

- 15.4.9 RC-9, (Flos)  
2291 North Orr Lake Road North, Roll No. 43 41 030 002 142 00 0000  
ZBA No. 5000-004, Brown

Notwithstanding the minimum lot area requirement of 1394 square metres as set out in Section 15.3.1 of this By-law, the minimum lot area required for those lands zoned "RC-9" shall be 858 square metres.

- 15.4.10 RC-10, (Medonte)  
5684 Penetanguishene Road, Roll No. 4341 020 009 051 00 0000  
ZBA 5000-013, Driscoll

The lot area minimum shall be 1362 square metres.  
The minimum southerly setback from a watercourse shall be 8 metres (23 feet).  
The minimum setback from a waterfront shall be the distance from the water's edge of the rear main wall of the residential dwelling on the date of passing for this By-law.

- 15.4.11 RC-11, Medonte  
3061 Sandy Bend Road, Roll No. 43 41 030 002 129 00 0000  
ZBA 5000-017, Herchak

The minimum setback from the water's edge shall be 15.85 metres (52 feet) and the minimum interior side yard setback shall be 2.44 metres (8 feet).

- 15.4.12 RC-12, (Flos)  
2207 North Orr Lake Road, Roll No. 43 41 030 002 17000 0000  
Zoning By-law Amendment No. 5000-029, Lee/Alldred Conversion

Notwithstanding the minimum lot area requirement of 1394 square metres as set out in Section 15.3.1 of this By-law, the minimum lot area required for those lands zoned "RC-12" shall be 747 square metres. The minimum easterly side yard setback shall be 2.4 metres. The maximum distance of encroachment for stairs on the easterly side yard setback shall be 1.2 metres.

The minimum westerly side yard setback shall be 3.6 metres. The maximum distance of encroachment for a deck into the westerly side yard shall be 1.8 metres. Notwithstanding the minimum dwelling unit area requirement of 100 square metres as set out in Section 9.3.5 of this By-law, the minimum dwelling area for those lands zoned (RC-12) shall be 95 square metres.

- 15.4.13 RC-13, (Flos)  
2154 South Orr Lake Road, Roll No. 43 41 030 002 09700 0000  
Zoning By-law Amendment No. 5000-030, Granlund Conversion

Notwithstanding the minimum setback requirement of 18 metres from the rear of the main wall of the residential dwelling set out in Section 3.25, the minimum setback shall be 11.5 metres from the water's edge. The maximum distance of encroachment for the stairs of a deck into the setback from the water's edge shall be 1 metre. Notwithstanding the 65 square metre maximum ground floor area permitted for accessory structures set out in Section 3.7.4 of this By-law, the

maximum total ground floor area shall be 75 square metres. The minimum easterly side yard setback shall be 3.5 metres. The minimum westerly side yard setback shall be 1.2 metres.

- 15.4.14 RC-14, (Flos)  
2189 North Orr Lake Road, Roll No. 43 41 030 002 175 00 0000  
Zoning By-law Amendment No. 5000-034, Elliott Conversion

The minimum lot area required for those lands zoned (RC-14) shall be 784 square metres.

The minimum dwelling area for those lands zoned (RC-14) shall be 56 square metres.

Notwithstanding the minimum setback requirement of 18 metres from the rear of the main wall of the residential dwelling set out in Section 3.25, the minimum setback shall be 12 metres from the water's edge.

- 15.4.15 RC-15, (Flos)  
2240 South Orr Lake Road, Roll No. 43 41 030 002 17100 0000  
Zoning By-law Amendment No. 5000-037, Shean Conversion

A minimum lot area of 1230 square metres with an easterly interior side yard setback of 1.98 metres and a westerly interior side yard setback of 1.2 metres is permitted.

- 15.4.16 RC-16  
2301 North Orr Lake Road, Roll No. 4341 030 002 139 00 0000  
ZBA No. 5000-080, Potts/MacDonald Conversion Rezoning & Lift Hold

The minimum lot area shall be 1046.3 square metres. The maximum lot coverage shall be 22 percent. A side yard setback of 1.22 metres and a front yard setback of 1.22 metres for a garage shall be permitted. The maximum total area of accessory buildings shall be 64.38 square metres.

- 15.4.17 RC-17, Pt Lot 64 & Pt W Pt Lot 65, Con. 2, Flos  
2150 South Orr Lake Road, Roll No. 4341 030 002 09800 0000  
ZBA 5000-137, McKay/Schieck

The minimum setback from the water's edge shall be 12.3 metres (40.35 ft.).

- 15.4.18 RC-18, Pt Lot 65, Con. 1, WPR; Part 15, RP 51R-9595, Medonte  
5438 Penetanguishene Road; Roll No. 4341 020 009 11500 0000  
ZBA 5000-169, ZB-2012-009 Neumann

Minimum lot frontage shall be 7.62 metres (25 ft.).

## 15.5 **Hold Provisions**

The Holding (H) symbol may be lifted from the lands zoned Residential Conversion Hold (RC) (H) subject to meeting the applicable criteria set out in Section 8.8.3 of the Springwater Official Plan, the Zoning By-law and the Building Code, and also upon the issuance of a sewage disposal system approval from the Township of Springwater Chief Building Official.