

**PART K - SR - RESIDENTIAL SEASONAL ZONE**

The following provisions shall apply to the use of land and the construction of buildings in all SR Zones subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

- (1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:
  - (a) Main Use
    - (i) a single detached dwelling, existing on the date of passing of the By-Law; (3129-95)
    - (ii) a seasonal dwelling.
    - (iii) public use (2019-64)
  - (b) Accessory Uses, Buildings or Structures
    - (i) Any use, building or structure which is subordinate and customarily incidental to a main use;
    - (ii) A home occupation.

2. ZONE REQUIREMENTS

- (1) Where a lot abuts a navigable waterway, the shoreline at the high water mark may be deemed to be the front lot line and all provisions shall be judged accordingly; (3129-95)
- (2) Lot Frontage (minimum): 24 metres (80')
- (3) Lot Area (minimum): 1390 square metres (15000 square feet)
- (4) Front Yard Depth (minimum): 7.5 metres
- (5) Rear Yard Depth (minimum): 7.5 metres
- (6) Interior Side Yard Width (minimum): 3.5 metres
- (7) Floor Area (minimum): 74 square metres (800 feet)

(8) Lot Coverage (maximum): 15 percent

(9) Building Height (maximum): 10.5 metres

### 3 FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 7.

### 4 FOR HOME OCCUPATION PROVISIONS

See Part C, Section 8.

### 5. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16,

### 6. SPECIAL PROVISIONS

- (1) Notwithstanding the provisions of Section 1. (1) of. this Part K, within the area zoned SR-1, the seasonal retail store located within the seasonal dwelling, as existing on the date of the passing of this By-Law, shall be deemed to be a permitted use.
- (2) Where at the time of the passing of this By-Law, a dwelling has been erected on a lot in an SR Zone, such dwelling and lot shall be deemed to comply with all requirements of this By-Law.
- (3) Where at the time of the passing of this By-Law, a dwelling has been erected on a lot in an SR Zone, such dwelling may be extended, enlarged, improved and occupied, provided:
  - (a) the yards existing at the time of the passing of this By-Law are not reduced in depth, and where any such yards are larger in depth than the minimum required by this By-Law, such yards may be reduced to the minimum yards required by this By-Law; and
  - (b) such dwelling continues to be used in the same manner and for the same purpose it was used on the date of the passing of this By-Law.
- (4) Notwithstanding the provisions of Section 1(1) (a) i) of this Part K within the SR-2 a replacement new single detached dwelling shall be a permitted use. such replacement dwelling, accessory garage and lot are deemed to comply with all other applicable requirements of this By-Law.  
(2413-85)
- (5) (a) Notwithstanding the provisions of section 1(1) of this Part K, within the

area zoned SR-3-H no person shall use any land, building or structure for any purpose whatsoever except for the use that existed on the 20<sup>th</sup> day of January, 1986, subject to the provisions of Paragraph 6(5) (c) below.

- (b) The Holding Symbol "H" may be removed from the SR-3-H zone by the Council for the Corporation of the Township of Sidney by an amending by-law in accordance with the provisions of Section 35 of the Planning Act, 1983, PROVIDED THAT the Holding Symbol "H" shall not be removed until the requirements of each of the following governmental bodies have been satisfied, which requirements deal with the proper development of all of the lands within the area zoned SR-3-H having regard for the health and safety of the present and future inhabitants of the said lands:
- (i) The Ministry of the Environment with respect to the provision of potable water and the treatment of sewage;
  - (ii) The Township of Sidney with respect to roads and drainage; and
  - (iii) Lower Trent Region Conservation Authority advise the Township in writing that the proposed building has been designed so that no opening or services being part of the building is below the following level, namely: .3 metres above the Regulatory Flood Elevation of 111 .8 metres above sea level and further that the grade of access would not be less than .3 metres below 111.8 metres and after construction the landowner provide the Township with an affidavit from the builder that the requirements of this Section have been satisfied.
- (c) Upon the removal of the said Holding Symbol "H" by an amendment by-law, any person may use land and erect, occupy and maintain buildings and structures on land within the area zoned SR-3 for the purpose of a seasonal dwelling and any use, building or structure which is subordinate and customarily incidental to a seasonal dwelling, subject to the General Provisions under Part B and c of By-Law 2076-80 and the zone requirements of Part K of the said By-Law 2076-80. (2437-86)