

3.8 SEASONAL (S) ZONE

No person shall within any Seasonal (S) Zone use any lot or erect, alter or use any building or structure for any purpose except in accordance with the regulations set out in this Section 3.8.

3.8.1 Permitted Uses

No person shall use any lot, building or structure for any use except one of the following uses:

- (1) a recreational dwelling;
- (2) a recreational modular dwelling;
- (3) a guest cottage;
- (4) a bed and breakfast establishment; or
- (5) a boat house.

Uses in the list above may be combined on a single lot, however, only one dwelling unit is permitted on any one lot.

3.8.2 Zone Provisions

It is noted that many lots in this Zone are islands without roads, and definitions for some yard measurements and setbacks may not apply. Section 3.8.3 provides a general rule to be applied in those circumstances.

- (1) The minimum lot area permitted for any use in the Seasonal (S) Zone is 2 hectares.
- (2) The minimum front yard (where one exists) permitted for any use in the Seasonal (S) Zone is 10 meters.
- (3) The minimum side yard (where one exists) permitted for a recreational dwelling in the Seasonal (S) Zone is 5 meters.
- (4) The minimum side yard (where one exists) permitted for an accessory building in the Seasonal (S) Zone is 1.5 meters.
- (5) The minimum rear yard (where one exists) permitted for any use in the Seasonal (S) Zone when abutting a shoreline road allowance is 1 meter.
- (6) The minimum rear yard (where one exists) permitted for any use in the Seasonal (S) Zone when not abutting a shoreline road allowance is 15 meters.
- (7) The maximum building height permitted for any use in the Seasonal (S) Zone is 10 meters.
- (8) The minimum floor area of a dwelling permitted in the Seasonal (S) Zone is 55 square meters.

3.8.3 Other Provisions

No building or structure, excluding boat houses, shall be erected within 15 meters of a watercourse or waterbody.