

SECTION 21 - MARINE COMMERCIAL “C6” ZONE

21.1 GENERAL PROHIBITION

Within a Marine Commercial “C6” 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 subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

21.2 USES PERMITTED

Accessory Residential Use
Hotel
Marina
Restaurant

21.3 ZONE REGULATIONS

21.3.1	<u>Minimum Lot Area</u>	930 square metres
21.3.2	<u>Minimum Lot Frontage</u>	30 metres
21.3.3	<u>Minimum Required Yards</u>	
	(i) Front	6 metres
	(ii) Rear	12 metres
	(iii) Interior Side Yards	6 metres
	(iv) Exterior Side	5 metres
21.3.4	<u>Maximum Lot Coverage</u>	40%
21.3.5	<u>Maximum Height of Building</u>	11 metres
21.3.6	<u>Marina Facilities</u>	

Notwithstanding Section 21.3.1 to 21.3.5, facilities associated with the normal operation of a Marina, exclusive of any permanent buildings, may be located at lot lines corresponding to the water’s edge.

21.3.7 Planting Strip

The parking of cars or the siting of a Parking Area shall not be permitted in any Yard in a marine Commercial “C6” Zone which abuts a Residential or

Institutional Zone without the provision of a 3 metre wide planting strip in accordance with the provisions of this By-law.

21.3.8 Outside Storage

Outside storage of goods, materials, or objects shall not be permitted in a Marine Commercial “C6” Zone except as is necessary for the normal operation of a marina, and such outside storage of goods, materials, or objects shall not be permitted in any Yard adjacent to a Residential or Institutional Zone without the provision of a 3 metre wide planting strip in accordance with the provisions of this By-law.

21.3.9 Entrance Channel

Any *entrance channel*, turning basin or boat mooring area shall not be located closer than 15 metres to any Residential or Institutional Zone.

21.3.10 Residential Use – Provisions

A residential use may be permitted in a Marine Commercial “C6” Zone only as an accessory use to the primary marine commercial use and in conformity with the following regulations:

- (a) The minimum gross floor area per dwelling unit shall be 46 square metres plus 9 square metres for each additional bedroom above 1.
- (b) The minimum usable open space shall not be less than 14 square metres per dwelling unit.
- (c) Access to the dwelling units shall be independent of the access to the marine commercial establishment and shall be either directly from the outside or through a common vestibule but in the case of a dwelling unit in the commercial establishment, in addition to the independent access there may also be a common internal access.

21.3.11 Marina-Special Setback

Notwithstanding the yard requirement of Section 21.3.3, a side yard or rear yard shall not be required for a marina or any building or structure accessory to a marina, where the side or rear lot line abuts or extends to a lake or other navigable body of water.

21.4 ZONE EXCEPTIONS

21.4.1 C6-1 Zone

Notwithstanding anything to the contrary, no pumps or similar structures for the sale of marine fuels or boat repair shall be permitted. A maximum of 160 boat slips are permitted not including municipal docks.

21.4.2 C6-2 Zone

Notwithstanding the permitted uses of the Marine Commercial “C6” Zone, the following zone provisions apply:

Permitted Uses

- (a) Marine Heritage uses.
- (b) Real estate information display not to exceed a maximum floor area of 100 square metres.

Zone Regulations

- (a) Notwithstanding the provisions of Subsection 5.3 “Parking Requirements by Use”, 100 parking spaces shall be required for the Marine Heritage use and real estate information display area.
- (b) Notwithstanding Section 5.2.2, the parking spaces may be located on a separate parcel of land and/or within 400 metres of the Marine Heritage use.
- (c) Notwithstanding the provisions of Subsection 5.4 “Loading Standards” to the contrary, 1 loading space shall be required.
- (d) Notwithstanding anything to the contrary, no pumps or similar structures for the sale of marine fuels or boat repair shall be permitted. A maximum of 160 boat slips are permitted not including municipal docks.
- (e) In order to remove the Holding (H) Symbol the following condition must be fulfilled:
 - i. Enter into an agreement with the Township of Tay which provides for the parking for the Marine Heritage use.

21.4.3 C6-3 Zone

Notwithstanding the permitted uses of the Marine Commercial “C6” Zone, the uses permitted within the “C6-3” zone shall be limited to:

- (a) Outdoor storage of boats