

## **SECTION 18 – TOURIST ACCOMMODATION COMMERCIAL “C3” ZONE**

### **18.1 GENERAL PROHIBITION**

Within a Tourist Accommodation Commercial “C3” 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

### **18.2 USES PERMITTED**

Accessory retail store  
 Antique shop  
 Automobile service station  
 Cabin rental establishment  
 Commercial park  
 Craft Shop  
 Dwelling unit, Accessory  
 Dwelling, Accessory single detached  
 Existing seasonal campground or camp  
 Existing trailer park  
 Hotel  
 Motel  
 Restaurant

### **18.3 ZONE REGULATIONS**

18.3.1	<u>Minimum Lot Area</u>	4000 square metres
18.3.2	<u>Minimum Lot Frontage</u>	45 metres
18.3.3	<u>Minimum Required Yards</u>	
	(i) Front	20 metres
	(ii) Rear	10 metres
	(iii) Exterior Side	12 metres
	(iv) Interior Side	9 metres
18.3.4	<u>Maximum Building Height</u>	11 metres

### 18.3.5 Planting Strip

The parking of cars or the siting of a parking area shall not be permitted in any yard in a Tourist Commercial "C3" Zone which abuts a Residential Zone without the provision of a planting strip in accordance with the regulations of Section 4.21.

### 18.3.6 Outside Storage

Outside storage of goods, materials or objects shall not be permitted in a Tourist Commercial "C3" Zone.

### 18.3.7 Provisions for Automotive Service Stations

Notwithstanding any provisions of Section 18.3 where any land, building or structure is altered, erected or used for an automobile service station, the following provisions shall apply:

- (a) Gasoline pump islands shall not be located within five (5) metres of any street line, six (6) metres of any interior lot line or fifteen (15) metres of the intersection of any two streets.
- (b) Access ramps shall not exceed eight (8) metres in width or be located within ten (10) metres of any other access ramp, within fifteen (15) metres of the intersection of two streets or within three (3) metres of any interior lot line.
- (c) The minimum interior approach angle of an access ramp to a street line shall be sixty (60) degrees and the maximum interior approach angle shall be ninety (90) degrees.
- (d) All petroleum products shall be stored, handled and dispensed in accordance with the provisions of The Gasoline Handling Act, R.S.O. 1990, and any regulations made thereunder.

### 18.3.8 Provisions of Existing Campground or Camp and Existing Trailer Park

Notwithstanding any provision of subsection 18.3 to the contrary, the number of camp sites permitted in an existing campground or camp or the number of trailer sites permitted in an existing trailer park shall be limited to the number of camp sites developed or the number of trailer sites developed and serviced for occupation, as the case may be, on January 1, 1994 and any expansion thereof shall require a further amendment to this by-law.

**18.3.9 Provisions for Accessory Residential Single Detached Dwelling**

(a) Minimum Lot Area	4000 square metres
(b) Minimum Lot Frontage	45 metres
(c) Minimum Required Yards	
(i) Front	8 metres
(ii) Rear	8 metres
(iii) Interior Side	6 metres
(iv) Exterior Side	8 metres
(d) Maximum Building Height	11 metres

**18.4 ZONE EXCEPTIONS****18.4.1 C3-1 Zone**

Notwithstanding the provisions of subsection 18.2 of this By-law, for those lands described as Part of Lot 16, Concession 12 and legally described as Part 1, Reference Plan 51R-23946 and Part 2, Reference Plan 51R-3323, and known municipally as 2986 West Service Road and zoned "C3-1", the following additional uses and provisions shall apply:

- (a) Additional permitted uses include "Place of Entertainment", "Retail Store", and "Accessory dwelling unit provided it is attached and forms part of the commercial structure".
- (b) Notwithstanding subsection 18.2, an Accessory single detached dwelling is not permitted.

**18.4.2 C3-2 Zone**

18.4.2.1 This zone category shall have the same permitted uses and zone provisions as the regular "C3" Zone except as follows: No new residential dwelling unit is permitted on a vacant lot. No guest rooms for the traveling public, restaurants or commercial food service facilities may be permitted. A residential dwelling unit shall be serviced by a tertiary treatment sewage system meeting the requirements of the Ontario Building Code. In the absence of a permanent municipal water supply, a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system is required.

18.4.2.2 Within the area affected by the above exception and where the "H" Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses and regulations apply. Accessory and

non habitable detached buildings including private garages and sheds may be permitted. Non-habitable additions to a dwelling unit including an attached private garage, carport, porch and unenclosed deck may be permitted. The renovation or replacement of the habitable area of an existing dwelling unit may be permitted provided that the number of bedrooms has not increased and that the dwelling fixture units as calculated through the Ontario Building Code does not exceed 20. No replacement or addition of the habitable area of a dwelling shall result in a maximum gross floor area of more than 200 metres squared and where the dwelling currently exceeds 200 metres squared it may be replaced to its current gross floor area. Any habitable addition or replacement will, in the absence of a permanent municipal water supply, require a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system.”