

SECTION 18 - TOURIST COMMERCIAL (C5) ZONE

18.1 PERMITTED RESIDENTIAL USES

- one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a boathouse

18.2 PERMITTED NON-RESIDENTIAL USES

- (500-2007-0003) - bowling alley
- catering establishment
- golf course, miniature
- golf ball driving range
- hawker or pedlar use
- hotel
- leisure vehicle sales establishment
- marina
- marine passenger service terminal
- motel or motor hotel
- motor vehicle fuel bar
- parking lot, commercial
- place of amusement
- (500-98-003) - police station
- refreshment vehicle, bicycle unit or cart
- restaurant
- retail store, convenience
- retail store, marine
- studio
- tourist information centre
- accessory buildings, structures and uses to any permitted use

18.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the provisions of Section 6 hereof.

18.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

MOTOR VEHICLE FUEL BAR, HOTEL, MOTEL OR MOTOR HOTEL

In accordance with the provisions of Section 13 hereof.

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OTHER USES

(a) LOT FRONTAGE (MINIMUM) nil

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

(b) LOT AREA (MINIMUM) 4 000 sq metres

- if served by municipal sanitary sewers the minimum shall be 1 400 sq metres.

(c) FRONT YARD (MINIMUM) 12 metres

- except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 14 metres.

(d) EXTERIOR SIDE YARD (MINIMUM) 12 metres

- except that in the case of a lot flanking Highway 48, the minimum exterior side yard shall be 14 metres.

(e) REAR YARD (MINIMUM) 8 metres

(f) INTERIOR SIDE YARD (MINIMUM) 8 metres

(g) YARD EXCEPTION FOR BOATHOUSES AND DOCKS

A boathouse or dock may be located in a yard which abuts a navigable body of water, provided that it is not located closer than 8 metres to the adjacent property.

(h) RESTRICTION TO CHANNELS

No entrance channel or turning basin shall be located closer than 15 metres to any Residential Zone or street line.

(i) LOT COVERAGE (MAXIMUM) 35%

- provided that the part of the lot used for marine

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operations may be increased to 75%.

(j) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(k) OPEN STORAGE

Open storage of leisure vehicles, including accessory trailers, shall be permitted in the Tourist Commercial (C5) Zone subject to the following provisions:

- such open storage is a permitted use or accessory to the use of the main building on the lot;
- such open storage is not located within the minimum yards required for a 'C5' zone;
- such open storage does not cover more than 30% of the lot area; and,
- the open storage of accessory trailers is not located on land required to meet the minimum parking requirements for the use of the lot.

ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER GENERAL PROVISIONS

In accordance with the provisions of Section 5 hereof.

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18.5 SPECIAL PROVISIONS

18.5.1 LOT 6, CONCESSION 7 (G); 'C5-1'
(Map 1)

Notwithstanding Section 18.2, in the area designated 'C5-1' in Schedule 'A' hereto, only the following non-residential uses will be permitted:

- go kart track
- miniature golf course
- recreational area
- restaurant

Further, notwithstanding Sections 18.4 (e) and (f), the above uses shall have a minimum rear yard and minimum interior side yard of 30 metres.

In addition, notwithstanding Section 18.4 (f), an existing go-kart track shall have a northerly interior side yard setback of NIL.

18.5.2 PARTS OF LOTS 1, 2 AND 3, PLAN 245; 'C5-2'
(Map 2)

In the area designated 'C5-2' in Schedule 'A' hereto, a dry-cleaning outlet and a dry cleaning plant shall be a permitted uses as well as those shown in Section 18.2.

18.5.3 PART 1, DEPOSITED PLAN 65R-2468; 'C5-3'
(Map 6)

Notwithstanding Sections 5.28 (a) and (i), a parking lot shall be permitted to be constructed on lands designated 'C5-3' in Schedule 'A' hereto, having aisle widths of 6 metres and parking spaces each with an area of 15 square metres.

18.5.4 PART OF LOT 6, CONCESSION 7 (G); 'C5-4'
(Map 1)

In the area designated 'C5-4', the open storage of recreational vehicles shall be permitted in addition to those uses provided in Section 18.2.

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or selling flooring products to, such individuals or businesses. Furthermore, an accessory showroom facility allowing for retail sales, and accessory office space shall also be permitted.

In addition, notwithstanding Sections 18.4 (d) and (k), 5.25 (a) and (b), 5.28 (a) and (b), the following provisions shall apply:

- a) the maximum non-residential floor area within the existing building that may be used for the purposes of an accessory showroom and/or accessory office space shall be restricted to 175 square metres. For the purpose of this by-law, a showroom shall mean an area where flooring products are displayed for sale;
- b) the minimum exterior side yard shall be 9.2 metres;
- c) the outside storage of goods and materials shall not be permitted;
- d) within the existing building, the access door to the most westerly loading space shall have a minimum height and width of 3.9 metres and 3.7 metres respectively while the access door to the most easterly loading space shall have a minimum height and width of 3.0 metres;
- e) the required access driveway/aisle serving the most westerly loading space within the existing building shall have a minimum width of 3.5 metres; and
- f) the required number of parking spaces for a 'Wholesale Establishment, Flooring Products' in the existing building shall be 15 spaces and the minimum required size for spaces orientated perpendicular to the aisle shall be 2.5 metres wide and 5.5 metres long.

Further, for the purposes of this by-law, 'existing building' shall mean the building as shown in Schedule 'B-26', attached hereto.

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residential building shall be permitted.

And, notwithstanding the provisions of Section 18.4 (a), (b), (c), (f) and (i), the following zone requirements shall apply:

LOT FRONTAGE (MINIMUM)	15 metres
LOT AREA (MINIMUM)	460 sq metres
FRONT YARD (MINIMUM)	5 metres
INTERIOR YARD (MINIMUM)	
- East	0.6 metres
- West	1.3 metres
LOT COVERAGE (MAXIMUM)	35.1 %

Further, notwithstanding Section 5.28 (g), parking may be provided off-site. Notwithstanding Section 5.28 (h), on-site parking may be located within 1.5 metres of the north property line.

**18.5.11 PART LOT 11, CONCESSION 9 (NG); 'C5-11'
(Map 5)**

Notwithstanding Section 18.2, in the area designated 'C5-11' in Schedule 'A' hereto, a restaurant shall be the only permitted use.

**18.5.12 LOTS 66 & 67, REGISTERED PLAN 454; 'C5-12'
(Map 2)**

Notwithstanding Sections 18.1 and 18.2, in the area designated 'C5-12' in Schedule 'A' hereto, only the following uses shall be permitted:

- parking lot, commercial
- open storage of boats and boat trailers

Further, the provisions of Section 18.4 (k) shall apply to the open storage of boats and boat trailers.

Further, notwithstanding Section 5.28 (h), the minimum setback for a parking lot from any lot

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Notwithstanding Sections 18.1 and 18.2, on land shown in heavy outline and designated 'C5-18' in Schedule 'A' hereto, only the following uses shall be permitted:

- one single detached dwelling
- business or professional office
- retail store, convenience
- studio
- tourist information centre
- accessory buildings, structures and uses to any permitted use

Further, notwithstanding Section 5.28 (b), a minimum of 3 parking spaces shall be provided for non-residential uses, wherein the maximum floor area of all non-residential uses does not exceed 101.2 square metres.

Further, notwithstanding Section 5.28 (b), a minimum of 2 parking spaces shall be provided for the single detached dwelling.

18.5.19
(500-2007-0018)

PART OF LOT 9, CONCESSION 3 (NG)

'C5-19'
(Map 2)

a) Notwithstanding Section 18.2, only the following non-residential uses shall be permitted:

- bakery or bakeshop
- business or professional office
- catering establishment
- clinic, health care
- dry cleaning establishment
- hawker or pedlar use
- hotel
- laundromat
- leisure vehicle sales establishment
- marina
- marine passenger service terminal
- motel or motor hotel
- parking lot, commercial (provided same is within a fully enclosed building or parking garage)
- place of amusement

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- police station
- printing shop
- refreshment vehicle, bicycle unit or cart
- restaurant
- retail store
- service shop, personal or light
- school, private or commercial
- studio
- taxi stand
- tourist information centre
- accessory buildings, structures and uses to any permitted use

Notwithstanding, Section 2.168, the definition of a restaurant shall also include an outdoor dining area/patio.

- b) Notwithstanding Sections 18.4(c) & (f), the following shall apply:

FRONT YARD (MINIMUM)	4 metres
INTERIOR SIDE YARD	2 metres*

*Except where the interior side yard abuts a residential zone, the minimum yard shall be 8 metres.

- c) Notwithstanding Section 18.4(g), and 5.10, boathouse structures and buildings shall not be permitted with the exception of the existing vinyl clad boathouse located in the east corner of lands zoned C5-19 which shall be permitted a setback of 4 metres from the adjacent lot and any landscaping provided in accordance with an approved site plan.

- d) In accordance with Section 17.4(k) the following additional provisions shall apply:

- Such open storage shall not be located within 60 metres from the front lot line.
- Such open storage shall be fenced, and appropriately screened from the adjacent residential properties in accordance with an approved site plan.
- The open storage of boats and trailers

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during the winter months (ie. November-April) may be located on spaces required for the marina use only.

- e) Notwithstanding Section 5.28(b), parking for the outdoor dining area/patio shall be based on 6 sp/95 sq. m. of floor area.
- f) Notwithstanding Section 5.28(g), parking areas shall not be located between the lot line abutting the Queensway and the front wall of any buildings.
- g) Notwithstanding Section 2.82, any furnace or utility room, laundry room, washroom, stairwell or elevator shaft, walk in cooler, and garbage room etc. up to a maximum of 20% of the ground floor area may be excluded from the total floor area for the purpose of calculating the required parking.