

SECTION 19 - RECREATIONAL COMMERCIAL (C6) ZONE

19.1 PERMITTED RESIDENTIAL USES

- one accessory dwelling or dwelling unit

19.2 PERMITTED NON-RESIDENTIAL USES

- bed and breakfast residence
- bowling alley
- day care, private home
- golf course
- hawker or pedlar use
- park
- place of amusement
- (500-98-003) - police station
- recreational vehicle park
- refreshment vehicle, bicycle unit or cart
- retail store, convenience
- restaurant
- tent campground
- accessory buildings, structures and uses to any permitted use

19.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the provisions of Section 6 hereof for a Rural (RU) Zone.

19.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

- (a) LOT FRONTAGE (MINIMUM) 120 metres
- (b) LOT AREA (MINIMUM) 4 hectares
- (c) YARDS (MINIMUM) 15 metres
- provided that where a yard abuts a Residential or Transitional Zone, the said minimum yard shall be increased to 30 metres.
- (d) LOT COVERAGE (MAXIMUM) 20%
- (e) HEIGHT OF BUILDING (MAXIMUM) 11 metres

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(f) RECREATIONAL VEHICLE SITE

Every recreational vehicle shall be placed on a recreational vehicle site with the minimum dimensions as follows:

- Site Frontage 8 metres
- Site Area 185 sq metres
- Density 30 recreational vehicle sites per hectare

The following provisions shall also apply to a recreational vehicle site:

- no recreational vehicle site shall be closer than 15 metres to a service building;
- every recreational vehicle site shall be accessible by a driveway which is at least 4 metres wide if intended for one-way traffic or 8 metres wide for two-way traffic; and,
- the storage of goods or materials shall not be permitted other than in a wholly enclosed building with the exception that not more than one boat of not more than 8 metres in length may be stored per recreational vehicle site.

(g) BED AND BREAKFAST ESTABLISHMENT

Notwithstanding Sections 5 and 19.4 (a), (b) and (c), a bed and breakfast residence and accessory buildings, structures and uses thereto, shall be subject to the same lot frontage, lot area, and yard provisions as a single family dwelling in a Rural (RU) Zone.

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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19.5 SPECIAL PROVISIONS

19.5.1 PART OF LOT 11, CONCESSION 8 (NG); 'C6-1'
(500-98-001) (Map 5)

Notwithstanding Sections 19.1 and 19.2 in the area designated 'C6-1' in Schedule 'A' to the By-law, a maximum of one caretaker's/manager's residence in addition to a maximum of twenty-eight Hotel/Motel units shall be permitted within an existing building as shown in Schedule 'B-16' hereto.

Notwithstanding Section 2.104, the individual Hotel/Motel units may contain cooking facilities. Furthermore, the individual Hotel/Motel units shall be restricted to a maximum floor area of sixty-five square metres.

Furthermore, all development within the 'C6-1' zone shall be subject to the approval of Lake Simcoe Region Conservation Authority and the Regional Municipality of York, Health Services Department.