

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 The C3-2 Zone permitted the following uses: a single detached dwelling, garden centre, home occupation and a retail store.

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.

A new dwelling unit on a vacant lot shall utilize a tertiary sewage treatment system and shall be connected to municipal water and shall be required to remove the Holding Zone provision.

An existing dwelling unit may be replaced or enlarged provided the existing septic system or new septic system is designed and approved to manage the effluent load of the replacement or addition, and such dwelling unit shall be

connected to municipal water. Where a new septic system is required, a tertiary sewage treatment system is required. Removal of the Holding Zone provision is required for a dwelling unit that is being replaced and where a new septic system is required.

Accessory and non-habitable detached buildings including garages and sheds are permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch, and unenclosed deck are also permitted. The removal of the Hold provision is not required.