

**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**

- bowling alley
- (500-2007-0003) - catering establishment
- golf course, miniature
- golf ball driving range
- hawker or pedlar use
- hotel
- (500-2015-0057) - kennel, pursuant to the provisions of Section 2.105 and 5.21(A) of this By-law
- leisure vehicle sales establishment
- marina
- marine passenger service terminal
- motel or motor hotel
- motor vehicle fuel bar
- parking lot, commercial
- place of amusement
- 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.

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

**OTHER USES**

(a) LOT FRONTAGE (MINIMUM) nil

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

- 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 operations may be increased to 75%.

**(j) HEIGHT OF BUILDING (MAXIMUM)** 11 metres

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

**(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.

**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

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

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. Further, such recreational vehicles shall be set back a minimum of 15 metres from the front and exterior side lot lines.

Further, notwithstanding Section 18.2, an existing go-kart track as permitted by Section 18.5.1 shall be permitted to encroach 2 metres into the area zoned 'C5-4'.

**18.5.5 PART OF LOT 21, CONCESSION 6 (G); 'C5-5'  
(Map 10)**

In the area designated 'C5-5' in Schedule 'A' hereto, the manufacture of boats and boat trailers shall be a permitted non-residential use in addition to those uses permitted in Section 18.2.

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

**18.5.6 PART LOT 124, REGISTERED PLAN 251 (G); 'C5-6'  
(Map 9)**

Notwithstanding Section 18.2, in the area designated 'C5-6' in Schedule 'A' hereto, the only permitted use shall be the open storage of boats and recreational vehicles.

**18.5.7** (*Deleted By By-law 500-2010-0003*)

**18.5.8 PART OF LOT 8, CONCESSION 8 (NG); 'C5-8'  
(Map 1)**

Notwithstanding Section 18.2 in that area designated 'C5-8' in Schedule 'A' hereto, the following non-residential uses shall be permitted:

- refreshment booth
- a petting zoo
- arts and crafts centre
- pottery studio
- sale and use of amusement games
- accessory residential dwelling
- accessory buildings, structures and uses to any permitted use

**18.5.9 PART OF LOT 7, CONCESSION 9 (NG); 'C5-9'  
(Map 1)**

In addition to those uses permitted in Section 18.2, in that area designated 'C5-9' in Schedule 'A' hereto, the following non-residential uses shall be permitted:

- club, commercial
- commercial recreational uses which shall include hay ride, horseback riding and ski trails, outdoor ice skating facilities, a go-kart track, toboggan runs, miniature golf course, a petting zoo and a golf driving range and shall exclude an Adventure Game refreshment booth
- snowmobile trail which shall not be located closer than the intersected area of 50 metres

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

from the westerly property line and 120 metres from the southerly property line

**18.5.10 PART LOT 10, CONCESSION 9 (NG); 'C5-10'**  
(500-2019-0008) **(Map 5)**

Notwithstanding Sections 2.185 A) and 18.2 in that area designated 'C5-10', only the sale and servicing of windsurfing equipment restricted to a maximum gross leasable floor area of 95 sq. metres, and operation of a short-term rental accommodation within a non-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)**

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

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 line, with the exception of the interior side lot line, shall be 1 metre.

18.5.13 BLOCK A AND PART OF BLOCK B,  
REGISTERED PLAN 528; 'C5-13'  
(Map 2)

Notwithstanding Sections 18.1 and 18.2, in the area designated 'C5-13' in Schedule 'A' hereto, only the following uses shall be permitted:

- dock (open or covered)
  - parking lot, commercial
  - accessory buildings, structures and uses to any permitted use

18.5.14 PART LOTS 22 AND 23, CONCESSION 7 (G); 'C5-14'  
(Map 9)

Notwithstanding Sections 18.1 and 18.2, in the area designated 'C5-14' in Schedule 'A' hereto, only the following uses shall be permitted:

- a motel not exceeding 30 rental units
  - a restaurant/banquet hall
  - buildings and uses accessory to a motel, restaurant and golf course

18.5.15 PART OF LOTS 8 & 9, CONCESSION 3 (NG) 'C5-15'  
(500-97-080) LOT 41, 42 & 43, PART OF LOTS 35 TO 40 (Map 2)  
inclusive and Block C, Plan 224

Notwithstanding Section 18.4 (e) & (f), in the area

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

designated 'C5-15', the rear and interior side yard for the existing parts and service shop shall be Nil.

Further, notwithstanding Section 18.4 (g) the setbacks required for the existing docks located to the north and to the east of the existing parts and service shop shall be Nil.

**18.5.16 PART OF LOT 9, CONCESSION 3 (NG); 'C5-16'**  
(500-2003-0018) **(Map 2)**

Notwithstanding Sections 5.28 and 18.4(g), on those lands zoned 'C5-16' in Schedule 'A' hereto, the following additional provisions shall apply:

- i) An area within the marina storage compound (comprising nine of the required parking spaces) may be used for open storage purposes from December 1<sup>st</sup> through to April 30<sup>th</sup> of the following year. Access to this parking area may be provided by a gated access having a minimum width of 4.5 metres.
- ii) The minimum setback for a dock from the westerly lot line shall be nil.

**18.5.17 LOT 57, REGISTERED PLAN 284 'C5-17'**  
(500-2005-0013) **E/S Sina Street (Map 5)**

That notwithstanding Sections 18.1 and 18.2, in that area designated 'C5-17' in Schedule 'A' hereto, only the following non-residential use shall be permitted:

- indoor storage facility accessory to the abutting marina operation to the south.

And, notwithstanding Sections 18.4(f) and 18.4(i), the location of any building or structure shall be subject to the following provisions:

INTERIOR SIDE YARD (MINIMUM-north side)	10 metres
INTERIOR SIDE YARD (MINIMUM-south side)	5 metres
LOT COVERAGE (MAXIMUM)	35%

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

And further, notwithstanding Section 18.4(k), the open storage of leisure vehicles, including accessory trailers, shall not be permitted.

Lastly, notwithstanding Section 5.10, any buildings or structures shall have a minimum setback of 20 metres from any river, waterbody, watercourse or man-made canal.

18.5.18 PART LOT 261, PLAN 299, PART OF BLOCK B 'C5-18'  
(500-2008-0001) 530 LAKE DRIVE SOUTH (Map 2)

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**            **PART OF LOT 9, CONCESSION 3 (NG)**            **'C5-19'**  
**(500-2007-0018)**            **(Map 2)**

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

  - bakery or bakeshop
  - business or professional office

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

- 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
- 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

**SECTION 18 - TOURIST COMMERCIAL (C5) ZONE (cont.)**

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 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.