

SECTION 16 - COMMERCIAL RECREATION ZONE (C5) REGULATIONS

16.1 General Use Regulations

No person shall within the C5 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

16.1.1 Permitted Uses

- a) Marinas;
- b) private or public clubs;
- c) eating establishments;
- d) public or private parks;
- e) driving range and/or a miniature golf courses;
- f) convenience stores;
- g) motels and hotels;
- h) sporting goods or marine accessory stores;
- i) tourist cabins or lodge establishments;
- j) storage facilities for automotive and recreational equipment;
- k) specialty retail stores;
- l) auction establishments;
- m) places of amusement, entertainment or recreation;
- n) campgrounds or trailer parks;
- o) accessory uses.

16.1.2 Permitted Buildings and Other Structures

- a) Buildings and structures for the permitted uses;

- b) accessory buildings and structures for the permitted uses, in accordance with subsection 4.1 of this By-law.

16.1.3 Zone Provisions

| Zone Provision | Requirement |
|-------------------------------|--|
| Minimum Lot Area | 1,400 m ² (15,069.96 ft ²) |
| Minimum Lot Frontage | 30 m (98.42 ft) |
| Maximum Lot Coverage | 35 % (includes accessory buildings and structures) |
| Minimum Landscaped Open Space | 30 % |
| Maximum Building Height | 10 m (32.80 ft) |
| Minimum Front Yard | 15 m (49.21 ft) |
| Minimum Interior Side Yard | 15 m (49.21 ft) |
| Minimum Exterior Side Yard | 15 m (49.21 ft) |
| Minimum Rear Yard | 6 m (19.68 ft) |

16.2 Exceptions

The special regulations contained in subsection 16.2 shall apply to the area or areas defined below.

16.2.1 Defined Area C5-1 as shown on Schedule "A", Map 24 to this By-law

- a) **Permitted Uses**
Trailers and mobile homes within a campground and accessory uses, in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law with the following exceptions and additions:
 - i) Minimum Lot Area shall be 4 ha (9.88 ac);
 - ii) Minimum Site Area shall be 130 m² (1,399.35 ft²) for the seasonal sites and 300 m² (3,229.27 ft²) for the year round sites;
 - iii) Minimum No. of Sites shall be 30;
 - iv) Minimum width of buffer strip on all boundaries of park is 3 m (9.84 ft) except where a natural buffer already exists in the form of a permanent creek or watercourse of forested area;
 - v) a minimum of 5 % of the lot shall be provided for park and playground areas for the common use of the park residents. Such areas shall not form part of the trailer sites or the park's internal streets;
 - vi) the maximum number of trailers or mobile homes shall be 1 per site;

- vii) the maximum permissible site coverage by a trailer of mobile home and accessory uses shall be 30 %;
 - viii) the minimum distance between a trailer or mobile home and an internal street shall be 3 m (9.84 ft);
 - ix) notwithstanding any other provisions of this By-law to the contrary, a maximum of 20% of the sites in a park may be used for year round residential purposes;
 - x) all lands within the C5-1 Zone are subject to site plan control.
- d) **Other**
 In addition to the other requirements of this By-law to the contrary, all other provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-1.

16.2.2 Defined Area C5-2 as shown on Schedule "A", Map 27 to this By-law

- a) **Permitted Uses**
 Trailers and mobile homes within a campground and accessory uses.
- b) **Permitted Buildings and Other Structures**
 Buildings and structures for the permitted uses.
- c) **Zone Provisions**
 All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law with the following exceptions and additions:
 - i) Minimum Lot Area 8 ha (26.24 ac);
 - ii) Minimum Site Area no requirement;
 - iii) Minimum Distance from:
 - North Lot Line 6 m (19.68 ft);
 - South Lot Line 6 m (19.68 ft);
 - East Lot Line 6 m (19.68 ft);
 - West Lot Line 6 m (19.68 ft);
 - iv) Maximum Height of Buildings And Structures (see subsection 5.19 for exceptions) 1 storey;
 - v) Minimum Site Area 135 m² (1,453.17 ft²);
 - vi) Maximum Number of Trailers 1 per site;
 - vii) Maximum Site Coverage by a Trailer and Accessory Uses 30 %;
 - viii) Minimum Distance Between a Trailer and an Internal Street 3 m (9.84 ft);
 - ix) Minimum Distance Between Trailer 3 m (9.84 ft);
 - x) Minimum Distance Between Trailers and Accessory Uses 1.5 m (4.92 ft).

- d) **Access Requirements**
 Access to lands zoned C5-2 shall be by right-of-way from 5th Concession Road. Access to site shall be provided from an adjacent internal street with no sites having direct access to a

public street.

- e) **Other**
Notwithstanding any other requirements of this By-law to the contrary, a maximum of 20 % of the sites in a park may be used for year round residential purposes.
- f) **Site Plan Control**
All other requirements shall be addressed in the corresponding site plan agreement.

16.2.3 Defined Area C5-3 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
A multiple dwelling with a maximum of 8 dwelling units plus one single unit dwelling and accessory uses in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-3.

16.2.4 Defined Area C5-4 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
One single unit dwelling and accessory uses in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-4.

16.2.5 Defined Area C5-5 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
One single unit detached dwelling and accessory uses in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-5.

16.2.6 Defined Area C5-6 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
Warehousing and accessory uses in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-6.

16.2.7 Defined Area C5-7 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
A fish cleaning, packing and storage facility and accessory uses in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law.

d) Other

In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-7.

16.2.8 Defined Area C5-8 as shown on Schedule "A", Map 63 to this By-law

a) Permitted Uses

Trailers and mobile homes within a campground and accessory uses in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law with the following exceptions and additions:

- i) Minimum Lot Area shall be 4 ha (9.88 ac);
- ii) Minimum Site Area shall be 130 m² (1,399.35 ft²) for the seasonal sites and 300 m² (3,229.27 ft²) for the year round sites;
- iii) Minimum No. of Sites shall be 30;
- iv) Minimum width of buffer strip on all boundaries of park is 3 m (9.84 ft) except where a natural buffer already exists in the form of a permanent creek or watercourse of forested area;
- v) a minimum of 5 % of the lot shall be provided for park and playground areas for the common use of the park residents. Such areas shall not form part of the trailer sites or the park's internal streets;
- vi) the maximum number of trailers or mobile homes shall be 1 per site;
- vii) the maximum permissible site coverage by a trailer or mobile home and accessory uses shall be 30 %;
- viii) the minimum distance between a trailer or mobile home and an internal street shall be 3 m (9.84 ft);
- ix) notwithstanding any other provisions of this By-law to the contrary, a maximum of 20% of the sites in a park may be used for year round residential purposes;
- x) all lands within the C5-8 Zone are subject to site plan control.

d) Other

In addition to the other requirements of this By-law to the contrary, all other provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-8.

16.2.9 Defined Area C5-9 as shown on Schedule "A", Map 63 to this By-law

a) Permitted Uses

One single unit detached dwelling and accessory uses in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.

- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-9.

16.2.10 Defined Area C5-10 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
One single unit detached dwelling and accessory uses in addition to the uses permitted in the C5 Zone as indicated in subsection 16.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 16.1.3 of this By-law.
- d) **Other**
In addition to the other requirements of this By-law, all those provisions pertaining to lands zoned C5 shall also apply to lands zoned C5-10.