

4.12 TOURIST COMMERCIAL (CT) ZONE

No person shall within any Tourist Commercial (CT) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

4.12.1 Permitted Uses

- i) cabin establishment
- ii) camping establishment
- iii) cottage establishment
- iv) hotel
- v) marina
- vi) marine sales and service establishment
- vii) motel
- viii) restaurant
- ix) tourist resort
- x) accessory assembly hall
- xi) accessory convenience store or sub-post office
- xii) accessory single detached dwelling

4.12.2 Regulations for Permitted Uses

	Metric
i) Minimum Lot Area	- 4.0 ha
ii) Minimum Lot Frontage	- 60 m
iii) Minimum Front Yard	- 15 m
iv) Minimum Interior Side Yard	- 6 m
v) Minimum Exterior Side Yard	- 15 m
vi) Minimum Rear Yard	- 15 m
vii) Maximum Lot Coverage	- 20%
viii) Maximum Height	- 10 m
ix) Minimum Frontage on a Waterbody	- 6 m/unit
x) Minimum Setback from HWM	- See Section 3.32

4.12.3 Lot Coverage Regulation for Camping, Cottage, Cabin Establishments and Tourist Resorts

The maximum lot coverage for camping, cottage, cabin establishments and tourist resorts shall be 25% and shall exclude accessory buildings and owner's residence to a maximum of 464.5 m². The lot coverage regulation shall also exclude decks, landings and storage buildings which are accessory to a recreational unit.

4.12.4 Exceptions

4.12.4.1 VACANT

4.12.4.2 Tourist Commercial Exception Two (CT-2) Zone

Notwithstanding the permitted uses in Section 6.11.1, on lands located in Part of Lot 25, Concession 5 and zoned C2-2, the lot area shall be 1.5 hectares and the following additional uses shall be permitted:

- a) A retail store specializing in antiques, and;
- b) A coffee shop.

4.12.4.3 Tourist Commercial Exception Three (CT-3) Zone

Notwithstanding the provisions of this By-law to the contrary, the lands in Lots 11, 12, 13 and 14, Concession 10 and Lots 14 and 15, Concession 11, (Glamorgan) shown as CT-3 on Schedule A, shall be used only for a private camp, including a maximum of two existing detached dwellings which may be used as year round accommodation for permanent staff and their families.

Additional regulations for CT-3 Zone

- a) Minimum gross floor area per dwelling unit 70 m²
- b) Minimum distance separation distance between a detached dwelling and a permitted non-residential use 15 m

4.12.4.4 Tourist Commercial Exception Four (CT-4) Zone

Notwithstanding any other provision of this By-law to the contrary, the lands in Lot 12, Concession 10, (Glamorgan) shown as CT-4 on Schedule A no residential or accommodation use shall be permitted. Also, any alteration, enlargement, extension or reconstruction of any use, building or structure, existing as of the date of passing of this By-law, or any new use, building or structure, shall comply with the provisions of the CT Zone and with the provisions or requirements of the Ministry of Environment.

4.12.4.5 Tourist Commercial Exception Five (CT-5) Zone

Notwithstanding the provisions of this By-law to the contrary, the lands in Lots 6, Concession 7, (Glamorgan) shown as CT-5 on Schedule A, shall be used for a maximum of two detached dwellings providing year round accommodation for permanent staff and their families employed by a private camp located in Lots 11, 12, 13 and 14, Concession 10 and Lots 14 and 15, Concession 11.

Additional regulations for CT-5 Zone

- a) Minimum gross floor area per dwelling unit 70 m²

4.12.4.6 Tourist Commercial Exception Six (CT-6) Zone

Notwithstanding the permitted uses of the Tourist Commercial (CT) Zone to the contrary, on lands within Tourist Commercial Exception Six (CT-6) Zone, located in Part of Lot 18, Concession 14, (Cardiff) the permitted uses shall be restricted to the following:

- a) A single detached dwelling
- b) A summer camp

In all other respect the provisions of the Tourist Commercial (CT) Zone shall apply.

4.12.4.7 Tourist Commercial Exception Seven (CT-7) Zone

Notwithstanding the provisions of this By-law to the contrary, the lands in Lot 14 and 15, Concession 15 shown as CT-7 on Schedule A, shall be used only for a private camp, including year round accommodation for permanent staff and their families:

Additional regulations for CT-7 Zone

- a) Minimum gross floor area per dwelling unit 70 m²
- b) Minimum distance separation distance between a detached dwelling and a permitted non-residential use 15 metres

4.12.4.8 Tourist Commercial Exception Eight (CT-8) Zone

Notwithstanding the provisions of this By-law to the contrary, the lands in Lot 15, Concession 15 shown as CT-8 on Schedule A, shall be used only for a private camp operated on a seasonal basis only, including an outdoor recreation centre, and whose organized program of instruction may also include a hockey school and one seasonal dwelling where such is ancillary to the permitted non-residential use and is occupied by the owner, caretaker, watchman or other similar person and his family, provided that such person is employed on the lot on which such dwelling is located.

Additional regulations for the CT-8 Zone

- a) Minimum lot area 5 ha
- b) Minimum lot frontage 240 m
- c) Minimum yard requirements (all yards) 15 m

d)	Minimum gross floor area per dwelling unit	70 m ²
e)	Maximum lot coverage	5 %
f)	Maximum number of dwelling units per lot	1
g)	Minimum separation distance between a seasonal dwelling and a permitted non-residential use	15 m

The provisions of this By-law shall not apply to prevent the erection, alteration or use of land, buildings or structures for a permitted use within the CT-8 Zone, where the lands are accessible by means of a private right-of-way, registered on title, which provides ingress and egress to a public street or road allowance.

4.12.4.9 Tourist Commercial Exception Nine (CT-9) Zone

Notwithstanding the permitted uses of the Tourist Commercial (CT) Zone, on lands located in Lot 23 and 24, Concession 8 in the geographic Township of Cardiff and located in the Commercial Tourist Exception Nine (CT-9) Zone, only the following uses shall be permitted:

- a) a cottage and camping establishment with a maximum of 5 housekeeping cabins and 31 seasonal camp sites, which includes 2 camp sites for seasonal employees;
- b) a marina;
- c) an accessory dwelling unit; and,
- d) an accessory retail store.