

5.24 RECREATION COMMERCIAL (C5) ZONE

No person shall within any Recreation Commercial (C5) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.24.1 Uses Permitted**a) Residential Uses**

- Accessory dwelling unit;
- Accessory single detached dwelling house.

b) Non-Residential Uses

- Cabin establishment;
- Campground;
- Convenience store where ancillary to a permitted non-residential use specified herein;
- Cottage establishment;
- Eating establishment; if ancillary to a cabin establishment, a campground, a cottage establishment or a resort establishment;
- Marina or marine sales and service establishment;
- Miniature golf course;
- Park;
- Public use in accordance with the General Provisions of this By-law;
- Recreational vehicle and travel trailer sales and service establishment;
- Resort establishment;
- Snowmobile sales and service establishment;
- Trailer park;
- Outside display and sale of goods and materials ancillary to a permitted non-residential use specified herein and in accordance with the general provisions of this By-law.

(By-law No. 2016-0049)

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law, including Shipping Containers.

(By-law No. 2020-0016)

5.24.2 Provisions for Residential Uses**5.24.2.1 Single Detached Dwelling House**

- a) Separation Requirements (minimum) 10 metres from the permitted non-residential use
- b) Yard Requirements (minimum):
- i) Front..... 15 metres
 - ii) Exterior Side 10 metres

- iii) Interior Side6 metres
- iv) Rear..... 15 metres
- c) Landscaped Open Space (minimum) 30 percent
- d) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.
- e) Number of Dwelling Houses per Lot (maximum) 1
- f) Height of Building (maximum) 10 metres
(By-law No. 2020-0016)

5.24.2.2 **Dwelling Unit in Portion of Non-Residential Building**

- a) Number of dwelling units (maximum)..... 1
(By-law No. 2020-0016)

5.24.3 **Provisions for Non-Residential Uses**

- a) Lot Area (minimum) 0.8 ha
- b) Lot Frontage (minimum)60 metres
- c) Yards (minimum):
 - i) Front 15 metres
 - ii) Exterior Side..... 15 metres
 - iii) Interior Side:
 - 6 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard shall be 12 metres.
 - iv) Rear 12 metres
- d) Lot Coverage (maximum)..... 40 percent
- e) Landscaped Open space (minimum)..... 10 percent
- f) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.
- g) Height of Building (maximum) 10 metres
- h) Planting Strip:
 - In accordance with the General Provisions of this By-law.

5.24.4 **Provisions for Cabin, Cottage or Resort Establishments**

- a) Lot Area (minimum) 2 ha
- b) Lot Frontage (minimum)90 metres
- c) Yards (minimum):

SECTION 5

PROVISIONS - C5 ZONE

- i) Front..... 15 metres
- ii) Exterior Side 15 metres
- iii) Interior Side:
 - 6 metres except where the interior side lot line abuts a Residential Zone, in which case the minimum interior side yard shall be 12 metres.
- iv) Rear..... 12 metres

- d) Lot Coverage (maximum)..... 40 percent

- e) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.

- f) Landscaped Open Space (minimum)..... 20 percent

- g) Height of Building (maximum) 10 metres

- h) Distance between Cabins or Cottages on the same lot (minimum)6 metres

5.24.5 Provisions for Campsites

(By-law No. 2016-0049)

- a) Campsite Area (minimum) 185 sq. metres
- b) Campsite Frontage (minimum).....9 metres

5.24.6 Provisions for Trailer Parks

- a) Lot Area (minimum)..... 4 hectares

- b) Lot Frontage (minimum)100 metres

- c) Yards (minimum):
 - i) Front..... 15 metres
 - ii) Exterior Side 10 metres
 - iii) Interior Side6 metres
 - iv) Rear..... 15 metres

- d) Lot Coverage (maximum)..... 30 per cent

- e) Landscaped Open Space (minimum) 30 per cent

- f) Recreational Trailer Site Area (minimum)..... 232 sq. metres

- g) Recreational Trailer Site Frontage (minimum)..... 10 metres

- h) Separation Distance Between Sites (minimum)3 metres
- i) Density of Sites (maximum).....35 sites per net hectare
- j) Recreational Trailer Site Coverage (maximum)..... 35 per cent
- k) Recreational Trailer Dwelling Unit Area (maximum)..... 44 square metres

5.24.7 **Provisions for Outside Display and Sales**

- a) Be accessory to the main use on the lot;
- b) Not be located closer than 7.5 metres to the front lot line;
- c) Not be located closer than 2.0 metres to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6 metres of an interior side or rear lot line where the lot line abuts a lot zoned for other than commercial or industrial purposes;
- d) Not exceed 10 percent lot coverage, and
- e) No open storage of goods and materials is permitted.

(By-law No. 03-61)

5.24.8 **General Provisions**

In accordance with Section 4, General Provisions, of this By-law.

5.24.9 **Exception Provisions - Recreational Commercial (C5) Zone**

5.24.9.1 **Recreational Commercial Exception One (C5-1) Zone**

(Part of Lot 5, Concession 1, in the Geographic Township of Richmond)

Within the C5-1 Zone, the uses permitted are restricted to:

- marina an accessory uses considered incidental and subordinate thereto;
- single detached dwelling house or accessory dwelling unit.

5.24.9.2 **Recreational Commercial Exception Two (C5-2) Zone**

(Part of Lot 1, Concession 1, in the Geographic Township of Richmond)

Within the C5-2 Zone, the uses permitted are restricted to:

- single detached dwelling house or accessory dwelling unit;
- trailer park.

5.24.9.3 **Recreation Commercial Exception Three (C5-3) Zone**

(Part of Lots 2 and 3, and Part of Broken Front Lot 3, Concession 3, in the Geographic Township of North Fredericksburgh)

Within the C5-3-H Zone, the following provisions apply:

a) Uses Permitted

Uses permitted are restricted to:

- A trailer park containing a maximum of 125 campsites;
- 6 seasonal dwelling homes;
- A single detached dwelling house;
- A recreational vehicle and travel trailer sales and service establishment.

(By-law No. 2016-0049)

b) Accessory Uses

Accessory uses permitted include:

- A swimming pool;
- A propane fill station;
- A workshop;
- A recreational or games room.

c) Setback from the Highwater Mark

No building, structure, boathouse, dock, sewage disposal system, parking area or driveway shall be located within 30 metres of the Highwater mark.

d) 'H' Removal

The 'H' may be removed in accordance with Section 36 of the Planning Act when:

- i) The holding provision requirements contained in the General Provisions of the By-law have been satisfied, and
- ii) The respective Certificates of Approval for the water system and the sewage system have been received from the Ministry of Environment.

(By-law 05-80)

e) "H" Removal

The "H" symbol has been removed from portions of those lands outlined in Schedule "18" to By-law No. 02-22, as amended by By-law No. 05-80, thereby recognizing the use of the site for:

- 45 campsites;
- 6 seasonal dwelling houses;
- An existing single detached dwelling house;
- Washroom facilities;
- A games room;
- Existing trailer sales and office;
- An existing garage and workshop.

(By-law No.07-45)