

5.0 COMMUNITY ZONES

5.2 COMMUNITY COMMERCIAL ZONES (C)

5.2.1 Permitted Main Uses

No person shall within any of the Community Commercial Zones use any lot, or erect, locate, alter or use any building or structure for any purpose except in accordance with the following applicable zones as noted on the following page in Table 5.2.1:

TABLE 5.2.1 – COMMUNITY COMMERCIAL ZONE, PERMITTED MAIN USES								
PERMITTED MAIN USES	RESORT COMMERCIAL				MARINA	COMMUNITY	HIGHWAY	MIXED USE
	C1A	C1B	C1C C1CA	C1D C1DA	C2	C3	C4	C5
AUTOMOBILE SALES ESTABLISHMENT							X	X
AUTOMOBILE SERVICE STATION							X	X
AUTOMOBILE WASHING ESTABLISHMENT							X	X
BUILDING SUPPLY YARD							X	X
CLINIC						X	X	X
CONTRACTOR'S YARD							X	X
CONVENIENCE STORE						X	X	X
FINANCIAL BUSINESS						X		X
GAS BAR					X		X	X
HOTEL	X	X	X	X				
MARINA					X		X	X
MOTEL	X	X	X	X			X	X
OFFICE						X	X	X
PERSONAL SERVICE SHOP						X		X
PLACE OF AMUSEMENT						X	X	X
RECREATIONAL ESTABLISHMENT							X	X
RECREATIONAL VEHICLE AND EQUIPMENT CENTRE							X	X
RESTAURANT	X	X	X	X		X	X	X
RETAIL STORE						X		X
SERVICE SHOP					X	X	X	X
TAVERN						X	X	X
TOURIST RESORT	X	X	X	X				

X indicates uses permitted in applicable zone

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5.2.2 Permitted Accessory Uses

No person shall, in any Community Commercial Zone, construct an Accessory Use on any property unless a main use / permitted use has been established on the property and in accordance with the following applicable zones on the following page in Table 5.2.2:

TABLE 5.2.2 – COMMUNITY COMMERCIAL ZONE, PERMITTED ACCESSORY USES								
ACCESSORY USES	RESORT COMMERCIAL				MARINA	COMMUNITY	HIGHWAY	MIXED USE
	C1A	C1B	C1C C1CA	C1D C1DA	C2	C3	C4	C5
ARTIST STUDIO	X	X	X	X	X	X		X
CONVENIENCE STORE	X	X	X	X	X			
CONTRACTOR'S YARD					X			
CULTURAL CENTRE	X	X	X	X	X	X		X
RESIDENTIAL – DWELLING UNIT	X	X	X	X	X	X	X	X
GOLF COURSE	X	X	X	X				
MARINA	X	X	X	X				
RESIDENTIAL – MULTIPLE DWELLING	X	X				X		X
OFFICE	X	X	X	X	X	X	X	X
PERSONAL SERVICE SHOP	X	X	X	X				
PLACE OF AMUSEMENT	X	X	X	X		X	X	X
RECREATIONAL ESTABLISHMENT	X	X	X	X				
RESTAURANT	X	X	X	X	X			
RETAIL STORE	X	X	X	X	X			
SERVICE SHOP					X	X		
STAFF QUARTERS	X	X	X	X	X	X	X	X
TAVERN	X	X	X	X				

X indicates uses permitted in applicable zone

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- (1) Where permitted in Table 5.2.1 or 5.2.2, both one *dwelling unit* and one *single detached dwelling unit* are permitted as *Accessory Uses* provided that the provisions of Section 3.19 are adhered to for the *dwelling unit*.

5.2.3 Zone Requirements

No person shall within any of the Community Commercial Zones use any lot or erect, locate, alter or use any building or structure except in accordance with the following requirements as noted below in Table 5.2.3 and the applicable Special Provisions:

TABLE 5.2.3 – COMMUNITY COMMERCIAL ZONE PROVISIONS										
LOT REQUIREMENTS	ZONES (4)									
	C1A	C1B	C1C	C1D	C1CA (1)	C1DA (1)	C2 (2)	C3	C4	C5
Minimum Lot Frontage	99.1 m (325 ft.)	76.2 m (250 ft.)	152.4 m (500 ft.)	76.2 m (250 ft.)	152.4 m (500 ft.)	76.2 m (250 ft.)	61 m (200 ft.)	---	45.7 m (150 ft.)	45.7 m (150 ft.)
Minimum Lot Area	0.4 ha (1 ac.)	0.4 ha. (1 ac.)	0.8 ha. (2 ac.)	0.8 ha. (2 ac.)	0.8 ha. (2 ac.)	0.8 ha. (2 ac.)	---	---	0.2 ha. (0.5 ac.)	0.2 (0.5 ac.)
Maximum Lot Coverage	35%	35%	15%	15%	15%	15%	35%	---	50%	50%
Minimum Front Yard Setback (3)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	---	3 m (10 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)
Minimum Interior Side Yard Setback	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	3 m (10 ft.)	3 m (10 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)
Minimum Exterior Side Yard Setback	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	3 m (10 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)
Minimum Rear Yard Setback	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)	3 m (10 ft.)	7.6 m (25 ft.)	7.6 m (25 ft.)
Minimum Landscaped Area	30%	30%	30%	30%	30%	30%	30%	---	30%	30%
Maximum Height	13.7 m (45 ft.)	13.7 m (45 ft.)	13.7 m (45 ft.)	13.7 m (45 ft.)	13.7 m (45 ft.)	13.7 m (45 ft.)	10.7 m (35 feet)	12.2 m (40 ft.)	12.2 m (40 ft.)	12.2 m (40 ft.)

C1A, C1B Applies to Urban Centres of Bala and Port Carling

C1C, C1D Applies to the Communities of Foots Bay, Glen Orchard, Milford Bay, Minett, Torrance and Windermere

(1) See Section 5.2.4.1 (3) See Section 5.2.4.3

(2) See Section 5.2.4.2 (4) See Section 5.2.4.4

5.2.4 COMMUNITY COMMERCIAL ZONE PROVISIONS

5.2.4.1 See Section 5.2.13

5.2.4.2 For lots zoned C2 on the date of passing of this By-law the minimum *lot frontage* requirement shall be 60.1 m (200 ft.) or the *lot frontage* which existed on the date of passing of this By-law, whichever is less.

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5.2.4.3 For lots that abut the *high water mark*, the minimum *setback* from the *high water mark* shall be 20.1 m (66 ft.).

5.2.4.4 The *front yard setback* for each *building* and *structure* on a *lot*, which are considered legal *non-complying* due to an encroachment into the required 20.1m (66 ft.) *front yard setback*, shall be the *setback* which existed on that date, or a minimum of 7.6 m (25ft.) from the *high water mark*, or from the *front lot line* whichever is greater.

For the purposes of determining the existing *front yard setback*, it shall be calculated based on the *setback* for each type of *building* or *structure*.

In the case of a *sundeck*, which existed prior to the passing of this By-law, which is considered to be legal *non-complying* due to an encroachment into the required 15.2 m (50 ft.) *front yard setback*, the *front yard setback* for that *sundeck* shall be the *setback* which existed on that date or a minimum of 4.6 m (15 ft.) from the *high water mark*, whichever is greater.

5.2.5 FRONT YARD EXEMPTIONS

The following *buildings* and *structures* are exempted from the *front yard* requirements:

- i) *Sundecks, landings, ramps* and stairs
- ii) *Pumphouses, saunas* and *gazebos* not exceeding 4.6 m (15 feet) in height.
- iii) Notwithstanding subsection i), for a *lot* that abuts the *high water mark*, *sundecks* must have a minimum *setback* of 15.2 m (50 ft.) from the *high water mark*.

5.2.6 LANDSCAPED BUFFER

Where a Commercial Zone (C1A, C1B, C1C, C1CA, C1D, C1DA, C2, C4, C5) abuts a *residential* Zone, 3 m (10 ft.) of the *required yard* abutting that zone shall be planted and maintained as a *landscaped buffer*.

5.2.7 STRUCTURES OVER WATER

A *boathouse, boatport, sun shelter, or dock* may be located in a Waterbody Open Space Zone (WOS) where it abuts a Community Commercial Zone or in a Community Commercial (C) Zone provided it is an *Accessory Use* to the main permitted use, and is subject to the following:

- a. In the case of *docks*
 - i. No part of any *dock* shall extend beyond 20.1 m (66 ft.) from the *high water mark*;
 - ii. No part of any *dock* shall be erected within 4.6 m (15 ft.) from the *side or rear lot line* or any 30.5 metre (100 ft.) *straight line projection* thereof, from the *high water mark*;

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- iii. the total *cumulative width* of *docks* on a *lot* shall not exceed 25% of the *lot frontage*, excluding *docks* in a Community Commercial – *Marina* (C2) Zone which shall not exceed 75%; and,
 - iv. The *dock* is permitted to extend from or to be located in the *front yard* of a *lot*, to a maximum distance of 3 m (10 ft).
- b. In the case of a *boathouse*
- i. No part of any *boathouse* shall extend beyond 15.2 m (50 ft.) from the *high water mark*;
 - ii. The total *cumulative dock and boathouse width* shall not exceed 25 % of the *lot frontage* or 15.2 m (50 ft.), whichever is greater, excluding *boathouses* in a Community Commercial - *Marina* (C2) Zone, which shall be limited to 75%;
 - iii. The *boathouse* shall not exceed a *height* of 7.6 m (25 ft.);
 - iv. No part of any single *storey boathouse* shall be erected within 4.6 m (15 ft.) from the *side or rear lot line* or any 30.5 metre (100 ft.) *straight line projection* thereof, from the *high water mark*;
 - v. For the purposes of this By-law a *boathouse* which has a second *storey* or any part thereof shall be deemed to be a two *storey boathouse* and no part of any two *storey boathouse* shall be erected within 9.1 m (30 ft.) of the *side or rear lot line* or any 30.5 metre (100 ft.) *straight line projection* of the *side or rear lot line*;
 - vi. The *lot* must abut a Category 1, 2, or 4 Lake in accordance with Table 1 of Section 4.1;
 - vii. A two *storey boathouse* is only permitted on a Category 1 Lake in accordance with Table 1 of Section 4.1 and on a *lot* with a minimum *lot frontage* of 91.4 m (300 ft.); and,
 - viii. The *boathouse* is permitted to extend from or to be located in the *front yard* of the *lot*, to a maximum distance of 3 m (10 ft.).
- c. In the case of a *sun shelter*:
- i. A *sun shelter* shall not contain *habitable floor area* or be screened or glassed;
 - ii. The maximum permitted *gross floor area* shall be 18.6 m² (200 ft.²);
 - iii. The *sun shelter* shall not exceed a *height* of 4.5 m (15 ft.);
 - iv. No part of any *sun shelter* shall extend beyond 10.7 m (35 ft.) from the *high water mark*; and,
 - v. A *sun shelter* shall comply with all other provisions regulating a *boathouse*.