

## SECTION 14 - TOURIST AND RECREATIONAL COMMERCIAL (CT) ZONE

- 14.1 Within a Tourist and Recreational Commercial (CT) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.
- 14.2 PERMITTED USES
- 14.2.1 Residential Uses:
- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the provisions of Section 3.11.
- 14.2.2 Non-Residential Uses:
- a) tourist establishment or commercial accommodation use
  - b) golf, ski or recreational club house
  - c) skating or curling rink or arena
  - d) restaurant including a drive-in or take-out restaurant or refreshment vehicle subject to section 14.3.18
  - e) place of entertainment or a commercial use accessory to the above permitted uses
  - f) driving range or miniature golf course
  - g) commercial recreational establishment
  - h) tourist information centre
  - i) marina which may include outside storage in accordance with the provisions of Section 3.38
  - j) drive-in theatre
  - k) zoo or area for the keeping and showing of unique animals
  - l) sports or recreational camp
  - m) accessory retail store
  - n) recreational use
  - o) passive outdoor recreation use
  - p) public use in accordance with the provisions of Section 3.29
- 14.3 ZONE PROVISIONS
- 14.3.1 Refer to Section 3 (General Provisions)
- 14.3.2 Lot Area (minimum)
- a) lot served by a public water and sanitary sewer system 790 m<sup>2</sup> (8503.77 sq.ft.)
  - b) other lots 1 hectare (2.47 A)
- 14.3.3 Lot Frontage (minimum)
- a) lot served by a public water and sanitary sewer system 20 m ( 65.62 ft.)
  - b) other lots 30 m (98.43 ft.)
- 14.3.4 Front Yard Depth (minimum)
- a) lot served by a public water and sanitary sewer system 3 m (9.84 ft.)
  - b) other lots 12 m (39.37 ft.)

- 14.3.5 Rear Yard Depth (minimum) 10 m (32.81 ft.)
- a) abuts a Commercial or Institutional Zone 3.5 m (11.48 ft.)
- 14.3.6 Interior Side Yard Depth (minimum)
- a) lot served by a public water and sanitary sewer system; 6 m (19.69 ft.)
- b) other lots; 10 m (32.81 ft.)
- 14.3.7 Exterior Side Yard Width (minimum)
- a) lot served by a public water and sanitary sewer system 3 m (9.84 ft.)
- b) other lots 18 m (59.06 ft.)
- 14.3.8 Lot Coverage (maximum) of Permanent Buildings and Structures
- a) lot served by a public water and sanitary sewer system 40%
- b) other lots 15%
- 14.3.9 Building Height (maximum) 11.0 m (36.09 ft.)
- 14.3.10 Landscaped Open Space (minimum)
- a) lot served by a public water and sanitary sewer system 10%
- b) other lots 30%
- 14.3.11 Minimum setback from any Residential Zone (any yard) 15 m (49.21 ft.)  
to any building or structure
- 14.3.12 Adjacent to any Residential Zone a 3 metre (9.84 ft.) buffer strip, properly landscaped as may be required by a Site Plan Control Agreement through the provisions of the Planning Act, shall be provided along the abutting lot line.
- 14.3.13 Accessory Dwelling Units
- a) units per lot (maximum) 1
- b) gross floor area (minimum) attached dwelling unit
- i) bachelor or one bedroom dwelling unit 42.0 m<sup>2</sup> (452.09 sq. ft.)
- ii) for each additional bedroom 13.0 m<sup>2</sup> (139.94 sq. ft.)
- iii) access to a dwelling unit shall be separate from access to Commercial use
- c) Floor area (minimum) detached dwelling unit 100 m<sup>2</sup> (1076.43 sq.ft.)
- 14.3.14 All means of ingress and egress shall conform with the appropriate municipal regulations. In the case of a corner lot no means of ingress or egress shall be located within 15 m (49.21 ft.) of the intersection of the street lines.
- 14.3.15 Off street parking and loading in accordance with Sections 3.40 and 3.41
- 14.3.16 No parking space or part shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 m (9.84 ft.) of the

boundary of any Residential Zone.

14.3.17 Accessory Buildings Refer to Section 3.7

i) Notwithstanding Section 3.7.3 of this By-law all or part of an accessory building may be located in front of the projected front main wall of the main building, and shall comply with the yard requirements of this Section.

14.3.18 Regulations for refreshment vehicles

14.3.19 No refreshment vehicle may be located within 300 metres (984.25 feet) of a restaurant including a drive-in or take-out restaurant except where such use is accessory to the restaurant.

14.4 ZONE EXCEPTIONS

14.4.1 CT-1, Lot 32, Concession I (Vespra)  
2808 Penetanguishene Road, Roll No. 43 41 010 001 188 00 0000  
*Vespra Zoning By-law No. 87-07*

A single detached dwelling and an appliance repair and sales outlet is permitted.

14.4.2 CT-2, Lot 7, Concession I W.P.R. (Vespra)  
424 Penetanguishene Road, Roll No. 43 41 010 001 078 00 0000  
*Vespra Zoning By-law Amendment No. 93-5*

The exterior side yard width (minimum) for an existing building shall be 2.5 m.

14.4.3 CT-3, Lot 14, Concession VII (Vespra)  
2694 Wilson Drive, Part of Roll No. 43 41 010 003 343 00 0000  
*Vespra Zoning By-law No. 93-21*

The lot frontage (minimum) requirement shall be 0 m.

14.4.4 CT-4, Lot 23, Concession XI (Vespra)  
3772 Grenfel Road, Roll No. 43 41 010 006 251 01 0000

The permitted uses within this zone are restricted to a go-cart driving course, golf driving range, chipping and putting ranges, miniature golf course, batting cages, an area or track for in-line skating (roller-blading), kiddies go-cart area, children's playground and accessory uses to the primary uses such as picnic area; food service facilities and eating pavilion; ticket booths; washroom and parking facilities; existing detached accessory dwelling and workshop.

14.4.5 CT-5, Lot 7, Concession I (Flos)  
3656 Horseshoe Valley Road, Roll No. 43 41 030 003 004 01 0000

The permitted uses within this zone are restricted to a retail store and attached accessory dwelling.