

## **Section 21 – Tourist and Recreational-Commercial (CT) Zone**

**21.1.** 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.

### **21.2. Permitted Uses**

#### **21.2.1. Residential Uses:**

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the General Provisions Section

#### **21.2.2. 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 21.3.18
- e) place of entertainment or a commercial use accessory to the above
- 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 General Provisions Section
- 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 General Provisions Section

### **21.3. Zone Provisions**

**21.3.1.** Refer to Section 3 – General Provisions

**21.3.2.** Lot Area (minimum)

	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	790 m <sup>2</sup> (8503.77 ft. <sup>2</sup> )
b)	lot served by a public water system	1 hectare (2.47 ac)

21.3.3. Lot Frontage (minimum)

	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	20.0m (65.62 ft.)
b)	other lots	30.0m (98.43 ft.)

21.3.4. Front Yard Depth (minimum)

	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	3 m (9.84 ft.)
b)	other lots	12 m (39.37 ft.)

21.3.5. Rear Yard Depth (minimum)

a)	abuts a Commercial or Institutional Zone	3.5 m (11.48 ft.)
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21.3.6. Interior Side Yard Depth (minimum)

	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	6 m (19.69 ft.)
b)	other lots	10 m (32.81 ft.)

21.3.7. Exterior Side Yard Width (minimum)

	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	3 m (9.84 ft.)
b)	other lots	18 m (59.06 ft.)

21.3.8. Lot Coverage (maximum) of Permanent Buildings and Structures

	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	40%
b)	other lots	15%

21.3.9. Building Height (maximum)

11.0 m (36.09 ft.)

21.3.10. Landscaped Open Space (minimum)

	<b>Type of Lot</b>	<b>Required</b>
a)	lot served by a public water and sanitary sewer system	10%
b)	other lots	30%

21.3.11. Minimum setback from any Residential Zone (any yard) 15m (49.21 ft.) to any building or structure.

21.3.12. 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.

21.3.13. Accessory Dwelling Units

	<b>Provision</b>	<b>Required</b>
a)	units per lot	1
b)	gross floor area (minimum) attached dwelling unit	
	i) bachelor or one bedroom dwelling unit	42.0 m <sup>2</sup> (452.09 ft. <sup>2</sup> )
	ii) for each additional bedroom	13.0 m <sup>2</sup> (139.94 sq. ft. <sup>2</sup> )
	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 ft. <sup>2</sup> )

21.3.14. 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 metres (49.21 ft.) of the intersection of the street lines.

21.3.15. Off street parking and loading in accordance with the General Provisions Section.

21.3.16. 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 metres (9.84 ft.) of the boundary of any Residential Zone.

21.3.17. Accessory Buildings

Refer to the Accessory Buildings General Provisions

- 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.

- ii) In addition, the maximum total area of accessory buildings or structures shall be 65 square metres (699.68 sq. ft.<sup>2</sup>).

21.3.18. Regulations for refreshment vehicles.

21.3.19. 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.

#### **21.4. Zone Exceptions**

21.4.1. CT-1, Lot 32, Concession 1 (Vespra)  
2808 Penetanguishene Road, Roll No. 4341 010 001 18800 0000  
Vespra Zoning By-law No. 87-07

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

21.4.2. CT-2, Lot 7, Concession 1, W.P.R. (Vespra)  
424 Penetanguishene Road, Roll No. 4341 010 001 07800 0000  
Vespra Zoning By-law No. 93-5

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

21.4.3. CT-3, Lot 21, Concession VII (Vespra)  
2694 Wilson Drive, Part of Roll No. 4341 010 003 34300 0000  
Vespra Zoning By-law 93-21

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

21.4.4. CT-4, Lot 23, Concession XI (Vespra)  
3772 Grenfel Road, Roll No. 4341 010 006 25101 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.

21.4.5. CT-5, Lot 7, Concession I (Flos)  
3656 Horseshoe Valley Road, Roll No. 4341 030 003 00401 0000

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