

Section 22 – Campground Commercial (CC) Zone

22.1. Within a Campground Commercial (CC) 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.

22.2. Permitted Uses

22.2.1. Residential Uses

- a) an attached accessory dwelling or a detached accessory dwelling for the owner or operator of the use in accordance with the General Provisions Section.

22.2.2. Non-Residential Uses:

- a) seasonal recreational trailer campground
- b) accessory rec recreational trailer sales, display and storage
- c) accessory retail store
- d) accessory restaurant including a take-out restaurant and/or accessory refreshment vehicle
- e) accessory recreational use
- f) tourist establishment
- g) passive outdoor recreation use
- h) public use in accordance with the General Provisions Section

22.3. Zone Provisions

22.3.1. Refer to Section 3 (General Provisions)

22.3.2. Lot Area (minimum) 10 ha (24.71 acres)

22.3.3. Lot Frontage (minimum) 30m (98.43 ft.)

22.3.4. Front Yard Depth (minimum) 25m (82.02 ft.)

22.3.5. Rear Yard Depth (minimum) 10 m (32.81 ft.)

22.3.6. Interior Side Yard Depth (minimum) 10 m (32.81 ft.)

22.3.7. Exterior Side Yard Depth (minimum) 18 m (59.06 ft.)

22.3.8. Lot Coverage (maximum) of Buildings and Structures other than recreational trailers 5 %

- 22.3.9. Building Height (maximum) 11 m (36.09 ft.)
- 22.3.10. Minimum setback from any Residential (R) Zone (any yard) to any building or structure 15 m (49.21 ft.)
- 22.3.11. Along any abutting lone line:
- a) A one metre landscaping strip or:
 - b) Landscaping as may be required by a Site Plan Control Agreement through the provisions of the Planning Act shall be provided.

22.3.12. Accessory Dwelling Units

	Provision	Required
a)	units per lot	1
b)	gross floor area (minimum) attached dwelling unit	
	i) bachelor or one bedroom dwelling unit	42.0 m ² (452.09 ft. ²)
	ii) for each additional bedroom	13.0 m ² (139.94 sq. ft. ²)
	iii) access to a dwelling unit shall be separate from access to Commercial use	
c)	Floor area (minimum) detached dwelling unit	100 m ² (1076.43 ft. ²)

22.3.13. Off Street parking and loading in accordance with Section 3.40 and 3.41.

22.3.14. No parking space or part thereof 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.

22.3.15. 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,

22.3.16. Storage Areas

An open air storage compound located and buffered in such a manner as to be inconspicuous shall be provided having adequate space for the storage of travel trailers, boats, snowmobiles, and similar recreational equipment.

22.3.17. Services

All services such as hydro, telephone, water, etc. shall be located underground.

22.3.18. Laundry Facilities

Laundry facilities including washers and dryers may be provided in a structure.

22.3.19. Accessory Storage

Accessory storage facility structures are permitted on each trailer site to provide inside storage of materials, furniture, tools and outdoor equipment. The maximum size of such structure shall not exceed 9.3 square metres (100.11 ft.²). The minimum rear site line and side site line setback for such structures shall be 1.2 metres (3.94 ft.). Such structures shall be constructed of a suitable weather resistant material.

22.3.20. Travel Trailer Site Requirements

In addition to the provisions contained in 22.3 above, the following Regulations shall apply to Travel Trailers.

	Provision	Required
i)	Travel Trailer Site	
	a) Minimum area	220.0 m ² (2368.14 ft. ²)
	b) Minimum frontage	12.0 m (39.37 ft.)
ii))	Setbacks	
	Minimum setback from any lot line for a travel trailer except as provided for in section 22.3.11	1 m (3.28 ft.)
iii)	Density	
	Maximum density of Travel Trailer sites per hectare of lot area shall be 30.	
iv)	Travel Trailer Add-on	
	a) Maximum	1
	b) Length - Shall not exceed 3/4 of the length of the Travel Trailer.	
	c) Width from Travel Trailer	3.05 m (10.01 ft.)
	d) Minimum separation distance from any other building or structure	7.5 m (24.61 ft.)
	e) Minimum setback from front site line	4.5 m (14.76 ft.)
v)	Decks	
	a) Maximum	1

Provision	Required
b) Decks, which for the purpose of the By-law are defined as structures, located adjacent to the permitted Travel Trailer, and which are unenclosed and uncovered, must not extend more than 3 metres (9.84 ft.) from the Travel Trailer and shall not extend into any required setback from the front and exterior side site lines.	

22.3.21. Park Model Trailer Site Requirements

In addition to the provisions contained in 22.3 above, the following regulations shall apply to Park Model Trailers.

Provision	Required
i) Park Model Trailer Site	
a) Minimum area	325.0 m ² (3498.39 ft. ²)
b) Minimum frontage	15.0 m (49.21 ft.)
c) Minimum depth	20.0 m (65.62 ft.)
ii) Park Model Trailer setback from front and exterior side site lines	4.5 m (14.76 ft.)
iii) Park Model Trailer maximum floor area.	50.5 m ² (543.59 ft. ²)
iv) Park Model Trailer separation distance from any other recreational trailer Minimum	7.5 m (24.61 ft.)
v) Maximum number of Park Model Trailer sites	30% of total sites
vi) Width of internal vehicular roads or access routes, min.	7.5 m (24.61 ft.)
vii) A landscaping strip having a minimum width of 3 m (9.84 ft.) shall be required and maintained adjacent to each side yard and rear yard.	
viii) Park Model Trailer Add-on	
a) Maximum	1
i) Length - shall not exceed $\frac{3}{4}$ of the length of the Park Model Trailer	3.05 m (10.01. ft.)
ii) Width from Park Model Trailer	
b) Minimum separation distance from any other building or structure.	7.5 m (24.61 ft.)
c) Minimum setback front site line	4.5 m (14.76 ft.)
ix) Decks	
a) Maximum	1
b) Decks, which for the purposes of the By-law are defined as structures, located adjacent to the permitted Park Model Trailer, and which are unenclosed and uncovered, must not extend more than 3 m (9.84 ft.) from the Park Model Trailer and shall	

Provision**Required**

not extend into any required setback from the front and exterior side site lines

- x) Skirting
A skirt of metal or ornamental fencing must be constructed to the satisfaction of the Municipality and shall circle the Park Model Trailer in such a manner that trash, animals and children may not gain access to the area beneath the unit and further that such screening will cover an otherwise objectionable view.

22.4. Zone Exceptions

- 22.4.1. CC-1, Part of Lot 12, Concession IX (Flos)
1780 County Road 92, Part of Roll No. 4341 030 006 12602 0000
(o/s Wasaga Pines Campground)

The miniature golf course, associated accessory buildings and parking areas shall maintain a front yard depth (minimum) of 20.0 m and an interior side yard width (minimum) of 15.0 m.

- 22.4.2. CC-2, Part of Lot 163, Concession 1, W.P.R. (Flos)
2920 Old Penetanguishene Road, Roll No. 4341 030 002 02001 0000
(o/a Orr Lake Camping)

The lot area (minimum) requirement shall be 4.08 ha.

- 22.4.3. CC-3, Part of Lot 67, Concession 1 E.P.R. (Medonte)
5605 Penetanguishene Road, Roll No. 4341 020 009 01100 0000
(o/a Bearfoot Resort)

- 22.4.3.1. The existing non pre-manufactured trailer add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing add-on is removed or demolished. This exception applies to the non pre-manufactured add-ons located on the following sites.

Site 4 (4 Golden Lane)
Site 5 (5 Golden Lane)
Site 8 (8 Golden Lane)

- 22.4.3.2. Nothing in this Section relieves the property owner from bringing the subject non pre-manufactured trailer add-ons into compliance with the Ontario Building Code and Ontario Fire Code

- 22.4.4. CC-4, Part of Lot 65, Concession I E.P.R. (Medonte)
5458 Penetanguishene Road, Roll No. 4341 020 0009 11000 0000

(o/a Little Banff)

- 22.4.4.1. The existing non pre-manufactured trailer add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing add-on is removed or demolished. This exception applies to the non pre-manufactured add-ons located on the following sites.

Site 57 (57 Little Banff Lane)
Site 59 (59 Little Banff Lane)

- 22.4.4.2. Nothing in this Section relieves the property owner from bringing the subject non pre-manufactured trailer add-ons into compliance with the Ontario Building Code and Ontario Fire Code.

- 22.4.5. CC-5, Part of Lot I64, Concession I W.P.R. (Flos)
2043 South Orr Lake Road, Part of Roll No. 4341 030 002 02501 0000
(o/a TOJO's Campground)

- 22.4.5.1. Notwithstanding the permitted uses of Section 22.2.1 & 22.2.2, an Institutional Use, that being a "Place of Worship" is also permitted.

- 22.4.5.2. The existing non pre-manufactured trailer add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing add-on is removed or demolished. This exception applies to the non pre-manufactured add-ons located on the following sites.

Site 1 (1 Love Street)
Site 3 (3 Love Street)
Site 12 (12 Love Street)
Site 28 (28 Joy Street)
Site 34 (34 Joy Street)
Site 46 (46 Peace Drive)
Site 65 (65 Peace Drive)
Site 90 (90 Praise Street)
Site 94 (94 Praise Street)
Site 100 (100 Hallelujah Crescent)

- 22.4.5.3. The existing mobile homes and non pre-manufactured add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing mobile home and/or add-on is removed or demolished. This provision applies to the following sites.

Site 17 (17 Love Street)

Site 64 (64 Peace Drive)
Ste 68 (68 Faith Street)
Site 69 (69 Faith Street)

- 22.4.5.4. The existing mobile homes located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing mobile home is removed or demolished. This provision applies to the following sites.

Site 53 (53 Peace Drive)
Site 74 (74 Faith Street)

- 22.4.5.5. Nothing in this Section relieves the property owner from bringing the subject non pre-manufactured add-ons and/or mobile homes into compliance with the Ontario Building Code and Ontario Fire Code

- 22.4.5.6. For the purposes of Section 22.3.22 v), the 25% limitation on the number of Park Model Trailer sites shall include the sites with existing Mobile Homes

- 22.4.6. CC06, Part of Lot 22 and 23, Concession XI (Vespra)
5216 County Road 90, Part of Roll No. 4341 010 006 25001 0000
(o/a Reflections R.V. Park)

- 22.4.6.1. The existing non pre-manufactured trailer add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing add-on is removed or demolished. This exception applies to the non pre-manufactured add-ons located on the following sites.

Site 14 (14 Spindrift Gate)
Site 32 (32 Thunderchase Crescent)
Site 65 (65 Sunketch Circle)
Site 69 (69 Sunketch Circle)
Site 79 (79 Sunketch Circle)
Site 92 (92 Sunketch Circle)
Site 408 (408 Sunketch Circle)

- 22.4.6.2. The existing mobile homes and non pre-manufactured add-ons located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing mobile home and add-on is removed or demolished. This provision applies to the following site:

Site 18 (18 Nightberry Roost)

22.4.6.3. The existing mobile homes located on the subject property at the time of the passage of this By-law may continue as a permitted use until such time as the existing mobile home is removed or demolished. This provision applies to the following sites:

Site 3 (3 Giddy Crescent)
Site 5 (5 Morningfield Way)
Site 26 (26 Sunketch Circle)
Site 27 (27 Sunketch Circle)
Site 28/29 (28/29 Sunketch Circle)
Site 30 (30 Sunketch Circle)
Site 43 (43 Sunketch Circle)
Site 46 (46 Sunketch Circle)
Site 47 (47 Sunketch Circle)
Site 56 (56 Moonweb Gate)
Site 62 (62 Frostfire Trace)
Site 68 (68 Starcroft Way)
Site 80 (80 Sunketch Circle)
Site 81 (81 Sunketch Circle)
Site 83 (83 Sunketch Circle)
Site 86 (86 Sunketch Circle)
Site 87 (87 Sunketch Circle)
Site 88 (88 Sunketch Circle)
Site 89 (89 Sunketch Circle)
Site 93 (93 Starcroft Way)
Site 98 (98 Sunketch Circle/Starcroft)
Site 110 (110 Morningfield Way)
Site 111 (111 Springmist Lane)
Site 112 (112 Springmist Lane)
Site 113 (113 Sunketch Circle/Springmist Lane)
Site 114 (114 Springmist Lane)
Site 116 (116 Springmist Lane)
Site 117 (117 Springmist Lane)
Site 120 (120 Springmist Lane)

22.4.6.4. Nothing in this Section relieves the property owner from bringing the subject non pre-manufactured add-ons and/or mobile homes into compliance with the Ontario Building Code and Ontario Fire Code

22.4.6.5. Notwithstanding Section 22.3.22 v), the Maximum number of Park Model Trailer sites including the sites with existing Mobile Homes shall be 30% of total sites.

22.4.7. (22.4.6) CC-6, Schedule "H", Pt. West Half Lot 8, Concession 5, Vespra 1897 Nursery Road, Assessment Roll No. 4341 010 003 23600 0000 Loose Moose ZBA 5000-056

In addition to the uses permitted in Section 22.2 above, a restaurant and commercial recreational uses are also permitted. The recreational uses may include such facilities as waterslides, pools, playgrounds, bumper boats, and mini-golf, as well as accessory restaurant, retail, lounge, games room and office uses. No structure associated with a commercial recreational use shall exceed a height of 15.3 metres (50.2 feet).