

Section 11 TOURIST COMMERCIAL (C2) ZONE

11.1 Tourist Commercial Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the Tourist Commercial (C2) Zone except in accordance with the following provisions.

11.2 Permitted Main Uses

1. Campground
2. Tourist Establishment
3. Public Authority Use or Public Utility subject to **Section 4.31**

11.3 Permitted Accessory Uses, Buildings and Structures

1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
2. Accessory Dwelling
3. Accessory Dwelling Unit
4. Home Based Business subject to **Section 4.13**
5. Park
6. Playground, Playground Facility

11.4 Zone Requirements

The zone requirements for permitted uses in the C2 Zone shall be as set out in Table 11.4.

Table 11.4 – C2 Zone Requirements		
	Tourist Establishment	Residential Use
Minimum Lot Area	0.4 ha [1 ac.] + 300 m ² [3,229.2 ft. ²] for each additional guest room or rental cottage over 5 units	0.2 ha [0.49 ac.] in addition to lot area for tourist establishment
Minimum Lot Frontage	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services	
Minimum Yard Requirements – Main Building		
Front Yard or Exterior Side Yard	7 m [22.9 ft.]	7 m [22.9 ft.]
Interior Side Yard	4.5 m [14.7 ft.]	1.8 m [5.9 ft.]
Rear Yard	7 m [22.9 ft.] or 10 m [32.8 ft.] if abutting a residential use or zone	

Table 11.4 – C2 Zone Requirements		
	Tourist Establishment	Residential Use
Minimum Yard Requirements – Accessory Building (see also Section 4.1)		
Interior Side Yard or Rear Yard	5 m [16.4 ft.] or 7.5 m [22.9 ft.] if abutting a residential use or zone	3 m [9.84 ft.]
Maximum Height Requirements		
Main Building	10 m [32.8 ft.]	10 m [32.8 ft.]
Accessory Building	5 m [16.4 ft.]	5 m [16.4 ft.]
Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)		
Main Building	45%	
Accessory Building	5%	
Minimum Separation Distance Between Buildings Requirements		
Main Building and any Accessory Building or between multiple tourist establishment buildings	3 m [9.84 ft.]	
Driveways		
Maximum Number of Driveway Entrances per Lot	2	
Minimum Separation Distance between Driveways	13.5 m [44.2 ft.]	
Minimum Width of Driveway	3.5 m [11.4 ft.]	
Location of Parking Space	No closer than 2 m [6.56 ft.] to any street line or 5 m [16.4 ft.] where the lot abuts a residential use	

11.5 Additional Provisions

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

11.6 Zone Exceptions