

# SECTION 14 - TOURIST COMMERCIAL (TC) ZONE

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

## 14.1 PERMITTED USES

- 14.1.1 an accessory single detached dwelling
- 14.1.2 an accessory dwelling unit
- 14.1.3 a bed and breakfast establishment in an accessory single detached dwelling
- 14.1.4 a business, professional or administrative office
- 14.1.5 a commercial or private club
- 14.1.6 an eating establishment accessory to a permitted TC Zone use
- 14.1.7 a laundromat
- 14.1.8 a miniature golf course
- 14.1.9 a place of entertainment
- 14.1.10 a recreational establishment
- 14.1.11 a retail commercial establishment accessory to a permitted TC Zone use, which may include fuel pumps
- 14.1.12 a tourist establishment
- 14.1.13 a private or public park
- 14.1.14 a marina
- 14.1.15 a marine facility

## 14.2 REGULATIONS OR USES PERMITTED IN SECTION 14.1

- 14.2.1 Minimum Lot Area 0.4 ha (0.99 ac.)
- 14.2.2 Minimum Lot Frontage 60.0 m (196.85 ft.)
- 14.2.3 Minimum Shoreline Frontage 60.0 m (196.85 ft.)
- 14.2.4 Minimum Front Yard Depth 12.0 m (39.37 ft.)
- 14.2.5 Minimum Exterior Side Yard Width 12.0 m (39.37 ft.)
- 14.2.6 Minimum Interior Side Yard Width 6.0 m (19.69 ft.)
  - except where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be 12.0 m (39.37 ft.)
- 14.2.7 Minimum Rear Yard Depth 12.0 m (39.37 ft.)

14.2.8	Minimum Water Yard	30 m (98.42 ft.)
14.2.9	Minimum Accessory Dwelling Floor Area	93.0 m <sup>2</sup> (1,001.08 ft. <sup>2</sup> )
14.2.10	Maximum Building Height	11.0 m (36.09 ft.)
14.2.11	Maximum Lot Coverage of All Buildings	30%
14.2.12	Minimum Landscaped Open Space	30%
14.2.13	Maximum Number of Accessory Single Detached Dwellings Per Lot	1
14.2.14	Maximum Number of Accessory Dwelling Units Per Lot	1
14.2.15	Minimum Distance Between Tourist Establishment Buildings	6.0 m (19.69 ft.)

### **14.3 BUFFER STRIP REQUIREMENTS**

Where the interior side or rear lot line abuts a Residential, Open Space or Community Facility Zone a buffer strip shall be provided in accordance with Section 4.6 of this By-law.

### **14.4 REQUIREMENTS FOR OUTSIDE STORAGE**

No portion of a lot shall be used for the outside storage of goods or materials unless such storage is within a building, or unless the following provisions are complied with:

- (a) Such outside storage shall be accessory to the use of the main building on the lot;
- (b) Such outside storage shall comply with the yard and setback regulations for the Tourist Commercial (TC) Zone, however, no outside storage use shall be located in a front or exterior side yard;
- (c) No outside storage use shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;
- (d) No outside storage use shall be permitted in a side yard adjacent to a

side lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;

- (e) Every outside storage area or lot having an outside storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres (6.56 feet) in height and constructed of uniform material;
- (f) No portion of any outside storage area for combustible materials shall be located closer than 6.0 metres (19.68 feet) to any lot line.

#### **14.5 FUEL PUMP LOCATION**

**14.5.1** Notwithstanding any other provisions of this By-law to the contrary, fuel pumps, as part of or as accessory to a permitted TC Zone use, shall be located in accordance with the following:

- (a) the minimum distance between any portion of the pump island or fuel pumps and any street line or high water mark of a navigable waterway is not less than 6.0 metres (19.68 feet);
- (b) the minimum distance between any portion of the pump island or fuel pumps and any other lot line is not less than 4.5 metres (14.76 feet); and
- (c) where a lot is a corner lot, no portion of any pump island or fuel pumps shall be located closer than 3 metres (9.84 feet) to a straight line between a point in the front lot line and point in the exterior lot line, such point being distant 15 metres (49.21 feet) from the intersection of such lines.

#### **14.6 MARINAS**

Minimum yard requirements for that portion of a lot abutting a navigable waterway may be waived in respect of a marina.

#### **14.7 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Tourist Commercial (TC) Zone shall apply.

## 14.8 **SPECIAL TOURIST COMMERCIAL ZONES**

### 14.8.1 **Tourist Commercial-1 (TC-1) Zone – Trailer Parks or Trailer Camps**

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-1 (TC-1) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) an accessory single detached dwelling
- (ii) an accessory dwelling unit
- (iii) a business, professional or administrative office
- (iv) a commercial or private club
- (v) a driving range
- (vi) an eating establishment accessory to a permitted TC Zone use
- (vii) a laundromat
- (viii) a miniature golf course
- (ix) a place of entertainment
- (x) a recreational establishment
- (xi) a rental cabin or rental cottage establishment
- (xii) a retail commercial establishment accessory to a permitted TC Zone use, which may include fuel pumps
- (xiii) a trailer park or trailer camp
- (xiv) a private or public park
- (xv) a marina
- (xvi) a marine facility

- (b) Minimum Lot Area 4.0 ha (9.88 ac.)
- (c) Minimum Lot Frontage 60.0 m (196.85 ft.)
- (d) Minimum Shoreline Frontage 60.0 m (196.85 ft.)
- (e) Minimum Front Yard Depth 12.0 m (39.37 ft.)
- (f) Minimum Interior Side Yard 6.0 m (19.69 ft.)
  - except where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be 12.0 m (39.37 ft.)
- (g) Minimum Rear Yard Depth 7.5 m (24.60 ft.)
  - except where the interior side lot line abuts a Residential Zone, the minimum interior side yard shall be 12.0 m (39.37 ft.)

- (h) Minimum Water Yard 30.0 m (98.42 ft.)
- (i) Special Yards for Tourist Vehicles and Tents  

Notwithstanding any minimum yard requirement of the TC-1 Zone to the contrary, for tourist vehicles and tents the minimum front yard, interior side yard, exterior side yard, and rear yard shall be 15.0 metres (49.21 feet), except that where a lot line abuts a Residential Zone or abuts a lot having a residential use situated thereon, the minimum yard shall be 30.0 m (98.42 ft.)
- (j) Minimum Accessory Single Detached Dwelling Floor Area 93.0 m<sup>2</sup> (1,001.08 ft.<sup>2</sup>)
- (k) Maximum Building Height 11.0 m (36.09 ft.)
- (l) Maximum Lot Coverage of All Buildings 30%
- (m) Minimum Landscaped Open Space 30%
- (n) Maximum Number of Accessory Dwelling Units or Accessory Dwellings Per Lot 2 only
- (o) Minimum Distance Between Buildings:
  - (i) Between Tourist Establishment Buildings 6.0 m (19.68 ft.)
  - (ii) Between Tourist Vehicles 6.0 m (19.68 ft.)
  - (iii) Between Tourist Establishment Buildings and Tourist Vehicles 6.0 m (19.68 ft.)
  - (iv) Between Tourist Vehicles and business/administrative offices 4.5 m (14.76 ft.)
- (p) Maximum Lot Coverage 25%
- (q) Maximum Tourist Vehicles per Lot shall be 25 for each hectare of lot area

All other provisions of the Tourist Commercial (TC) Zone shall apply.

#### **14.8.2 Tourist Commercial-2 (TC-2) Zone**

Notwithstanding any other provisions of this By-law to the contrary, on the lands zoned TC-2, all the provisions of the TC-1 Zone shall apply except as outlined below:

(a) Permitted Uses:

In addition to all of the permitted uses in the TC-1 Zone, in the TC-2 Zone, a Mobile Home Park and Mobile Homes shall be permitted. In addition to the definition of Mobile Home in this By-law, in the TC-2 Zone a Mobile Home shall be limited to mobile homes and park model homes as defined by the Canadian Standards Association in their Z240, Z241 and A277 standards and shall not include double wide mobile homes. Permanent year round occupancy of Mobile Homes shall be permitted.

(b) The maximum number of Mobile Homes within the TC-2 Zone shall be 83.

(c) Lands in the TC-2 Zone are intended to be operated as a Land Lease Community. A Land Lease Community shall mean a lot or portion of a lot owned and operated as a single unit by one individual or corporation on which Mobile Homes owned by others are located. The terms of occupancy for the Mobile Homes shall be stipulated in a lease or similar document. The term of occupancy in the lease shall be for no more than 20 years unless a consent has been obtained for a lease of a longer term. A limit of one Mobile Home shall be located on each Lease Site.

(d) For Lease Sites the following regulations shall apply:

(e) Minimum Lease Site Area: 450 square metres

(f) Minimum Lease Site Frontage 14 metres

excepting Edwin Drive, where  
(on internal access lane): 12 metres shall be  
permitted

(g) Minimum Lease Site Front Yard Depth: 3.1 metres

(h) Minimum Lease Site Rear Yard Depth: 1.5 metres

(i) Minimum Mobile Home Floor Area: 70 square metres

(j) Minimum Lease Site Side Yard Width: 4.5 metres, however one side yard can be reduced to 1.5 metres where window openings on that side of the Mobile Home exceed 8% of that side wall area, or can be reduced to 1.2 metres where window openings on that side of the Mobile Home do not exceed 8% of that side wall area.

- (k) Maximum Lease Site Coverage: 50% including all structures including Mobile Home, accessory structures and additions.
- (l) Parking: A minimum of one (1) parking space shall be provided per lease site. Such parking to be located totally on the lease site.
- (m) Crawl space: No housing unit shall have a basement, however a crawl space of up to 1.2 metres is permitted
- (n) Additions: Additions to the Mobile Home shall be permitted, provided all provisions of this by-law are complied with and a building permit has been issued in accordance with the Building Code.
- (o) Accessory structures may abut yet shall not be attached in any way to the Mobile Home units located on each site.
- (p) Accessory structures shall be limited to one storey and a maximum of 4.5 metres in height.
- (q) In a TC-2 Zone, a Carport is permitted and shall mean a roofed enclosure designed for the storage or parking of a motor vehicle with at least 40% of the total perimeter, including the main wall of the mobile home or park model home which the Carport abuts, open and unobstructed.

### **14.8.3 Tourist Commercial-3 (TC-3) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-3 (TC-3) Zone the following provisions shall apply:

(a) Permitted Uses:

In addition to all of the permitted uses in the TC-1 Zone, in the TC-3 Zone, a Mobile Home Park and Mobile Homes shall be permitted. In addition to the definition of Mobile Home in this By-law, in the TC-3 Zone a Mobile Home shall be limited to mobile homes and park model homes as defined by the Canadian Standards Association in their Z240, Z241 and A277 standards and shall not include double wide mobile homes. Permanent year-round occupancy of Mobile Homes shall be permitted.

- (b) The maximum number of Lease Sites for Mobile Homes within the TC-3 Zone shall be 32.
- (c) Lands in the TC-3 Zone are intended to be operated as a Land Lease Community. A Land Lease Community shall mean a lot or portion of a lot owned and operated as a single unit by one individual or corporation on which Mobile Homes owned by others are located. The terms of occupancy for the Mobile Homes shall be stipulated in a lease or similar document. The term of occupancy in the lease shall be for no more than 20 years unless a consent has been obtained for a lease of a longer term. A maximum of one Mobile Home shall be located on each Lease Site.
- (c) For Lease Sites the following regulations shall apply:
  - (i) Minimum Lease Site Area: 240 sq. m
  - (ii) Minimum Lease Site Frontage (on internal access lane) 10 m
  - (iii) Minimum Lease Site Front Yard Depth: 1.4 m
  - (iv) Minimum Lease Site Rear Yard Depth: 1.5 m
  - (v) Minimum Mobile Home Floor Area: 45 sq. m
  - (vi) Minimum Lease Site Side Yard Width: 2.5 metres, however one side yard can be reduced to 1.2 metres where window openings on that side of the Mobile Home exceed 8% of that side wall area, or can be reduced to 1.0 metres where window openings on that side of the Mobile Home do not exceed 8% of that side wall area.
  - (vii) Maximum Lease Site Coverage: 50% including all structures including Mobile Home, accessory structures and additions.
  - (viii) Parking: A minimum of one (1) parking space shall be provided per lease site. Such parking to be located totally on the lease site.
  - (ix) Crawl space: No Mobile Home shall have a basement, however a crawl space of up to 1.2 metres is permitted
  - (x) Additions: Additions to the Mobile Home shall be permitted, provided all provisions of this by-law are complied with and a



building permit has been issued in accordance with the Building Code.

- (xi) Accessory structures may abut yet shall not be attached in any way to the Mobile Home units located on each site.
- (xii) Accessory structures shall be limited to one storey and a maximum of 4.5 metres in height.
- (xiii) In a TC-3 Zone, a Carport is permitted and shall mean a roofed enclosure designed for the storage or parking of a motor vehicle with at least 40% of the total perimeter, including the main wall of the mobile home or park model home which the Carport abuts, open and unobstructed.
- (xiv) Existing Non-Complying Sites: Accessory structures existing as of January 1, 2003 shall be deemed to be legal non-complying structures and shall be allowed to continue provided they are not extended or relocated to further increase the existing non-compliance.

**14.8.4 Tourist Commercial-4 (TC-4) Zone**

By-law 2023-56 Elm Grove Cottages  
Part Lots 2 and 3, Block A, Registered Plan No. 3 (Otonabee)  
1506-010-006-11900

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-4 (TC-4) Zone the following provisions shall apply:

- (a) Permitted Uses:
  - (i) Residential Uses:
    - Prohibited
  - (ii) Non-Residential Uses:
    - A private park
    - A rental cabin or rental cottage establishment
    - A recreational establishment
- (b) Special Regulations:
  - (i) Number of rental cottages (max.): eighteen (18)
  - (ii) Number of recreational establishments (max.): one (1)
  - (iii) Total floor area, rental cottage (max.): 125.0 sq. m

- |        |   |  |
|--------|---|--|
| (iv)   | Total floor area, recreational establishment (max.)   | 73.0 sq. m   |
| (v)    | Minimum interior side yard width for a rental cottage (south side lot line):  | As existing at the date of passing of By-law No. 2023-56 |
| (vi)   | Minimum interior side yard width for a recreational establishment, (south side lot line):   | As existing at the date of passing of By-law No. 2023-56 |
| (vii)  | Minimum setback from private right-of-way:  | 3.0 metres   |
| (viii) | Minimum water yard setback for one (1) cottage constructed after the date of passing of By-law No. 2023-56  | 25.0 metres  |
| (ix)   | Minimum setback from private right-of-way for one (1) cottage constructed after the date of passing of By-law No. 2023-56   | 2.68 metres  |
| (x)    | The “south side lot line” for the purposes of the TC-4 Zone shall be the boundary between the TC-4 Zone and the Limited Service Residential-18 (LSR-18) Zone on an adjacent lot.                |  |
| (xi)   | No future development shall be located in the water yard setback of each rental cottage; each individual rental cottage shall be subject to Sections 4.9.2 and 4.9.6.                           |  |
| (xii)  | The “non-complying” and/or “non-conforming” status of each structure shall be determined using the Topographic Survey prepared by Elliott and Parr, included as Schedule “B” to By-law 2023-56. |  |

#### **14.8.5 Tourist Commercial-5 (TC-5) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-5 (TC-5) Zone the following provisions shall apply:

- (a) Special Regulations:

- |       |  |            |
|-------|--|------------|
| (i)   | Minimum Front Yard Depth   | 2.1 metres |
| (ii)  | Minimum Side Yard Width<br>(west side lot line)  | 1.8 metres |
| (iii) | Minimum Building Separation Between<br>Tourist Establishment Buildings   | 2.4 metres |
| (iv)  | Minimum Water Yard   | 2.1 metres |
| (v)   | Buffer Strip Location and Width: The minimum width of a<br>buffer strip adjacent to the west side lot line shall be 1.0<br>metre for a distance of 15.0 metres from the shoreline of Rice<br>Lake. |            |

**14.8.6 Tourist Commercial-6 (TC-6) Zone**

By-law 2016-38 Loucks Trailer Camp  
Part of Lots 9 and 10, Concessions 4 and 5 (Otonabee)  
Part of 15-06-010-003-00200 and Part of 15-06-010-001-09900

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-6 (TC-6) Zone, the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses

- An accessory dwelling unit

(ii) Non-Residential Uses

- A trailer park or camp for park model trailers only
- A rental cabin establishment
- A private park
- A marine facility including a boat docking and launching facility
- A resort centre
- A recreation area

(b) Special Provisions:

- |       |  |         |
|-------|--|---------|
| (i)   | Lot Area (minimum)   | 24.0 ha |
| (ii)  | Lot Frontage (minimum) Measured as<br>the two most widely separated points<br>along the shoreline frontage | 650m    |
| (iii) | Accessory Dwelling Units in TC-6 zone (maximum)  | 1 (one) |
| (iv)  | Maximum Number of Park Model Trailers and<br>Park Model Trailer Sites permitted in the<br>TC-6 Zone        | 174*    |

\* A maximum of 14 of these Park Model Trailer Sites may be occupied by a rental cabin (one per site)

- |        |   |         |
|--------|---|---------|
| (v)    | Maximum Number of Park Model Trailers per Park Model Trailer Site   | 1 (one) |
| (vi)   | Building Area (maximum)   | 25%     |
| (vii)  | Setback from the high water mark of a water body, with the exception of a boat docking and launching facility and a marine facility (minimum) | 30 m    |
| (viii) | Building Setbacks (minimum) (measured from the boundary of the TC-6 Zone or a lot line)   |         |

- Residential Uses

- |                 |      |
|-----------------|------|
| • Rear          | 3 m  |
| • Front         | 30 m |
| • Interior Side | 3 m  |
| • Exterior Side | 12m  |

- Non-Residential Uses other than a Marine Facility

- |                 |        |
|-----------------|--------|
| • Rear          | 7.5 m  |
| • Front         | 30.0 m |
| • Interior Side | 3.0 m  |
| • Exterior Side | 6.0 m  |

- Marine Facility

- |                 |       |
|-----------------|-------|
| • Rear          | nil   |
| • Front         | nil   |
| • Interior Side | 4.5 m |
| • Exterior Side | 4.5 m |

(ix)	Building Separations (minimum)	
------	--------------------------------	--

- |  |       |
|--|-------|
| • between a Park Model Trailer and any building or structure within a recreation area or resort centre | 4.5 m |
| • between a main building and detached accessory building  | 2.0 m |
| • between detached accessory buildings or as existing  | 1.0 m |

- (x) Building Heights (maximum)
- Any building or structure within a recreation area or resort centre 11.0 m
  - Other Buildings and Structures 3.5 m
- (xi) Accessory Dwelling Unit Area (minimum) 55 m<sup>2</sup>
- (xii) Landscaping Area (minimum) 30 %
- (xiii) Parking Spaces (minimum)
- |                         |             |
|-------------------------|-------------|
| Park Model Trailer Site | 2 per site  |
| Rental Cabin            | 2 per cabin |
| Recreation Area         | 30          |
| Resort Centre           | 14          |
| Visitor Parking         | 4           |
- (xiv) Delivery Spaces 1
- (xv) For the purposes of the TC-6 Zone the shoreline of Rice Lake shall be deemed to be the front lot line.
- (xvi) For the purposes of the TC-6 Zone, a property boundary which abuts a municipal road allowance shall be deemed to be an exterior side lot line for the purpose of determining the required exterior side lot width.
- (xvii) All other applicable regulations of the Tourist Commercial-1 (TC-1) Zone shall apply.
- (c) Special Provisions for Park Model Trailer Sites (all minimums, except as set out below):
- |  |            |
|--|------------|
| (i) Area of a Park Model Trailer Site  | 350 sq. m  |
| (ii) Frontage of a Park Model Trailer Site On An Internal Access Lane                      | 15 metres  |
| (iii) Setback from any Park Model Trailer Site Boundary that abuts an Internal Access Lane | 4.5 metres |
| (iv) Setback from any Park Model Trailer Site Boundary for any structures                  | 1.5 metres |
| (v) Separation between a Park Model Trailer and a Park Model Trailer on an adjacent Site   | 6.0 metres |

- (vi) Separation between a Park Model Trailer and any Building or structure on adjacent lands other than a park Model Trailer Site 6.0 metres
  - (vii) Separation between a Rental Cabin and a Park Model Trailer or a Rental Cabin on an adjacent Site 6.0 metres
  - (viii) Park Model Trailer site coverage, park model trailer, additions, decks and other permanent structures (maximum): 50%
  - (ix) Building Height (maximum) of any park model trailer, building or structure on a Park Model Trailer Site 3.5 metres
- (d) Special Definitions:
- (i) For the purposes of the TC-6 Zone, a “park model trailer site” shall mean that part of a permitted trailer park/trailer camp that is intended to be occupied by a single park model trailer and related structures. The locations and boundaries of park model trailer sites in the TC-6 Zone shall be shown in a site plan approved under Section 41 of the *Planning Act*.
  - (ii) For the purposes of the TC-6 Zone, a “resort centre” shall include a maximum of one building and may contain a general/camp store, café, offices, fitness facilities, vacation rentals/sign-in, and similar uses.
  - (iii) For the purposes of the TC-6 Zone, a “recreation area” shall include a maximum of one pavilion building and may contain-change/showers/wash facilities, lounge and games room, a clubhouse, laundry facilities and, outdoor facilities including but not limited to multi-court, beach volleyball, playground, swimming pools, splash pads, and similar recreation facilities.
  - (iv) For the purposes of Section 14.8.6(c) only, “setback” shall mean the minimum horizontal distance from the boundary of the park model trailer site, measured at right angles to such boundary, to the nearest part of any park model trailer, deck, addition, or any other permanent structure situated within a park model trailer site.
- (e) Holding (H) Provisions – TC-6 Zone:

Where the TC-6 zone symbol on Schedule “A” (Map 9) is followed by a holding symbol (“H”), (i.e., “TC-6-H”), holding provisions under

Section 36 of the *Planning Act* are in effect. The permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the holding symbol (H) is removed in accordance with the provisions of Section 36 of the *Planning Act*. Prior to the removal of the holding symbol (H), only uses that existed at the date of the adoption of the holding zone provision shall be permitted.

The Holding symbol (“H”) which applies to the lands subject to the TC- 6 Zone shall only be removed after the following matters are secured to the satisfaction of Council:

- (i) A site plan agreement under the provisions of Section 41 of the *Planning Act* has been approved by the Municipality and registered on title. The Site Plan Agreement shall include, but shall not necessarily be limited to:
- The layout and configuration of the park model trailer sites and rental cabin sites, the resort centre and recreation area, and marine facilities including a boat docking and launching facility;
  - Any site related services including but not limited to internal service lanes, water lines, sewer lines, or similar facilities;
  - All required parking sites/areas;
  - The requirement for security fencing around wellheads;
  - The requirement that development within 50 metres of the TC-6-H1 Zone (i.e. 50 metres measured from the outer boundary of the 20-metre archaeological “no-go” zone) shall be monitored by a licensed archaeologist during any soil disturbance as recommended in the Stage 1-2 Archaeological Assessment that has been entered into the Ontario Public Register of Archaeological Reports, Ministry of Tourism, Culture and Sport Project Information Form Number P156-0239-2015;
  - The protection of areas identified as having archaeological potential (including mapping of the 20-metre and 50-metre archaeological buffer areas);
  - The identification of the shoreline setbacks stipulated in Section 14.8.6(b)(vii) of By-law No. 2016-38;
  - A storm water management plan acceptable to the Municipality and the Otonabee Region Conservation Authority, **including storm water management facilities and associated features including lot grading, erosion control, drainage works and/or vegetation;**
  - Written clearance from Peterborough Public Health that a drinking water licence has been obtained for the private water services prior to any occupancies in any phase;
  - Fire protection facilities and/or prevention requirements to the satisfaction of the Fire Chief of the Municipality.

A Site Plan Agreement may be implemented based on an approved development phasing plan.

- (ii) The owner has obtained from the Municipality easements for the private water system, pedestrian walkways, internal roads or other works associated with the Trailer Camp over the unopened road allowance as may be required.
  - (iii) An Environmental Compliance Approval (ECA) has been issued by the approval authority and a copy has been provided to the Municipality to permit construction and operation of a private sewage works.
  - (iv) The Owner has obtained such approvals as may be required for the operation of the private water system, including a Permit to Take Water if required under Section 34 of the *Ontario Water Resources Act*.
  - (v) The owner has prepared an implementation plan for wellhead protection measures as outlined in the Hydrogeological and Servicing Assessment, Oakridge Environmental Ltd, November 2012 including an easement agreement to ensure no fuels or chemicals are stored within 15m of the wellhead area and no application of fertilizers or pesticides within 30m of the wellhead area.
  - (vi) The owner has registered the development with the Ministry of Natural Resources and Forestry (MNRF) and shall comply with the regulations under the *Endangered Species Act* for Bobolink and Eastern Meadowlark Habitat to the satisfaction of the MNRF and the Municipality. Implementation can occur by phase of development to the satisfaction of the MNRF and the Municipality.
- (f) Holding (H1) Provisions – TC-6 Zone:

Where the TC-6 zone symbol on Schedule “A” (Map 9) is followed by a holding symbol (“H1”), (i.e., “TC-6-H1”), holding provisions under Section 36 of the *Planning Act* are in effect. The permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the holding symbol (H1) is removed in accordance with the provisions of Section 36 of the *Planning Act*. Prior to the removal of the holding symbol (H), only uses that existed at the date of the adoption of the holding zone provision shall be permitted.

The Holding symbol (“H1”) which applies to the lands subject to the TC- 6 Zone shall only be removed after the following matters are





- (ii) Each tourist trailer site shall have a minimum frontage of 10.0 metres, and a minimum area of 185 square metres.
- (iii) The maximum number of tourist trailer sites per hectare shall be 30 (based on the area of the lot zoned TC-8).

**14.8.9 Tourist Commercial-9 (TC-9) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-9 (TC-9) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) A single detached dwelling and buildings and structures accessory thereto shall be the only permitted uses.

(b) Special Regulations:

- |       |                                  |                     |
|-------|----------------------------------|---------------------|
| (i)   | Minimum Lot Area                 | 680 square metres   |
| (ii)  | Minimum Lot Frontage             | 15.0 metres         |
| (iii) | Minimum Interior Side Yard Width | 1.0 metre           |
| (iv)  | Dwelling Unit Area (minimum)     | 102.0 square metres |

**14.8.10 Tourist Commercial-10 (TC-10) Zone**

By-law 2011-42

Godfreys Cottages Part of Lots 12 and 13, Concession 2

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-10 (TC-10) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of the Tourist Commercial-1 (TC-1) Zone, as listed in Section 14.8.1(a) of By-law No. 2010-65, shall be permitted.

(b) Special Regulations:

- (i) All regulations of the Tourist Commercial-1 (TC-1) Zone shall apply with the exception that the Minimum Water Yard shall be 15.0 metres.
- (ii) Notwithstanding the provisions of Section 4.29.1 of By-law

No. 2010-65, in the TC-10 Zone no new buildings or structures shall be erected within 15.0 metres of the normal high water mark of any water body or watercourse. This setback shall not apply to docks and other marine facilities.

- (iii) No part of a sewage system, including a sewage system leaching bed, shall be located closer than 30.0 metres of the normal high water mark of a water body or watercourse.

#### **14.8.11 Tourist Commercial-11 (TC-11) Zone**

By-law 2015-39

1506 010 001 09900      915 Loucks Road    Pt. Lot 10 Conc. 4

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-11 (TC-11) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of Section 14.1 of By-law No. 2010-65 shall be permitted
- (ii) A single detached dwelling
- (iii) A converted dwelling, containing a maximum of two dwelling units.

(b) Special Regulations:

- (i) Maximum number of dwellings per lot (either as a principal use under Section 14.8.11(a)(ii) or (iii), or as an accessory dwelling under Section 14.1):      One (1)
- (ii) Maximum number of dwelling units per lot:      Two (2)
- (iii) Maximum number of accessory dwelling units per lot:      One (1)
- (iv) Minimum rear yard depth for an existing single detached dwelling and a converted dwelling:      5.4 metres
- (v) Minimum water yard for an existing single detached dwelling and a converted dwelling:      5.4 metres
- (vi) Notwithstanding the provisions of Section 4.29.1 of By-law No. 2010-65, the minimum setback for an existing single detached dwelling and a converted dwelling from the

normal high water mark of Rice Lake shall be 5.4 metres

- (vii) The minimum setback for a sewage system leaching bed from the normal high water mark of Rice Lake shall be 30 metres
- (viii) Notwithstanding the provisions of Section 4.29.1 of By-law No. 2010-65, the minimum setback for accessory buildings from the normal high water mark of Rice Lake shall be as existing at the date of passing of By-law No. 2015-39
- (ix) Notwithstanding the provisions of Section 4.2.2.2 of By-law No. 2010-65, an existing boathouse and an existing pump house shall be exempt from the requirements of Section 4.2.2.2.
- (x) For the purposes of the Tourist Commercial-11 (TC-11) Zone, the word “existing” shall mean as existing on May 25, 2015.

**14.8.12 Tourist Commercial-12 (TC-12) Zone**

By-law 2016-56                      Bellmere Winds Resort  
15-06-010-001-03601              Part Lot 14, Concession 2 (Otonabee)

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-12 (TC-12) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses:

- prohibited

(ii) Non-Residential Uses:

- A Resort Complex including:

- A park model trailer
- A recreation area or private park
- A club house/resort centre, including amenities accessory to the Resort Complex such as an office, a private club, an eating establishment, a laundromat, indoor or outdoor recreation facilities, retail commercial establishment or washrooms.

- Structures or uses accessory to a Resort Complex or Park Model Trailer including, but not limited to, maintenance and storage facilities.

(b) Special Regulations:

- |       |  |             |
|-------|--|-------------|
| (i)   | Number of Accessory Dwellings or Accessory Dwelling Units Permitted in the TC-12 Zone:                               | none        |
| (ii)  | Maximum Number of Park Model Trailers and Park Model Trailer Sites Permitted in the TC-12 Zone:                      | 251         |
| (iii) | Maximum Number of Park Model Trailers per Park Model Trailer Site:   | 1 (one)     |
| (iv)  | Minimum Number of Parking Spaces:  |             |
|       | • Park Model Trailer Site  | 1 per site  |
|       | • Golf Course/Club House/Resort Centre and visitor parking   | 84 spaces   |
| (v)   | Provisions for Park Model Trailer Sites (minimums, except as set out below):   |             |
|       | • Area of a park model trailer site:   | 260.0 sq. m |
|       | • Setback from a park model trailer site boundary that abuts an internal access road:                                | 4.5 m       |
|       | • Setback from any other park model trailer site boundary for any structures:  | 1.5 m       |
| (vi)  | Building Separations (minimum):  |             |
|       | • Between a park model trailer and a park model trailer on an adjacent park model trailer site:                      | 6.0 m       |
|       | • Between a park model trailer and any building or structure on adjacent lands other than a park model trailer site: | 6.0 m       |

(vii) Building Heights (maximum):

- Any building or structure within a Recreation area or Club House/Resort Centre 11.0 m
- Other buildings and structures: 3.5 m

(viii) No park model trailer site shall be occupied or used for a park model trailer unless the park model trailer site fronts directly on to and has access from an internal access road.

(ix) For the purposes of the TC-12 Zone, a “park model trailer site” shall mean that part or the Resort Complex that is intended to be occupied by a single park model trailer and related structures. The locations and boundaries of park model trailer sites in the TC-12 Zone shall be shown in a site plan approved under Section 41 of the *Planning Act*.

(x) For the purposes of Section 14.8.12(b)(v), “setback” shall mean the minimum horizontal distance from the boundary of the park model trailer site, measured at right angles to such boundary, to the nearest part of any park model trailer, deck, addition, or any other permanent structure situated within a park model trailer site.

(xi) Except where such provisions conflict with the foregoing, all other applicable regulations of the Tourist Commercial-1 (TC-1) Zone shall apply.”

**14.8.13 Tourist Commercial-13 (TC-13) Zone**

By-law 2016- 38 Loucks Trailer Camp

Part of Lots 9 and 10, Concession 5 (Otonabee)

Part of 15-06-010-003-00200 and Part of 15-06-010-001-09900

Notwithstanding any other provisions of this By-law to the contrary, within the Tourist Commercial-13 (TC-13) Zone, the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses

- An existing single detached dwelling

(ii) Non-Residential Uses

- Existing agricultural uses with the exception that an existing barn shall not be used as a livestock facility.
- Existing agricultural accessory storage buildings.

(b) Special Provisions:

- |   |             |
|---|-------------|
| (i) Lot Area (minimum)  | 1.0 ha      |
| (ii) Lot Frontage   | as existing |
| (iii) Dwellings Per Lot (maximum)   | 1 (one)     |
| (iv) All other applicable regulations of the Tourist Commercial (TC) Zone shall apply.” |             |

**14.8.14 Tourist Commercial-14 (TC-14) Zone**