**SECTION 18 RESORT COMMERCIAL (C4) ZONE**

No person shall within any Resort Commercial (C4) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

* 1. **PERMITTED USES**

**18.1.1** **Residential Uses** (revised 2018-49)

a) a single detached dwelling house shall only be permitted where such a dwelling is accessory to a permitted non-residential use, located in a separate structure sited principally on the lot on which such dwelling house is located;

b) a dwelling unit in a portion of a non-residential building, provided it is located on the upper storeys of such building, or at the rear of such building if on the main floor;

c) a home business.

* + 1. **Non-Residential Uses**

a) tourist establishment uses including motels, motor hotels, hotels, lodges, cabins or resorts;

b) Tent and Trailer Park;

c) marina and accessory uses including storage, fuelling facilities and marine sales and service;

d) any use, building or structure accessory to a permitted use including recreational facilities, convenience retail outlet and restaurant;

e) public uses or utilities in accordance with the provisions of Section 4.24 of this By-law.

* 1. **REGULATIONS FOR PERMITTED USES**
		1. Minimum Lot Area

i. Tent and Trailer park 4 ha (9.88 ac.)

ii. Tourist establishment 2 ha (4.94 ac.)

iii. Marina 2 ha (4.94 ac.)

iv. All other uses 2 ha (4.94 ac.)

* + 1. Minimum Lot Frontage

i. Tent and Trailer Park 100 m (328 ft.)

ii. Tourist establishment 60 m (200 ft.)

 iii. Marina 60 m (200 ft.)

 iv. All other uses 60 m (200 ft.)

**18.2.3** Minimum Front Yard 12 m (40 ft.)

**18.2.4** Minimum Exterior Side Yard 12 m (40 ft.)

* + 1. Minimum Interior Side Yard

i. Abutting a residential zone 7.5 m (25 ft.)

ii. Abutting any other zone 3 m (10 ft.)

* + 1. Maximum Lot Coverage

i. All uses except a travel trailer park 30 percent

ii. Tent and Trailer Park 10 percent

**18.2.8** Minimum Landscaped Open Space 30 percent

**18.2.9** Maximum Height of Buildings 11 m (36 ft.)

**18.2.10** Minimum Distance Between Buildings 3 m (10 ft.)

* + 1. Special provisions for travel trailer parks

i. Minimum area for individual trailer sites 280 m² (3,000 sq. ft.)

ii. Minimum frontage for individual

 tent and trailer sites 15 m (50 ft.)

* + 1. Regulations for Permitted Residential Uses

The zone regulations of Section 13 Rural Residential (RR) Zone shall apply to an accessory single detached dwelling.

* 1. **GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Resort Commercial (CR) Zone shall apply and be complied with.

* 1. **PARKING AND LOADING PROVISIONS**

All provisions of Section 5, Loading and Parking Provisions, of this By-law, where applicable to the use of any land, building or structure permitted with the Resort Commercial (C4) Zone shall apply.