

SECTION 25 –COMMERCIAL - 6 (C6) ZONE

25.1 PERMITTED USES

No land, Building, or Structure shall be used or erected in the Commercial – 6 (C6) Zone except for one or more of the following Uses:

a) Commercial Recreation

- Hotel
- Marina
- Motel
- Tourist Establishment
- Restaurant
- Retail Store
- Tavern
- Tourist Home

b) One Accessory Dwelling Unit in a Building designed for, intended for and used for a Permitted Use

c) Buildings, Structures and Uses, Accessory to a Permitted Use

25.2 SITE PROVISIONS

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| a) <u>Minimum Lot Area</u> | 1,400 sq. m |
| b) <u>Minimum Lot Frontage</u> | 22 m. |
| c) <u>Minimum Front Yard Setback</u> | 9 m. |
| d) <u>Minimum Interior Side Yard Setback</u> | 4.5 m. |
| e) <u>Minimum Exterior Side Yard Setback</u> | 4.5 m. |
| f) <u>Minimum Rear Yard Setback</u> | 9 m. |
| g) <u>Maximum Building Height</u> | 10 m. |
| h) <u>Maximum Lot Coverage</u> | 50 % |
| i) <u>Minimum Landscaped Open Space</u> | 0 % |

25.3 SPECIAL PROVISIONS

The following Zones apply to unique or existing situations and are not the standard C6 Zone. If a regulation or Use is not specified, the list of Permitted Uses in Section 25.1 and/or the regulations of Section 25.2 shall apply.

a) EXCEPTION 1 TO THE COMMERCIAL – 6 (C6) ZONE

Notwithstanding any provisions of this section, a Marina and Commercial Recreation are not Permitted on lands Zoned Commercial 6.2 (C6-2) on Schedule “A” to this By-law.

b) EXCEPTION 2 TO THE COMMERCIAL – 6 (C6) ZONE

Notwithstanding any provisions of this section, a Marina and Commercial Recreation are not Permitted on lands Zoned Commercial 6.2 (C6-2) on Schedule “A” to this By-law. The following provisions also apply to lands Zoned C6-2:

- i) Maximum Density
 - 1 Rental Cabin per 150 sq. m. of Lot Area
 - 1 Guest Room per 100 sq. m. of Lot Area

c) EXCEPTION 3 TO THE COMMERCIAL – 6 (C6) ZONE

Notwithstanding any provisions of this section, in addition to the uses listed in Section 25.1 a), a Miniature Golf Course is Permitted on lands Zoned Commercial 6.3 (C6-3) on Schedule “A” to this By-law.

d) EXCEPTION 4 TO THE COMMERCIAL – 6 (C6) ZONE (B/L 62/07) (B/L 19/10)

Notwithstanding any provisions of this By-law to the contrary, on the lands zoned Commercial 6.4 (C6-4) on Schedule “A4” to this By-law, and known as 9755 Northville Crescent, the following special regulations shall apply:

- (i) In addition to those uses permitted in Section 25.1, a Commercial Warehouse is also permitted, subject to the following:
 - a) Minimum Interior Side Yard Setback 6.7 m
 - b) Minimum Exterior Side Yard Setback 14 m
 - c) Minimum Rear Yard Setback 6.7 m
 - d) Minimum Landscaped Open Space 10%
 - e) A driveway associated with the Commercial Warehouse shall be permitted to extend into the required exterior side yard 8 metres.
 - f) 1 1.8 metre high solid wood fence, which drops to a height of 0.9 metres at a point 3 metres from the Northville Crescent lot line, shall be constructed along the north and east property boundaries. This provision applies to all uses permitted in Section 25.1.
 - g) A 3 metre wide landscape buffer strip shall not be required adjacent the residential driveway to the north or the residential use to the east. This provision applies to all uses permitted in Section 25.1.
 - h) That a commercial storage building have a residential character to the satisfaction of the Municipality.

e) EXCEPTION 5 TO THE COMMERCIAL – 6 (C6) ZONE (B/L 15/05 – OMB Attachment 1)

Notwithstanding any other provisions of this By-law to the contrary, on lands zoned Commercial – 6.5 (C6-5) on Schedule “A” to this By-law the following regulations shall also apply:

- i) a Hotel may have a maximum height of 12 metres; and
- ii) The following shall apply to the maintenance of existing vegetation along the westerly property boundary of the lands within the C6-5 Zone:

A vegetative landscaped strip having a minimum depth of 15 metres shall be provided along no less than 40% of the westerly property boundary. The balance of the westerly property boundary shall contain a vegetative landscaped strip with a minimum depth of 10 metres; no portion of the length of the 15 metres landscaped strip shall be less than 15% of the length of the westerly property boundary. A minimum of 50% of the existing trees having a 150 mm diameter at breast height or greater shall be retained within these vegetative landscaped strips, and subject to the conclusions of a Tree and Vegetation Management Report.

f) EXCEPTION 6 TO THE COMMERCIAL – 6 (C6) ZONE (B/L 15/05)

Notwithstanding any other provisions of this By-law to the contrary, lands zoned Commercial – 6.6 (C6-6) on Schedule “A” to this By-law may be developed for residential uses in compliance with Section 9 and Section 9.3 (c) if no commercial uses exist in the zone.

g) EXCEPTION 7 TO THE COMMERCIAL – 6 (C6) ZONE (B/L 61/08)

Notwithstanding any other provisions of this By-law to the contrary, lands zoned Commercial – 6.7 (C6-7) on Schedule “A” to this By-law shall be used as an access and parking area associated with the commercial development of lands to the south. No buildings or structures shall be permitted on lands within the C6-7 Zone.

h) EXCEPTION 8 TO THE COMMERCIAL – 6 (C6) ZONE (By-law 72 of 2013)

Notwithstanding any provisions of this section, in addition to the uses listed in Section 25.1 a) the following uses are also permitted on lands zoned Commercial 6.8 (C6-8) on Schedule A-4 and known as 9763 Port Franks Road:

- a) Miniature golf course
- b) Travel trailer sales establishment
- c) Equipment sales and service establishment (golf course/lawn/garden maintenance equipment and gold carts
- d) Auction Hall

Further, no fill shall be placed in the low lying area at the northwest corner of the lands known as 9763 Port Franks Road.