

903

Tourist Commercial One (TC-1)

1. Principal Use

- i) **On any lot:**
 - a) Campground
 - b) Recreational vehicle (RV) park
 - c) Tourist accommodation
 - d) Recreation facility
 - e) Marina

2. Accessory Uses

- i) **On any lot:**
 - a) Restaurant
 - b) Liquor licensed establishment
 - c) Retail
 - d) Office
 - e) Outdoor recreation use
 - f) Wharves and moorage use excluding: permanent or indefinite berthing, and berthing of vessels occupied as a dwelling unit or as tourist accommodation
 - g) Outdoor storage
 - h) Residential use limited to one dwelling unit

3. Conditions of Use

- i) **All Campgrounds and recreational vehicle park uses, shall be subject to the following conditions:**
 - a) Every camping site shall have a minimum area of 110.0 square metres.
 - b) No camping site shall be located within 3.0 metres of an internal access road.
 - c) Washrooms shall be provided for in accordance with Ministry of Health requirements.
 - d) A minimum of one container for every two camping sites shall be provided for purposes of garbage disposal or a garbage collection facility of suitable capacity. Each container must be durable, insect-tight, water-tight, and rodent proof.
 - e) Occupancy shall be temporary in nature. At least 50 per cent of the camping site shall be limited to a maximum stay of six months in a 12 month period. The relocation of RVs within the campground does not constitute the start of a new stay.
 - f) Structural additions to recreational vehicles in campgrounds are not permitted.

4. Density

i) Tourist Accommodation

- a) Minimum tourist accommodation unit area is 40.0 square metres.
- b) For Tourist Accommodation uses, maximum of twenty-four (24) tourist accommodation units per hectare.
- c) A minimum of 40 per cent of the lot area shall be retained as open space.
- d) Occupancy of tourist accommodation units shall be limited to temporary occupancy. At least 50 per cent of the tourist accommodation units shall be limited to a maximum stay of six months in a 12 month period.
- e) Residential occupancy of up to 50 per cent of the total units is permitted where:
 - 1) A surveyor’s site certificate identifying all campsites and other tourist accommodation units is provided indicating the location of the proposed residential occupancies.
 - 2) At least three of the following uses are in operation on the site:
 - i) Campground
 - ii) Hotel
 - iii) Restaurant
 - iv) Liquor licensed establishment
 - v) Marina
 - vi) Wharves and moorage
 - vii) Outdoor recreation use

5. Siting of Buildings and Structures

- i) The minimum setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Required Setback			
	Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	4.5m	4.5m	3.5m	4.5m
Accessory	4.5m	1.0m	3.5m	4.5m

6. Height of Structures

- i) The maximum permitted height of principal buildings and structures shall be:
 - a) At and beyond required side yard setback: 8.0 metres
 - b) At and beyond 7.5 metres from any lot line: 10.0 metres
 - c) At and beyond 12.0 metres from any lot line: 12.0 metres
- ii) The maximum permitted height of accessory buildings and structures shall be 8.0 metres.

7. **Subdivision Requirements**

i) The minimum permitted lot area for lands identified as “Properties subject to a minimum lot size of 4 hectares for subdivision” in Schedule B is 4.0 hectares.

ii) **Minimum Lot Area for All Other Lands:**

The minimum average lot area permitted shall be 4000 square metres.