

**904**

**Tourist Commercial Two (TC-2)**

**1. Principal Use**

- i) **On any lot:**
  - a) Campground
  - b) Recreational vehicle (RV) park
  - c) Tourist accommodation
  - d) Recreation facility
- ii) **On any lot within the Agricultural Land Reserve where approved by the Provincial Agricultural Land Commission:**
  - a) Campgrounds (excluding RV parks)

**2. Accessory Uses**

- i) **On any lot:**
  - a) Restaurants
  - b) Liquor licensed establishment
  - c) Retail
  - d) Office
  - e) Outdoor recreation use
  - f) Marinas
  - g) Residential use limited to one dwelling unit

**3. Conditions of Use**

- i) **All Campgrounds 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) A minimum of one container for every two camping sites shall be provided for garbage disposal or a centralized garbage collection facility of suitable capacity. Each container must be durable, insect-tight, water-tight, and rodent proof.
  - d) 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. The remaining 50% of total occupancy is to be limited to stays of with durations shorter than 6 months. The relocation of RV's to other RV sites within the lot does not constitute the start of a new stay.

**4. Density**

- i) **Tourist Accommodation**
  - a) Minimum tourist accommodation unit area is 40.0 square metres.

- b) For Tourist Accommodation uses, maximum number of twenty-four (24) tourist accommodation units per hectare.
- c) A minimum of 50 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 6 months in a 12 month period. The remaining 50 per cent of the total possible occupancy for tourist accommodation units only, and specifically excluding RV sites, are permitted permanent residential use through full time occupancy, where occupancy of 12 months per calendar year is permitted.

**5. Siting of Buildings and Structures**

- i) The setbacks required for buildings and structures within the Tourist Commercial Two zone 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	7.5m	7.5m	3.5m	7.5m
Accessory	7.5m	1.0m	3.5m	7.5m

**6. Height of Structures**

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

- i) The maximum permitted coverage of all buildings and structures shall not exceed 25 per cent of the site area.

**8. 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.