

4.4.5 SETTLEMENT CORE COMMERCIAL

4.4.5.1 In a Settlement Core Commercial Planning Permit Area, no person shall *use* any land or *erect, alter* or *use* any *building* or *structure*, or *alter existing* grades or remove *vegetation* except in accordance with the provisions of this section and any other applicable provisions of this By-law.

4.4.5.2 Permitted *uses* are as listed in the following chart:

PERMITTED USES, <i>BUILDINGS</i> , AND STRUCTURES
<i>Art Gallery</i> <i>Artisan's Studio</i> <i>Bake Shop</i> <i>Brewery</i> <i>Club</i> <i>Convenience Store</i> <i>Duplicating Establishment</i> <i>Dwelling(a)</i> <i>Financial Establishment</i> <i>Health Care Clinic</i> <i>Laundry or Dry Cleaning Outlet</i> <i>Movable Food Outlet</i> <i>Office</i> <i>Parking Lot</i> <i>Personal Service Establishment</i> <i>Restaurant</i> <i>Retail Store</i> <i>Short-term Rental (b)</i> <i>Tavern</i>

- (a) *Existing Uses* - The *use* indicated shall only be permitted where such *use* existed at the date of passage of this By-law.
- (b) A short-term rental shall only be permitted provided it is located in an existing *principal dwelling*.

4.4.5.3 Provisions applying to all *lots* are as listed in the following charts:

4.4.5.3.1 *Municipal Services*

MINIMUM REQUIREMENTS	STANDARD	CLASS ONE - STAFF VARIATION	CLASS TWO - COUNCIL VARIATION
LOT AREA	800 m ² (a)	Up to 5%	Any Amount Over Permitted Staff Variation
ROAD FRONTAGE (PUBLIC ROAD)	20 m (c)	Up to 10%	Any Amount Over Permitted Staff Variation
WATER FRONTAGE	20 m	Up to 10%	Any Amount Over Permitted Staff Variation

<i>SHORELINE YARD</i>	20 m (i)	Up to 10%	Any Amount Over Permitted Staff Variation
<i>FRONT YARD(e)(d)</i>	10 m	Up to 20%	Any Amount Over Permitted Staff Variation
<i>REAR YARD(e)</i>	7.5 m (g)(j)	Up to 20%	Any Amount Over Permitted Staff Variation
<i>SIDE YARD</i>	3 m (f)(g)	Up to 20%	Any Amount Over Permitted Staff Variation
<i>EXTERIOR SIDE YARD(e)</i>	7.5 m	Up to 20%	Any Amount Over Permitted Staff Variation
MAXIMUM REQUIREMENTS			
<i>HEIGHT (PRINCIPAL)</i>	11 m	Up to 5%	Any Amount Over Permitted Staff Variation
<i>HEIGHT (OTHER ACCESSORY)</i>	11 m	Up to 5%	Any Amount Over Permitted Staff Variation
<i>LOT COVERAGE</i>	50%	Up to 10%	Any Amount Over Permitted Staff Variation
<i>SHORELINE ACTIVITY AREA COVERAGE</i>	50%	Up to 5%	Any Amount Over Permitted Staff Variation
<i>LOT COVERAGE BETWEEN 20 M – 120 M</i>	30% of this area	Up to 5%	Any Amount Over Permitted Staff Variation
<i>LOT COVERAGE (INCLUDING ALL LANDS > 120 M FROM SHORELINE)</i>	10%	Up to 5%	Any Amount Over Permitted Staff Variation
<i># DOCKING SPACES</i>	14	Less than 50%	Any Amount Over Permitted Staff Variation

4.4.5.3.2 Private Services

MINIMUM REQUIREMENTS	STANDARD	CLASS ONE - STAFF VARIATION	CLASS TWO - COUNCIL VARIATION
<i>LOT AREA</i>	0.4 ha (b)	Up to 5%	Any Amount Over Permitted Staff Variation
<i>ROAD FRONTAGE (PUBLIC ROAD)</i>	45 m (c)	Up to 10%	Any Amount Over Permitted Staff

			Variation
<i>WATER FRONTAGE</i>	45 m	Up to 10%	Any Amount Over Permitted Staff Variation
<i>SHORELINE YARD</i>	20 m (i)	Up to 10%	Any Amount Over Permitted Staff Variation
<i>FRONT YARD(e)(d)</i>	10 m	Up to 20%	Any Amount Over Permitted Staff Variation
<i>REAR YARD(e)</i>	10 m (g)(j)	Up to 20%	Any Amount Over Permitted Staff Variation
<i>SIDE YARD</i>	4.5 m (f)(g)(k)	Up to 20%	Any Amount Over Permitted Staff Variation
<i>EXTERIOR SIDE YARD(e)</i>	10 m	Up to 20%	Any Amount Over Permitted Staff Variation
MAXIMUM REQUIREMENTS			
<i>HEIGHT (PRINCIPAL)</i>	11 m	Up to 5%	Any Amount Over Permitted Staff Variation
<i>HEIGHT (OTHER ACCESSORY)</i>	11 m	Up to 5%	Any Amount Over Permitted Staff Variation
<i>LOT COVERAGE</i>	20%	Up to 10%	Any Amount Over Permitted Staff Variation
<i>SHORELINE ACTIVITY AREA COVERAGE</i>	50%	Up to 5%	Any Amount Over Permitted Staff Variation
<i>LOT COVERAGE BETWEEN 20 M – 120 M</i>	30% of this area	Up to 5%	Any Amount Over Permitted Staff Variation
<i>LOT COVERAGE (INCLUDING ALL LANDS > 120 M FROM SHORELINE)</i>	10%	Up to 5%	Any Amount Over Permitted Staff Variation
<i># DOCKING SPACES</i>	14	Less than 50%	Any Amount Over Permitted Staff Variation

(a) Housekeeping/Accommodation Units - A maximum of one accommodation or *housekeeping unit* may be permitted in a *tourist establishment* for every 250 square metres of *lot area*.

(b) Housekeeping/Accommodation Units - A maximum of one accommodation or *housekeeping unit* may be permitted in a *tourist establishment* for every 675 square metres of *lot area*.

- (c) Frontage on Provincial or Muskoka Roads - Where *road frontage abuts* a Provincial Highway or Class A Muskoka Road, the minimum required *road frontage* is 150 metres, or where *road frontage abuts* a Class B Muskoka Road, the minimum required *road frontage* is 135 metres.
- (d) Established Building Line - A *building* or *structure* may be erected or altered to conform to a *setback* at the established building line.
- (e) Provincial Highways and Muskoka Roads - An additional 4.5 metre *setback* is required from a Muskoka Road and an additional 9 metre *setback* is required from a provincial highway.
- (f) Increased *Side Yard* - Where a *side lot line abuts* any residential planning permit area, the minimum *side yard* requirement is 9 metres.
- (g) *Buffers* - A minimum *buffer* of one-half of the required side or *rear yard setback* shall be provided along a *side* or *rear lot line* of a commercial planning permit area where it *abuts* a residential use.
- (h) *Buffers* - A *buffer* of at least 6 metres in depth, along 75% of the *road frontage* is required.
- (i) *Buffers* - A *Shoreline Buffer* of at least 15 metres in depth along 50% of the *shoreline* is required.
- (j) *Accessory Outdoor Storage* - *Accessory outdoor storage* is not permitted except in the *rear yard* where it is not located *adjacent* to the *shoreline yard*.
- (k) *Abutting Commercial Uses* - Where two commercial *uses abut* each other, the minimum *side yard* is "0".
- (l) *Road Frontage* - Frontage on a year-round maintained public *road* is required.