

SECTION 19. TOURIST COMMERCIAL (TC) ZONE

The Tourist Commercial (TC) Zone is intended to accommodate future commercial uses catering to the needs of tourists and visitors in the ‘Lakeshore Area and primarily in Port Glasgow which is identified in the West Elgin Official Plan as the focus of public activity and public access to the shoreline in the Municipality.

19.1 GENERAL USE REGULATIONS

19.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Tourist Commercial (TC) Zone except for the following purposes:

- art gallery
- bake shop
- business or professional office
- commercial centre
- custom workshop
- day nursery
- dry cleaning establishment
- dwelling units over and above the ground floor
- dwelling unit as an accessory use
- gas bar
- hotel
- institutional use
- laundry establishment
- motel
- personal care establishment
- parking lot
- place of entertainment or amusement
- restaurant
- retail store
- specialty shop
- tavern or bar
- variety store

TABLE 19-1

TOURIST COMMERCIAL (TC) ZONE STANDARDS

1	Minimum Lot Area	2000 m ²
2	Minimum Lot Frontage	30 m
3	Maximum Lot Coverage	35%
4	Front Yard Depth	6.0 m
5	Side Yard Width	4.5 m
6	Rear Yard Depth <ul style="list-style-type: none">a) where a building contains dwelling unitsb) all other cases	a) 6.0 m b) 1.0 m
7	Maximum Building Height	12 m

19.2 SPECIAL USE REGULATIONS

A dwelling unit as an accessory use shall:

- a) have a minimum floor area of forty (40) square metres;

- b) be located within or be contiguous to the main building;
- c) be used as the residence of the owner or operator, or an employee of the owner or operator of the main use which it is accessory to;
- d) be limited to a maximum of one (1) on a lot.

19.3 **SITE-SPECIFIC ZONES**

19.3.1 a) **Defined Area** (hope Harbour)

TC-1-H-3 as shown on Schedule “G” to this By-law. - (Blocks 27, 28, 29, 41, 55-57, 62)

- b) Notwithstanding the provisions of Section 19 of the By-law, the lands zoned TC-1-H-3 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.
- c) Notwithstanding the provisions of Section 4.18 and 19 of the By-law, the following additional uses are permitted:
 - restaurant, drive-in or take-out
 - dwelling unit
- d) Notwithstanding the provisions of Section 4.18 and 19 of the By-law the following standards apply to the lands zoned TC-1-H-3:

Dwelling Unit/Mixed Use

Minimum Lot Area (Corner Unit)	180 sq.m.
Minimum Lot Area (End Unit)	150 sq. m
Minimum Lot Area (Interior Unit)	100 sq.m.
Minimum Lot Frontage (Corner Unit)	10 m
Minimum Lot Frontage (End Unit)	8.0 m
Minimum Lot Frontage (Interior Unit)	6.5 m
Minimum Front Yard (Municipal Road)	0.0 m
Minimum Exterior Side Yard	1.8 m
Minimum Interior Side Yard (End Unit)	1.8 m
Minimum Rear Yard (Private Road)	1.0 m
Maximum Lot Coverage (Main Structure)	80%
Maximum Lot Coverage	90%
Off-Street Parking (Residential)	1.25/unit
Additional Parking for Ground Floor	0.25/unit
Non-Residential use	

Non-Residential Use

Lot Area (minimum):	1,000 square metres
Front Yard Depth (minimum):	0 metres
Side Yard Width (minimum):	0 metres (except a minimum of 4.5 metres where abutting residentially zoned land
Maximum Lot Coverage:	60%
Plaza Parking Rate:	1 space per 50 square metres

Location of Required Parking:

The location of a parking spaces required herein shall be located on the same lot for which said parking is required or shall be located within 450 metres of said lot, provided an agreement is registered on title granting access to said parking spaces.

19.3.2 a) **Defined Area** (Hope Harbour)

TC-2-H-3 as shown on Schedule “G” to this By-law. (Blocks 23, 26, 37 & 54)

- b) Notwithstanding the provisions of Section 19 of the By-law, the lands zoned TC-2-H-3 on Schedule “G” to this By-law may be developed and used on public or private roads in accordance with Section 4.8 of this By-law; and may be serviced by a private piped water system and a private sanitary sewage system.
- c) Notwithstanding the provisions of Section 4.18 and 19 of the By-law, the following additional uses are permitted:
 - restaurant, drive-in or take-out
- d) Notwithstanding the provisions of Section 4.18 and 19 of the By-law the following standards apply to the lands zoned TC-2-H-3:

Lot Area (minimum):	1,000 square metres
Front Yard Depth (minimum):	0 metres
Side Yard Width (minimum):	3.0 metres (except a minimum of 4.5 metres where abutting residentially zoned land)
Exterior Side Yard	6.0 metres
Maximum Lot Coverage:	60%
Plaza Parking Rate:	1 space per 50 square metres

Location of Required Parking:

The location of a parking spaces required herein shall be located on the same lot for which said parking is required or shall be located within 450 metres of said lot, provided an agreement is registered on title granting access to said parking spaces.