

**SECTION 24 - RECREATIONAL COMMERCIAL (C5) ZONE**

**24.1** Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Recreational Commercial (C5) Zones.

**24.2 PERMITTED USES**

- (a)
- Bowling alleys
  - Curling clubs
  - Eating establishments
  - Marinas
  - Trailer parks and camps
  - Banquet Halls
  - Hotels
  - Motels
  - Curling Clubs
  - Lodges
  - Recreational Uses as defined in this By-law
- (b) Dwelling units only to the extent necessary for the maintenance and security staff, provided such residential uses are located on the same lot as such principal use and such staff are employed on the premises;
- (c) Uses, buildings and structures accessory to the foregoing permitted uses.

**24.3 REGULATIONS**

Minimum Lot Frontage	30m
Minimum Lot Area	1850 sq. m.
Maximum Lot Coverage	35 percent
Maximum Gross Floor Area	50 percent
Minimum Front Yard	12m
Minimum Interior Side Yard	4.5m except the minimum interior side yard abutting any Residential Zone shall be 7.5m
Minimum Exterior Side Yard	12m
Minimum Rear Yard	7.5m except: (i) the minimum rear yard abutting a Residential Zone shall be 10.5m (ii) the minimum rear yard abutting a public street shall be 9m
Maximum Building Height	i) 3 storeys ii) 12m

**24.4 REGULATIONS FOR TRAILER PARK AND CAMP**

Minimum Lot Frontage	60m
Minimum Lot Area	2 ha
Minimum Yard Requirements	No trailer, building, or structure shall be located within 15m of a public street nor within 7.5m of a side or rear lot line that does not abut a public street, nor within 15m of the boundary of any Residential Zone
Trailer Locations	No trailer shall be permitted except upon a trailer site
Minimum Individual Trailer Site Area	185 sq. m but in no case shall the total area occupied by the total number of trailer sites in a trailer camp exceed 30/ha
Minimum Individual Trailer Site Frontage	9m
Required Access	Each trailer site shall be accessible by means of a driveway: (a) at least 3.5m in width where the driveway is for one-way traffic, or (b) at least 7.5m in width where the driveway is for two-way traffic

**24.5 REGULATIONS FOR MARINAS**

- a) Front and rear yards shall not be used for any purpose other than landscaping
- b) Every marina establishment shall be serviced with municipally approved piped water supply and sanitary sewers
- c) Entrance and exit ramps for automobile traffic shall not exceed two in number and each such ramp shall have a minimum width of 7.5m.
- d) All other provisions of Section 24.3 hereof shall apply to Marinas

**EXCEPTIONS TO RECREATIONAL COMMERCIAL (C5) ZONE**

**C5-5 (129-90) 3189 Niagara River Parkway  
(Relocated to ECU-5)**

**C5-20 (216-1990) 3033 Townline Road**

Notwithstanding the provisions of the Recreational Commercial (C5) zone to the contrary, the use of the lands indicated as C5-20 on Schedule “A” shall be for a year round mobile home park, and uses, building and structures accessory thereto, and the following special regulations shall apply thereto:

**TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90****OFFICE CONSOLIDATION**

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- a) no mobile home shall be permitted except upon a mobile home site;
- b) no mobile home building or structure shall be located:
  - (i) within 15 metres of any public street plus any applicable distance as specified on Schedule B.
  - (ii) no mobile home, building or structure shall be located within 7.5 metres of a side or rear lot line that does not abut a public street or within 15 metres of the boundary of any residential zone.
- c) the minimum mobile home site area shall be 185 square metres but in no case shall the number of mobile home sites in the mobile home park exceed 408 sites within the park;
- d) the minimum mobile home site frontage shall not be less than 9 metres;
- e) each mobile home site shall be accessible by means of a driveway:
  - (i) At least 3.5 metres in width where the driveway is for one-way traffic, or:
  - (ii) At least 7.5 metres in width where the driveway is for two-way traffic.
- f) a minimum of 1.25 parking spaces per mobile home site must be provided within the mobile home park.

**C5-25 (129-1990) 3129 Niagara River Parkway (Relocated to ECU-25)**

**C5-28 (129-1990) Niagara Parks Marina (Relocated to OS-28)**

**C5-33 (129-1990) 1047 Niagara River Parkway (Relocated to ECU-33)**

**C5-73 (129-1990) Tatler Motel, Southwest Corner of Garrison Road and Rosehill (Relocated to RU-73)**

**C5-210(H) (78-1999) 3033 Townline Road - DELETED**

Deleted by Amending By-law No. 123-2003.

**C5-280 (129-1990) Erie Road North Side, East of Point Abino (Relocated to ECU-280)**

**C5-314 (78-1999, 78-03, 123-04) Black Creek Retirement Parks, 3033 Townline Road**

These lands are zoned "Recreational Commercial C5-314 Zone" and all of the provisions that relate to lands zoned "Recreation Commercial C5 Zone" by this by-law shall apply to those lands zoned "Recreational Commercial Holding C5(H)-314 Zone", except that notwithstanding the provisions of the "Recreation Commercial C5 Zone" to the contrary, the use of the lands indicated as C5-314 on Schedule A shall be used for a year round mobile home park INCLUDING BOTH MOBILE HOMES AND SITE BUILT DWELLINGS ON SLAB FOUNDATIONS, and uses, buildings and structures accessory thereto together with the following special regulations:

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- i. no mobile home or site built dwelling shall be permitted except upon a mobile home site;
- ii. no building or structure shall be located within 15m of a public street;
- iii. no mobile home, site built dwelling, building or structure shall be located within 7.5 metres of a side or rear lot line that does not abut a public street or within 15 metres of boundary of any residential zone.
- iv. the minimum mobile home site area shall be 300 square metres but in no case shall the number of mobile home sites on the lands exceed 31 sites.
- v. the minimum mobile home site frontage shall not be less than 12 metres.
- vi. each mobile home site shall be accessible by means of a driveway:
  - a) at least 3.5 metres in width where the driveway is for one-way traffic, or;
  - b) at least 7.5 metres in width where the driveway is for two-way traffic.
- vii. a minimum 1.25 parking spaces per mobile home site shall be provided within the mobile home park.
- viii. no mobile home or site built dwelling shall be located closer than 5 metres to the 100 year floodline or 15 metres to the wetland boundary as shown in the Black Creek Retirement Village Proposed Expansion, Scoped Environmental Impact Study prepared by Natural Resource Solutions Inc. dated February 4<sup>th</sup>, 1999 whichever is greater.