

## SECTION 11 - RURAL COMMERCIAL ZONE (CR) REGULATIONS

### 11.1 GENERAL USE REGULATIONS

#### 11.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Rural Commercial Zone (CR) except for the following purposes:

- a) animal clinic;
- b) auction sales facilities;
- c) automobile service station;
- d) farm chemical and fertilizer sales;
- e) farm equipment sales and service establishment;
- f) farm fuel sales;
- g) farm produce outlets;
- h) farm supplies;
- i) grain and feed merchants;
- j) accessory buildings or uses.

#### 11.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Rural Commercial Zone (CR) except for the following purposes:

- a) buildings and structures for the permitted uses;
- b) accessory buildings and structures for the permitted uses.

11.1.3 Minimum Lot Area 2000 sq. metres  
(21,529.5'sq.)

11.1.4 Minimum Lot Frontage

- a) on a County Road 61 metres (200.13')
- b) on all other roads 30 metres (98.43')

11.1.5	<u>Maximum Lot Coverage</u>	50 percent
11.1.6	<u>Minimum Landscaped Open Space</u>	10 percent
11.1.7	<u>Maximum Building Height</u>	10.5 metres (34.45')
11.1.8	<u>Minimum Retail Floor Area</u>	55.5 sq. metres (597.41'sq.)
11.1.9	<u>Minimum Front Yard Depth</u>	10.5 metres (34.45')
11.1.10	<u>Minimum Side Yard Width</u>	
	a) Where the yard abuts a residential, institutional or parks and open space zone	7.5 metres (25.60')
	b) Where the yard abuts a street	6.0 metres (19.68')
	c) All other cases	4.5 metres (14.76')
11.1.11	<u>Minimum Rear Yard Depth</u>	7.5 metres (24.61')

11.1.12 Buffer Strip

A buffer strip with a minimum width of three (3.0) metres (9.84') shall be provided abutting the side and rear lot lines where the Rural Commercial Zone abuts a residential, institutional or parks and open space zone in compliance with subsection 5.25.

11.1.13 Loading Space Regulations

In addition to the requirements specified in subsections 5.31 and 5.32 of this By-law, the following provisions shall apply:

- a) No loading space shall be located in nor open onto a front yard or any yard directly abutting a residential, institutional or parks and open space zone. If all yards abut such zones, then the loading space shall be allowed to open onto a side or rear yard.

11.1.14 Outside Storage

- a) No outside storage shall be permitted in a front yard, however, display of goods may be permitted behind the required minimum front yard setback.
- b) Outside storage shall be permitted in any side or rear yard provided it is to the rear of the front wall of any building or where there is no building behind the minimum front yard setback.

- c) No outside storage shall be permitted in any required minimum yard setback directly abutting a residential, institutional or parks and open space zone.
- d) Any areas used for permitted outside storage shall be in addition to and separate from such areas as may be required by this By-law for the provision of off-street parking and loading spaces.
- e) The maximum height for permitted outside storage (except for machinery, equipment and trucks that are stored as single units at grade) shall not exceed 5 metres (16.4').

11.1.15 Outside Lighting Facilities

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

11.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 11.1, the following additional regulations shall apply to certain specific uses permitted in subsection 11.1.1.

11.2.1 Automobile Service Stations

Notwithstanding any previous provisions of this By-law, where a lot is used for an automobile service station, the following special regulations shall apply:

- |                      |                                 |                                 |
|----------------------|---------------------------------|---------------------------------|
| a)                   | <u>Interior Lot</u>             | <u>Corner Lot</u>               |
| Minimum lot frontage | 48.5 metres<br><u>(159.12')</u> | 48.5 metres<br><u>(159.12')</u> |
| Minimum lot depth    | 30.5 metres<br><u>(100.07')</u> | 48.5 metres<br><u>(159.12')</u> |
- b) No portion of any pump island shall be located closer than six (6.0) metres (19.69') from the street line of any street.
  - c) The minimum distance from the intersection of two street lines to the nearest ingress or egress ramp shall be not less than fifteen (15.0) metres (49.21').
  - d) The minimum distance from any portion of any ingress or egress ramp to any side lot line which abuts any other lot shall not be less than three (3.0) metres (9.84').

- e) The width of any ingress or egress ramp along any street line shall be not more than nine (9.0) metres (29.52') or less than seven and one-half (7.5) metres (24.60').
- f) The minimum distance between ramps shall be not less than twelve (12.0) metres (39.37').
- g) The minimum interior angle of any ramp to the street line shall be greater than sixty (60) degrees and less than ninety (90) degrees.
- h) All parts of the ingress and egress ramps shall be maintained with a cement or asphalt binder or any other type of permanent surfacing to prevent the raising of dust or loose particles.
- i) Land which is not used for buildings, ramps or paving shall be landscaped.

### 11.3 EXCEPTIONS

The specific regulations contained in this subsection 11.3 shall apply to the area or areas defined below:

#### 11.3.1 Defined Area CR-1 as shown on Schedule "A", Map 3 to this By-law.

##### a) Permitted Uses

- i) Construction equipment storage;
- ii) repair of construction equipment.

##### b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 11.3.1 a);
- ii) accessory buildings and structures for the uses permitted in subsection 11.3.1 a).

##### c) Minimum Building Setback from not closer than a County Road 19 (also known as perpendicular line of Manning Road) drawn at right angles to the northerly limit of the lands described in Schedule "A", Map 3 which at its point of intersection with such northerly limit is 91.4 metres (299.86') measured westerly from the west limit of County Road 19.

##### d) Minimum Side Yard 12.2 metres (40.03') from the side lot line.

##### e) Minimum Rear Yard 15.2 metres (49.87') from the rear lot line.

- f) Maximum Building Height 10.5 metres (34.45').
- g) Storage Limitations no storage at all permitted in the required side yard.

11.3.2 Defined Area CR-2 as shown on Schedule "A", Maps 4 and 10 to this By-law.

- a) Other Permitted Uses  
A drive-in theatre.
- b) Permitted Buildings and Structures
  - i) Buildings and structures for the uses permitted in subsection 11.3.2 a);
  - ii) accessory buildings and structures for the uses permitted in subsection 11.3.2 a).

11.3.3 Defined Area CR-3 as shown on Schedule "A", Maps 5 and 7 to this By-law.

- a) Other Permitted Uses  
A contractor's yard or shop for the storage and repair of construction equipment and material.
- b) Permitted Buildings and Other Structures  
The existing buildings and structures only.

11.3.4 Defined Area CR-4

(Note: No area is zoned CR-4 on Schedule "A" to this By-law.)

11.3.5 Defined Area CR-5 as shown on Schedule "A", Map 7 to this By-law.

- a) Permitted Uses  
A construction company.
- b) Permitted Buildings and Other Structures  
The existing buildings and structures only.

11.3.6 Defined Area CR-6 as shown on Schedule "A", Map 9 to this By-law.

- a) Permitted Use  
A trucking business.

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 11.3.6 a);
- ii) accessory buildings and structures for the uses permitted in subsection 11.3.6 a).

11.3.7 DELETED BY BY-LAW 2015-59

11.3.8 Defined Area CR-8 as shown on Schedule "A", Map 13 to this By-law.

a) Permitted Uses

- i) A tire repair and towing service operation;
- ii) truck repairs;
- iii) a truck or transport terminal.

b) Permitted Buildings and Structures

The existing buildings and structures only.

11.3.9 Defined Area CR-9 as shown on Schedule "A", Map 13 to this By-law.

a) Permitted Uses

- i) A flower, lawn and garden centre which shall include the growing of bedding plants and flowers and the manufacture of lawn ornaments, along with the storage and sale of same; together with the storage and sale of accessory items associated with flower, lawn and garden care, e.g. peat moss, fertilizer, flower pots, planters, etc.;
- ii) existing single family detached dwellings including accessory uses, buildings and structures thereto.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 11.3.9 a) i);
- ii) accessory buildings and structures for the uses permitted in subsection 11.3.9 a) i).

c) Minimum Side Yard Width

The minimum side yards shall be as they existed on the date of the passing hereof.

d) Residential Requirements

The provisions of subsection 7.1.3 to 7.1.11 shall apply to the uses defined in subsection 11.3.9 a) ii).

11.3.10 DELETED BY BY-LAW 2015-84

11.3.11 Defined Area CR-11 as shown on Schedule "A", Map 13 to this By-law.

a) Other Permitted Uses

In addition to all other uses permitted in the Rural Commercial Zone (CR):

- i) an office, general or professional;
- ii) a restaurant;
- iii) a tire store;
- iv) a tire repair, sales and towing service operation.

b) Other Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 11.3.11 a);
- ii) accessory buildings and structures for the uses permitted in subsection 11.3.11 a).

11.3.12 Defined Area CR-12 as shown on Schedule "A", Map 12 to this By-law.

a) Permitted Use

A gas bar, including the accessory sale of cold drinks, packaged food, tobacco and similar convenience goods for customers and provision of courtesy service such as informational material and restroom facilities.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 11.3.12 a);
- ii) accessory buildings and structures for the uses permitted in subsection 11.3.12 a).

11.3.13 Defined Area CR-13 as shown on Schedule "A", Map 3 to this By-law.

a) Permitted Uses

- (i) retail store;
- (ii) offices, general or professional;

- (iii) personal service shop;
- (iv) restaurant;
- (v) parking lot;
- (vi) accessory uses.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 11.3.13a) serviced by a public water supply and a public sanitary sewage system;
- ii) Accessory buildings and structures for the uses permitted in subsection 11.3.13a).

- c) Minimum Lot Area 0.2 hectares  
(21,344' sq.)
- d) Minimum Lot Frontage 45 metres  
(147.64')
- e) Maximum Building Height 7.5 metres (24.61')
- f) Minimum Front Yard Depth 15 metres (49.21')
- g) Minimum Rear Yard Depth 7.5 metres (24.61')
- h) Minimum Side Yard Width
  - (i) where the yard abuts a residential zone 7.5 metres (24.61')
  - (ii) all other cases 4.5 metres (14.76')
- i) Maximum Lot Coverage 50 percent
- j) Buffer Strip

A buffer strip with a minimum width of three metres shall be provided abutting the side and rear lot line where the Rural Commercial (CR-13) Zone abuts a residential zone, in compliance with subsection 5.25.

k) Outside Storage

No outside storage shall be permitted in any required yard setback. The maximum height for any permitted outside storage shall not exceed 5 metres.



l) Outside Lighting Facilities

Illuminated signs and exterior lighting installed on a lot to illuminate parking areas, driveways, loading areas, buildings or outside storage areas shall be so arranged as to direct light away from abutting lots and adjacent residential uses.

11.3.14 Defined Area CR-14 as shown on Schedule "A", Map 4 to this By-law.

a) Other Permitted Uses

- i) A golf driving range and miniature golf course;
- ii) retail use related to the sale of golf equipment and accessories;
- iii) accessory uses, including a snack bar and light lunch/refreshment area.

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 11.3.14a);
- ii) accessory buildings and structures for the uses permitted in subsection 11.3.14a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 11.1.3 to 11.2, inclusive, of this By-law, except that the minimum lot frontage shall be 45 metres and the minimum number of parking spaces shall be 50.

11.3.15 Defined Area CR-15 as shown on Schedule "A", Map 11 to this By-law.

a) Permitted Uses

- i) Custom automobile restoration and body repair facility;
- ii) Contractor's yard with associated indoor/outdoor storage;
- iii) Accessory uses.

b) Permitted Buildings and Other Structures

- i) Building and structures for the uses permitted in subsection 11.3.15 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 11.3.15 a).

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 11.1.3 to 11.2, inclusive, of this By-law.