

PART L - CR - RURAL COMMERCIAL ZONE

The following provisions shall apply to the use of land and the construction of buildings in all CR Zones subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

(1) Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(a) Main Use

- (i) Convenience and Retail store with a gross floor area not exceeding 300square metres (3129-95)
- (ii) Farm Machinery Dealer
- (iii) Motels
- (iv) Service Shops
- (v) Motor Vehicle Service Station
- (vi) Eating Establishments
- (vii) Farmers'Market
- (viii) Market Garden and Sales outlet and/or Garden Supplies
- (ix) Public Use (2019-64)

(b) Accessory Uses, Buildings or Structures

- (i) Any use, building or structure which is subordinate and customarily incidental to a main use;
- (ii) One dwelling unit related to any main use other than a motor vehicle service station.

2. ZONE REQUIREMENTS

(1) Lot Frontage (minimum): 30.0 metres

- (2) Front Yard Depth (minimum): 12.0 metres

A strip of land with a depth of 1.5 metres abutting the street line shall be maintained as a landscaped area for ingress and egress

- (3) Rear Yard Depth (minimum): 7.5 metres

Where the rear yard abuts a lot which is located in a residential zone, a strip of land with a depth of 1.5 metres abutting the rear lot line shall be maintained as a landscaped area

- (4) Interior Side Yard Width (minimum): 5 metres, except

Where the side yard abuts a lot which is located in a residential zone, a minimum side yard of 6.5 metres shall be provided, of which the 1.5 metres abutting the lot line shall be maintained as a landscaped area

- (5) Lot Coverage (maximum): 30 percent

- (6) Building Height (maximum): 10.5 metres

3. REQUIREMENTS FOR ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) In addition to the provisions of Part C, section 7, the following requirements shall apply:

(a) Where a dwelling unit is attached to a commercial building, such unit shall not be located in front of the commercial building;

(b) Where a dwelling unit is in the form of a single detached dwelling:
(3129-95)

(i) the provisions of Part I, Sections 2. (3) to (6) and Sections 3, 4, 5 and 6 shall apply, and

(ii) the minimum distance between such dwelling and the main building shall be one half of the combined heights of such dwelling and main building;

(c) The residential requirements shall be in addition to the zone requirements of this Part L.

4. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

5. FOR OFF STREET LOADING PROVISIONS

See Part C, Sections 17 and 18.

6. SPECIAL PROVISIONS

(1) Notwithstanding the provisions of Section 1(18)(a) of Part B and section 1(1)(a) and 2(1) of this Part L within the area zoned CR-1 the following shall apply:

(a) Main Use

(i) Convenience and Retail store, with a gross floor area not exceeding 300 square metres for each establishment

(ii) Service Shop

(iii) Bank

(iv) Business, Professional and/or Administrative Office

(v) Day Nursery

(b) The maximum number of Retail Store establishments permitted shall be one (1),

(c) Any main building shall be serviced by and connected to an adequate municipal water supply system.

(d) The minimum lot frontage and lot area shall be as existing on the first day of November, 1991. (2991-93)

(2) Notwithstanding the provisions of Section 1, (1) of this Part L, within the area zoned CR-2, the drycleaning distribution station existing on the date of the passing of this By-Law shall be deemed to be a permitted use.

(3) Notwithstanding the provisions of Section 1(18)(a) of Part B and Sections 1(1)(a) of this Part L within the area zoned CR-3 the following shall apply:

(a) Main Use

(i) Convenience and Retail Store, with a gross floor area not exceeding 500 square metres for each establishment

(ii) Service Shop

(iii) Eating Establishment

- (b) The maximum number of Retail Store establishments permitted shall be one (1),
- (c) Any main building shall be serviced and connected to an adequate municipal water supply system.
(2991-93)
- (4) Notwithstanding the provisions of Sections 1(1)(a) and 2 of this Part L, within the area zoned CR-4 a motel shall not be a permitted use and the maximum gross floor area for a convenience and Retail Store shall not exceed 300 square metres.
(2728-90)
- (5) Notwithstanding the provisions of Sections 1(1) (a) and 2 of this Part L, within the area zoned CR-5 the maximum gross floor area for a Convenience and Retail Store shall not exceed 300 square metres and a motor vehicle repair garage shall be deemed to be a permitted use in addition to those uses permitted by Section 1(1).
(2788-90)
- (6) Notwithstanding the requirements of Section 1(1) of this Part L, within the area zoned CR-6 the following uses shall be deemed to be permitted uses in addition to those uses permitted by Section 1(1) of this Part L:
- a) - Truck Oriented Sales and Service Centre;
 - Truck Body and Truck Trailer Shop and Appearance Centre;
 - Truck and/or Transportation Terminal; and
 - Recreation Vehicle Sales and Service .
 - b) Notwithstanding the requirements of Section 1 (1) of this Part L, the following uses shall be deemed to be not permitted within the area zoned CR-6:
 - Eating Establishment; and
 - Motor Vehicle Service Station, excluding Truck Oriented Sales and Service Centre' and a Truck Body and Truck Trailer Shop and Appearance Centre.
 - c) For the purposes of the CR-6 zone a 'truck oriented sales and service centre 'and a 'truck body and truck trailer shop and appearance centre'are defined as follows:
 - (i) 'Truck Oriented Sales and Service Centre ' shall mean the use of a building or a portion of a building the purpose of which is for the

display and sale of truck trailers and parts and accessories to truck trailers and trucks and the servicing and repairing of truck trailers, trucks and related parts and accessories.

(ii) 'Truck Body and Truck Trailer Shop and Appearance Centre' shall mean the use of a building or part of a building where services to motor vehicles or a motor vehicle designed to have a combined vehicle and load weight with a combined vehicle and load weight exceeding five (5) tonnes and such services may include painting and/or repairing of truck bodies and truck trailers exteriors and/or undercarriages, sign and lettering services and exterior and interior washing, waxing and cleaning.

d) All storage shall be located in an enclosed building or structure or shall be enclosed by adequate buffering and screening in the form of landscaping and/or fencing to a height of not less than 1.8 metres.
(3008-93)

(7) Notwithstanding this the requirements of Section 1 (1) a of Part 2, within the area zoned CR-7 the following uses shall be deemed to be the permitted uses within the existing main building:

- assembly, wholesaling and/or retailing of handcrafts;
- flea market; and
- wholesale business.

(3129-95)