

SECTION 6 – ZONE PROVISIONS

6.12 – Rural Commercial (C2) Zone

6.12 RURAL COMMERCIAL (C2) ZONE

6.12.1 PERMITTED USES

6.12.1.1 Residential uses

6.12.1.1.1 Single family dwelling house in association with a non-residential use

6.12.1.1.2 Dwelling unit in part of a non-residential building

6.12.1.1.3 Home occupation

6.12.1.2 Non-residential uses

6.12.1.2.1 Auction barn

6.12.1.2.2 Convenience or retail store

6.12.1.2.3 Eating establishment

6.12.1.2.4 Farm implement sales & supply depot

6.12.1.2.5 Farmers market

6.12.1.2.6 Farm produce retail outlet

6.12.1.2.7 Flea market

6.12.1.2.8 Motor vehicle, sales, service and supply shop

6.12.1.2.9 Nursery or garden centre

6.12.1.2.10 Personal service shop

6.12.1.3 Accessory uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the provisions of this By-law..

6.12.1.4 REGULATIONS FOR RESIDENTIAL USES

The regulations for residential uses as required in 6.5 of this By-law shall apply within the Rural Commercial (C2) Zone. In addition, the following requirements shall apply:

6.12.1.4.1 Minimum separation

Where a dwelling house is erected or any building or structure is altered or used as a dwelling house, such dwelling house shall not be located closer than:

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6.12.1.4.1.1 3 metres from a permitted non-residential use other than a motor vehicle service and supply shop.

6.12.1.4.1.2 7.5 metres from a motor vehicle service and supply shop.

6.12.1.4.2 Secondary use

The residential uses permitted on a lot in a Rural Commercial (C2) Zone shall be incidental and secondary to the non-residential use of the lot. A single family dwelling house shall be occupied only by the owner or manager or caretaker of the non-residential use.

6.12.1.4.3 Dwelling units in a non-residential building

6.12.1.4.3.1 A maximum of two (2) dwelling units shall be permitted in a non-residential building.

6.12.1.4.3.2 Dwelling unit area (minimum)

6.12.1.4.3.2.1 Bachelor: 42 sq. metres

6.12.1.4.3.2.2 One bedroom: 55 sq. metres

6.12.1.4.3.2.3 Two bedrooms: 70 sq. metres

6.12.1.4.3.2.4 More than two bedrooms: 9 sq. metres per bedroom above 2 bedrooms

6.12.1.5 REGULATIONS FOR NON-RESIDENTIAL USES

6.12.1.5.1 Minimum lot area: 2,322 sq. metres

6.12.1.5.2 Minimum lot frontage: 40 metres

6.12.1.5.3 Minimum ground floor area: no minimum

6.12.1.5.4 Maximum lot coverage: 50 percent

6.12.1.5.5 Maximum height of buildings: 11 metres

6.12.1.5.6 Minimum landscaped open space: 10 percent

6.12.1.5.7 Minimum yards

6.12.1.5.7.1 Front yard depth

6.12.1.5.7.1.1 Principal building: 12 metres

6.12.1.5.7.1.2 Pump island: 4.5 metres

6.12.1.5.7.2 Exterior side yard width

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6.12.1.5.7.2.1 Principal building: 12 metres

6.12.1.5.7.2.2 Pump island: 4.5 metres

6.12.1.5.7.3 Interior side yard width

6.12.1.5.7.3.1 Interior side yard abutting Residential Zone: 9 metres

6.12.1.5.7.4 Rear yard depth

6.12.1.5.7.4.1 Rear yard abutting Residential Zone: 10 metres

6.12.1.5.8 Driveways

6.12.1.5.8.1 Maximum width: 9 metres

6.12.1.5.8.2 Minimum separation between driveways: 7.5 metres

6.12.1.6 REGULATIONS FOR DETACHED ACCESSORY BUILDINGS

6.12.1.6.1 Exterior side yard: 12 metres

6.12.1.6.2 Interior side yard: 3 metres

6.12.1.6.3 Rear yard: 3 metres

6.12.1.7 REGULATIONS FOR OFF-STREET PARKING

Refer to Section 4.15

6.12.1.8 SPECIAL PROVISIONS

6.12.1.8.1 Planting strips and screens

Where the interior side or rear lot line of a lot within a Rural Commercial (C2) Zone abuts a Residential Zone, the requirements of 4.16 of this By-law shall apply.

C2-2 (Included in subsection 5.209)

(3957) 5.209 Notwithstanding the provisions of Sections 6.12.1.1 and 6.12.1.2 to the contrary on that part of Lot 13, Concession 5, in the Township of Thurlow shown as C2-2 on Schedule A attached hereto the following special provisions shall apply in addition to all other applicable provisions of the By-law:

5.209.1 Two single unit dwellings shall be the maximum permitted

5.209.2 Permitted non-residential uses shall be restricted to:

- Personal riding arena
- Commercial tack shop
- Commercial farm supply outlet

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C2-3 BY-LAW FOR LEGGE - PENDING

C2-4

(2000-167) File No.: B-77-650

Part Lot 25, Concession 7, 4 Denyes Road, formerly in the Township of Thurlow, City of Belleville, County of Hastings

6.12.1.8.2 Notwithstanding the provisions of Sections 6.12.1.5.7.4.1., 6.5.2.1, 6.5.2.9.1, 6.5.2.10.1 within the area zoned C2 - 4, the following special provisions shall apply:

Minimum rear yard depth for a non-residential use when the rear yard abuts a Residential Zone shall be: 4.5 m.

Minimum lot area for a residential use shall be: 3,100 sq. m.

Minimum front yard depth for a residential use shall be: 7.1 m.

Minimum setback from a Provincial Highway shall be: 7.1 m.