

SECTION 13 - RURAL COMMERCIAL (CR) ZONE

- 13.1 Within a Rural Commercial (CR) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.
- 13.2 PERMITTED USES
- 13.2.1 Residential Uses:
- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the provisions of Section 3.11.
- 13.2.2 Non-Residential Uses:
- a) farm implement dealer
 - b) fertilizer plant and associated retail and or wholesale outlet
 - c) feed mill, and or seed cleaning plant
 - d) abattoir
 - e) auction barn
 - f) nursery and garden centre
 - g) outside display and sale of goods in accordance with the Provisions of Section 3.39.
 - h) passive outdoor recreation use
 - i) public use in accordance with the provisions of Section 3.29
- 13.3 ZONE PROVISIONS
- 13.3.1 Refer to Section 3 (General Provisions)
- 13.3.2 Lot Area (minimum) 0.4 ha (0.99 A)
- 13.3.3 Lot Frontage (minimum) 30 m (98.43 ft.)
- 13.3.4 Front Yard Depth (minimum) 12 m (39.37 ft.)
- 13.3.5 Rear Yard Depth (minimum) 7.5 m (24.61 ft.)
- 13.3.6 Interior Side Yard Width (minimum) 4.5 m (14.76 ft.)
- 13.3.7 Exterior Side Yard Width (minimum) 9.0 m (29.53 ft.)
- 13.3.8 Lot Coverage (maximum) 20%
- 13.3.9 Building Height (maximum) 11.0 m (36.09 ft.)
- 13.3.10 Landscaped Open Space (minimum) 10%
- 13.3.11 Minimum setback from any Residential Zone (any yard) to any building, structure or outside storage 9.0 m (29.53 ft.)

- 13.3.12 Minimum rear yard setback of a principle building from any Residential Zone 14.0 m (45.93 ft.)
- 13.3.13 Adjacent to any Residential Zone a 3 metre (9.84 ft.) buffer strip, properly landscaped as may be required by a Site Plan Control Agreement through the provisions of the Planning Act, shall be provided along the abutting lot line.
- 13.3.14 Accessory Dwelling Units
- | | | |
|----|--|-------------------------------------|
| a) | units per lot | 1 |
| b) | gross floor area (minimum) attached dwelling unit | |
| | i) bachelor or one bedroom dwelling unit | 42.0 m ² (452.09 sq.ft.) |
| | ii) for each additional bedroom | 13.0 m ² (139.94 sq.ft.) |
| | iii) access to a dwelling unit shall be separate from access to Commercial use | |
| c) | floor area (minimum) detached dwelling unit | 100 m ² (1076.43 sq.ft.) |
- 13.3.15 All means of ingress and egress shall conform with the appropriate municipal regulations. In the case of a corner lot no means of ingress or egress shall be located within 15 m (49.21 ft.) of the intersection of the street lines.
- 13.3.16 Off street parking and loading in accordance with Section 3.40 and 3.41.
- 13.3.17 No parking space or part shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 3 m (9.84 ft.) of the boundary of any Residential Zone.
- 13.3.18 Accessory Buildings Refer to Section 3.7
- i) Notwithstanding Section 3.7.3 of this By-law all or part of an accessory building may be located in front of the projected front main wall of the main building and shall comply with the yard requirements of this Section.

13.4 ZONE EXCEPTIONS

13.4.1 CR-1, Lot 6, Concession VII (Flos)
 1091 Flos Road Eight W., Roll No. 43 41 030 006 043 00 0000
Flos Zoning By-law Amendment No.

A gasoline bar is permitted.

13.4.2 CR-2, Lot 6, Concession IV (Flos)
 13730 County Road 27, Roll No. 43 41 030 003 133 00 0000
Flos Zoning By-law Amendment No.

The permitted uses within this zone are restricted to a fruit and vegetable center, a nursery and garden center and a detached accessory dwelling.