

Section 20 – Rural Commercial (CR) Zone

20.1. 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.

20.2. Permitted Uses

20.2.1. Residential Uses:

- a) an attached accessory dwelling or a detached accessory dwelling in accordance with the General Provisions Section.

20.2.2. 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 General Provisions Section
- h) Passive outdoor recreation use
- i) Public use in accordance with the General Provisions Section

20.3. Zone Provisions

20.3.1. Refer to Section 3 – General Provisions

20.3.2. Lot Area (minimum) 0.4 ha (0.99 ac)

20.3.3. Lot Frontage (minimum) 30 m (98.43 ft.)

20.3.4. Front Yard Depth (minimum) 12 m (39.37 ft.)

20.3.5. Rear Yard Depth (minimum) 7.5 m (24.61 ft.)

20.3.6. Interior Side Yard Width (minimum) 4.5 m (14.76 ft.)

20.3.7. Exterior Side Yard Width (minimum) 9.0 m (29.53 ft.)

20.3.8. Lot Coverage (maximum) 20%

20.3.9. Building Height (maximum) 11 m (36.09 ft.)

- 20.3.10. Landscaped Open Space (minimum) 10%
- 20.3.11. Minimum setback from any Residential Zone (any yard) to any building, structure or outside storage 9.0 m (29.53 ft.)
- 20.3.12. Minimum rear yard setback of a principle building from any Residential Zone 14.0 m (45.93 ft.)
- 20.3.13. 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 to provisions of the Planning Act, shall be provided along the abutting lot line.

20.3.14. Accessory Dwelling Units

Provision	Required
a) units per lot	1
b) gross floor area (minimum)	
i) bachelor or one bedroom dwelling unit	42.0 m ² (452.09 ft. ²)
ii) for each additional bedroom	13.0 m ² (139.94 sq. ft. ²)
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 ft. ²)
d) Maximum total area of accessory buildings or structures	65 m ² (699.68 ft. ²)

20.3.15. 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.

20.3.16. Off street parking and loading in accordance with requirements of the General Provisions Section.

20.3.17. 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 metres (9.84 ft.) of the boundary of any Residential Zone.

20.3.18. Accessory Buildings

Refer to the Accessory Buildings General Provisions.

- a) Notwithstanding the Accessory Buildings, Uses and Structures General Provisions 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.

20.4. Zone Exceptions

- 20.4.1. CR-1, Lot 6, Concession VII (Flos)
1091 Flos Road Eight W., Roll No. 4341 030 006 04300 0000
Flos Zoning By-law Amendment No.

A gasoline bar is permitted.

- 20.4.2. CR-2, Lot 6, Concession IV (Flos)
13730 County Road 27, Roll No. 4341 030 003 13300 0000
Flos Zoning By-law Amendment No.

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

- 20.4.3. CR-3, South Part of Lot 10, Concession 9 (Flos)
Being Parts 1 and 2 on Plan 51RF-12540
1568 County Road 92 – 4341 030 006 12000 0000
ZB-2016-013 – Bates

In addition to the permitted uses of this section, self-storage units in conjunction with and accessory to the regular operation of the Elmvale Flea and Farmer's Market is permitted.