

SECTION 47A
(By-law 2012-034, S.71)

COMMERCIAL RESIDENTIAL FIVE ZONE (CR-5)

No person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a CR-5 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

47A.1 **PERMITTED USES**

Additional Dwelling Unit (Attached) (By-law 2023-102, S.15)

Additional Dwelling Unit (Detached) (By-law 2023-102, S.15)

Convenience Retail

Day Care Facility

Educational Establishment

Financial Establishment

Funeral Home

Health Clinic

Health Office

Home Business

Medical Laboratory

Multiple Dwelling

Office

Personal Services

Printing Establishment

Private Club or Lodge

Private Home Day Care

Religious Institution

Sale, Rental, or Service of Business Machines and Office Supplies

Security of Janitorial Services

Single Detached Dwelling

Studio

Tourist Home

Veterinary Services

47A.2 **PROHIBITED USES**

Social Service Establishment which provides on-site counselling or non-administrative services.

47A.3 **REGULATIONS**

.1 **For All Permitted Uses Except for Single Detached Dwelling and Home Business**

Minimum Floor Space Ratio for Buildings constructed after the date that the CR-5 zone was applied to the lands	1.0
Maximum Floor Space Ratio	4.0
Minimum Lot Width	15 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street	3.0 metres
Maximum Front Yard and Maximum Side Yard Abutting a Street	6.0 metres
Minimum Side Yard	1.2 metres
Minimum Rear Yard	7.5 metres or one half the building height, whichever is greater shall be required.
Minimum Landscaped Area	10 percent of the lot area
Location of Printing Establishments and Sale, Rental and Service of Business Machines and Office Supplies	Only within a building containing a minimum of 4700 square metres of gross floor area designed for office.
Maximum Gross Floor Area for Printing Establishment and Sale,	1000 square metres

Rental and Service of
Business Machines and
Office Supplies

Multiple Dwellings

Any dwelling unit constructed or established after the date that the CR-5 zone was applied to the lands must have a minimum floor area of 85 square metres and may have no more than 2 bedrooms, as defined by the Ontario Building Code

Location of Personal
Services and
Convenience Retail

Only with a multiple dwelling or mixed commercial-residential building, containing a minimum of 20 units or a building containing a minimum of 4700 square metres of gross floor area designed for office.

Maximum Total Gross
Leaseable Commercial
Space for Personal
Services and
Convenience Retail

Not in excess of 20 percent of the gross floor area and in no case in excess of 550.0 square metres of gross leaseable commercial space.

Maximum Total Gross
Leaseable Commercial
Space for Convenience
Retail

No single convenience retail outlet shall exceed 225.0 square metres.

Location of Day Care
Facility

Only on the same lot as a multiple dwelling or mixed commercial-residential building, containing a minimum of 20 dwelling units or a building containing a minimum of 4700 square metres of gross floor area designed for office.

Off-Street Parking

In accordance with Section 6.1 of the By-law except as follows:

1 space for every 40 square metres of the gross floor area which accommodates Convenience Retail.

1 space for every 80 square metres of the gross floor area which accommodates Personal Services.

Off-Street Loading

In accordance with Section 6.2 of this By-law.

.2 For Single Detached Dwelling

Minimum Lot Area

235.0 square metres

Minimum Lot Width

9.0 metres

Minimum Corner Lot Width

15.0 metres

Minimum Front Yard and Minimum Side Yard Abutting a Street

4.5 metres except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line

Minimum Side Yard

- a) 1.2 metres, or
- b) 0 metres to a maximum of 0.2 metres on one side and a minimum of 1.5 metres on the other side for a Dwelling with a Building Height not exceeding 9.0 metres, or
- c) 0 metres to a maximum of 0.2 metres of one side and a minimum of 2.5 metres on the other side for a Dwelling with a Building Height exceeding 9.0 metres.
- d) 3.0 metres on one side where a driveway leading to required parking space is situated between the main building and the side lot line.

Minimum Rear Yard

7.5 metres

Maximum Building Height

10.5 metres

Maximum Lot Coverage

A total of 55 percent, of which the habitable portion of the dwelling shall not exceed 45 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent.

Off-Street Parking

In accordance with Section 6.1 of this By-law.

.3 **For Home Business**

In accordance with regulation set out in Section 5.13 of this By-law.

.4 **For Additional Dwelling Unit (Detached)** (By-law 2023-102, S.17)

In accordance with regulations set out in Section 5.22 of this By-law.

.5 **For Additional Dwelling Unit (Attached)** (By-law 2023-102, S.18)

One Additional Dwelling Unit (Attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.

Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.

.6 **For Lots with Four to Ten Dwelling Units** (By-law 2023-102, S.20)

4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33.