

SECTION 38*

COMMERCIAL RECREATION (CR) ZONE

38.1 GENERAL PURPOSE OF THE CR ZONE

This Zone provides for and regulates primarily indoor commercial recreational uses which are located outside of the floodway and flood fringe. The uses generally include permanent structures with some outdoor activity.

38.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any CR Zone variation for any use other than the following uses:

1) CR

The following are permitted uses in the CR Zone variation:

- a) Commercial recreation establishments;
- b) Golf courses;
- c) Private clubs;
- d) Private outdoor recreation clubs;
- e) Private parks;
- f) Recreational buildings;
- g) Recreational golf courses.

2) CR1

The following are permitted uses in the CR1 Zone variation:

- a) Any use permitted in the CR Zone variation;
- b) Amusement parks;
- c) Commercial outdoor recreation facilities;
- d) Go-cart tracks.

38.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any CR Zone variation except in conformity with the regulations as set out in Table 38.3.

38.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard CR Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 38.2 and/or Section 38.3 shall apply.

a) **CR Zone Variation**

CR(1)

a) Additional Permitted Use:

- i) Restaurant, Fast Food in the existing building.
- ii) Restaurant, in the existing building

b) Regulations:

- i) Gross Floor Area 200 square metres
Fast Food Restaurant (2,150 square feet)
(Maximum)
- ii) Gross Floor Area 233.0 square metres
Restaurants (2,500 square feet)
(Z.-1-94298) (Z.-1-142342)

CR(3)

a) Regulations:

- i) The maximum lot coverage calculation shall be based on a total lot area of 0.92 hectares (2.3 acres), which includes lands in the abutting OS5(4) Zone.
(Z.-1-00815)

CR(4)

a) Additional Regulations for existing structure:

- i) Front Yard Setback (minimum) 0.0 metres
- iii) West Interior Side Setback (minimum) 0.0 metres
(Z.-1-112051)

CR(5) 460-500 Berkshire Drive

a) Regulation

- i) Parking requirement (minimum) 90 spaces
(Z.-1-152401)

CR(6) 3334 and 3354 Wonderland Road South

a) Additional Permitted Uses:

- i) Casinos
- ii) The following definition applies in this Zone:
“CASINO” means a facility for the purposes of gaming that is authorized by the Province of Ontario, where a portion of the facility may be devoted to uses in connection with the operation of a casino including offices, restaurants, outdoor patios, auditoriums, meeting rooms, amusement games establishments and places of entertainment.

b) Regulations:

- i) Parking for Casinos (minimum): 1 space per 15 m² (215 ft²)
- ii) Landscape Open Space (minimum): 15%
- iii) Height (maximum): 16 metres (53 feet)
(Z.-1-192773)

b) CR1 Zone Variation

CR1(1)

a) Additional Permitted Uses:

- i) Hotels in association with Section 38.2(1)(a) or (b) or Section 38.2(2)(b) or (c)
- ii) Motels.

b) Regulations:

- i) Rear Yard Depth 3.0 metres (9.8 feet)

(Minimum)

- ii) Lot Coverage (Maximum) 35%
- iii) Height (Maximum) 20.0 metres (65.6 feet)

CR1(2) 457 Southdale Road West

a) Additional permitted use

i) Places of Worship

b) Regulations

i) Places of Worship are permitted to a maximum height of 18.5m (60.7 feet).
(Z.-1-142288)

TABLE 38.3 *

**COMMERCIAL RECREATION (CR) ZONE
REGULATIONS FOR CR ZONE VARIATIONS**

Column		A	B	C
Line 1		ZONE VARIATIONS	CR	CR1
2		PERMITTED USES	See Section 38.2(1)	See Section 38.2(2)
3		LOT FRONTAGE (m) MINIMUM	30.0	50.0
4		LOT DEPTH (m) MINIMUM	40.0	100.0
5	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET	6.0	20.0
6		ARTERIAL	8.0	20.0
7		PRIMARY COLLECTOR	6.0	20.0
8		SECONDARY COLLECTOR	6.0	20.0
9	REAR YARD DEPTH (m) MINIMUM	REAR YARD DEPTH (m) MINIMUM	10.0	20.0
10		INTERIOR SIDE YARD DEPTH (m) MINIMUM	7.5	
11		LANDSCAPED OPEN SPACE (%) MINIMUM	20	
12		LOT COVERAGE (%) MAXIMUM	25	
13		HEIGHT (m) MAXIMUM	12.0	

* (Z-1-051390)