

SECTION 26 - RURAL COMMERCIAL (C7) ZONE

26.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply in all Rural Commercial (C7) Zones.

26.2 PERMITTED USES

- (a)
 - Construction trades establishments
 - Farm implement sales and service establishments
 - Feed and fertilizer dealers
 - Farm produce markets
 - Farm supply and service establishments
 - Garden centres
 - Kennels
 - Pet Day Care Establishments
 - Veterinary Establishments
- (b) Dwelling Units
- (c) Uses, buildings and structures accessory to the foregoing uses.

26.3 REGULATIONS FOR COMMERCIAL USES

Minimum Lot Frontage	30m
Minimum Lot Area	4000 sq. m.
Maximum Lot Coverage	30 percent
Maximum Gross Floor Area	50 percent of lot area
Minimum Front Yard	10m
Minimum Side Yard	6m, except the minimum side yard abutting a residential zone shall be 10.5m
Minimum Exterior Side Yard	10m
Minimum Rear Yard	7.5m except the minimum rear yard abutting a residential zone shall be 10.5m
Maximum Building Height	1.5 storeys

26.4 REGULATIONS FOR DWELLING UNITS

- (i) The provisions of Subsection 18.2 shall apply to a dwelling unit in the Rural Commercial (C7) Zone except as provided in Clause (ii) hereof.
- (ii) In addition to Clause (i) hereof, one single detached dwelling may be permitted accessory to a commercial use subject to the following provisions:

Minimum Yard Provisions	As in Subsection 26.3
Minimum Distance between a single detached dwelling and the principal commercial building on the lot	7.5m

Minimum Lot Area	8000 sq. m.
Minimum Floor Area	93 sq. m

26.5 REGULATIONS FOR ACCESSORY BUILDINGS

The provisions of Subsection 18.3 shall apply

26.6 REGULATIONS FOR “KENNELS” AND “VETERINARY ESTABLISHMENTS”

Minimum Lot Area	An existing lot having a minimum area of 2 ha
Minimum Lot Frontage	100m
Minimum Front Yard	50m or behind the front building line of the main building on the lot, whichever is greater
Minimum Interior Side Yard	25m
Minimum Exterior Side Yard	7.5m
Minimum Rear Yard	30m
Maximum Lot Coverage	20%
Maximum Building Height	1 storey
Minimum Distance from a Dwelling on an Adjacent Lot	150m

26.7 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

EXCEPTIONS TO THE RURAL COMMERCIAL (C7) ZONE

C7-1 (129-1990) 4881 Garrison Road

Nothing shall prevent the continued use of the lands indicated as C7-1 on Schedule "A" for an antique shop and uses, buildings and structures accessory thereto.

C7-3 (129-1990) 2137 Stevensville Road

Nothing shall prevent the continued use of the lands indicated as C7-3 on Schedule "A" for a gas station and uses, buildings and structures accessory thereto.

C7-4 (129-1990) 3272 Bowen Road

Nothing shall prevent the continued use of the lands indicated as C7-4 on Schedule "A" for a retail store and uses, buildings and structures accessory thereto.

C7-8 (129-1990) 1107 Gorham Road

Nothing shall prevent the continued use of the lands indicated as C7-8 on Schedule "A" for a retail store and uses, buildings and structures accessory thereto.

C7-10 (129-1990) 2152 Garrison Road

Nothing shall prevent the continued use of the lands indicated as C7-10 on Schedule 'A' for an antique shop, a flea market and uses, buildings and structures accessory thereto.

C7-11 (129-1990) 4831 Sherkston Road

Nothing shall prevent the continued use of the lands indicated as C7-11 on Schedule 'A' for a gas station and variety store and uses, buildings and structures accessory thereto.

C7-17 (129-1990) 2364 Ridgemount Road

Nothing shall prevent the continued use of the lands indicated as C7-17 on Schedule 'A' for a propane transfer depot and uses, buildings and structures accessory thereto.

C7-74 (129-1990) 1882 Garrison Road

Nothing shall prevent the continued use of the lands indicated as C7-74 on Schedule "A" for a restaurant and uses, buildings and structures accessory thereto.

C7-75 (129-1990) 1796 Garrison Road

Nothing shall prevent the continued use of the lands indicated as C7-75 on Schedule "A" for a tool and die shop and uses, buildings and structures accessory thereto.

C7-76 (129-1990) 1746 Garrison Road

Nothing shall prevent the continued use of the lands indicated as C7-76 on Schedule "A" for an auction house and retail store and uses, buildings and structures accessory thereto.

C7-77 (129-1990) Sunset Drive, west side, south of Bertie Street

Nothing shall prevent the continued use of the lands indicated as C7-77 on Schedule "A" for a construction trades establishment and uses, buildings and structures accessory thereto and the following special regulations shall apply:

- (a) Minimum side yard setback shall not be less than 30.48 metres.
- (b) Minimum rear yard setback shall not be less than 15.24 metres.
- (c) Minimum front yard setback shall not be less than 60.96 metres from the property line.
- (d) No outside storage of materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed to remain except in rear and side yards provided that they are screened from view from any street. The screening shall mean a visually impervious fence, wall or landscape berm. In no case shall this screening be less than 2.4 metres in height.

C7-78 (129-1990) 1881 Dominion Road

Nothing shall prevent the continued use of the lands indicated as C7-78 on Schedule "A" for a bait shop and hairdressing salon and uses, buildings and structures accessory thereto.

C7-79 (129-1990) 1640 Dominion Road

Nothing shall prevent the continued use of the lands indicated as C7-79 on Schedule "A" for a hairdressing salon and uses, buildings and structures accessory thereto.

C7-80 (129-1990) 1620 Dominion Road

Nothing shall prevent the continued use of the lands indicated as C7-80 on Schedule "A" for a grocery store and uses, buildings and structures accessory thereto.

C7-84 (129-1990) 1736 Dominion Road

Nothing shall prevent the continued use of the lands indicated as C7-84 on Schedule “A” for an antique shop and uses, buildings and structures accessory thereto.

C7-85 (203-1992) 1731 Dominion Road

These lands are zoned “Rural Commercial C7-85 Zone” and all of the provisions that relate to lands zoned “Rural Commercial C7 Zone” by this by-law shall apply to those lands zoned “Rural Commercial C7-85 Zone” except that in addition to the list of permitted uses set out in Subsection 26.2 in the “Rural Commercial C7 Zone”, the lands shown as C7-85 on Schedule “A” may also be used for a commercial dance school.

C7-88 (129-1990) 2459 Dominion Road

Nothing shall prevent the continued use of the lands indicated as C7-88 on Schedule “A” for an antique store and uses, buildings and structures accessory thereto.

C7-89 (129-1990) 2381 Dominion Road

Nothing shall prevent the continued use of the lands indicated as C7-89 on Schedule “A” for the storage and sale of pet food and pet supplies and uses, buildings and structures accessory thereto.

C7-99 (129-1990) 2439 Garrison Road

Nothing shall prevent the continued use of the lands indicated as C7-99 on Schedule “A” for marine and recreational vehicle sales and repair and uses, buildings and structures accessory thereto.

C7-170 (48-1997) 5051 Garrison Road

These lands are zoned “Rural Commercial C7-170 Zone” and all of the provisions that relate to lands zoned “Rural Commercial C7 Zone” by this by-law shall apply to those lands zoned “Rural Commercial C7-170 Zone” on Schedule A except that in addition to the permitted uses set out in Subsection 26.2 (a), these lands may also be used for a motor vehicle sales and repair establishment.”

C7-183 (165-1997) 2821 Stevensville Road (DELETED BY BY-LAW 06-07)

These lands are zoned “Rural Commercial C7-183 Zone” and all of the provisions that relate to lands zoned “Rural Commercial C7-Zone” by this by-law shall apply to those lands zoned “Rural Commercial C7-193 Zone except that:

- a) in addition to the permitted uses set out in Subsection 26.2 (a), these lands may also be used for a restaurant and gasoline bar.
- b) The regulations set out in Subsection 23.4 shall apply to the gasoline bar.

C7-193 (44-1998) 3551-3553 Garrison Road

These lands are zoned “Rural Commercial C7-193 Zone” and all of the provisions that relate to lands zoned “Rural Commercial C7 Zone” by this by-law shall apply to those lands zoned “Rural Commercial C7-193 Zone” except that:

- (a) in addition to the permitted uses set out in Subsection 26.2 (a), these lands may also be used for a restaurant and gasoline bar.
- (b) the regulations set out in Subsection 23.4 shall apply to the gasoline bar.

C7-201 (112-1998) Rosehill Road, west side, north of Pound Avenue

These lands are zoned “Rural Commercial C7-201 Zone” and all of the provisions that relate to lands zoned “Rural Commercial C7 Zone” by this By-law shall apply to those lands zoned “Rural Commercial C7-201 Zone” on Schedule “A” except that in addition to the permitted uses set out in Subsection 26.2 (Permitted Uses) these lands may also be used for a storage establishment.

C7-251 (180-2001) 3589 Garrison Road

These lands are zoned “Rural Commercial C7-251 Zone” and all of the provisions that relate to lands zoned “Rural Commercial C7 Zone” by this By-law shall apply to those lands zoned “Rural Commercial C7-251 Zone” on Schedule “A”, except that in addition to the Permitted Uses set out in Subsection 26.2 these lands may also be used for a restaurant and a retail store.

C7-257 (129-90) 1025 Gorham Road

In addition to the uses permitted in the C7 zone, the lands indicated as C7-257 on Schedule "A" may also be used for a restaurant and uses, buildings and structures accessory thereto.

C7-281 (129-90) 5197 Michener Road

Nothing shall prevent the continued use of the lands indicated as C7-281 on Schedule "A" for the following uses:

- General upkeep of commercial vessels.
- Mattress and box spring manufacturing.
- Furniture manufacturing & upholstering.
- Cabinet making and carpentry.
- Metal fabricating and welding.
- Marine supplies.
- Masonry.
- Carpet and tile sales and installation.
- Marine pipe fitting.
- Steam cleaning.
- Life Line Inc. - life saving equipment.

C7-313 (24-2003) 3590-3600 Garrison Road

These lands are zoned “Rural Commercial C7-313 Zone” and all of the provisions that relate to lands zoned “Rural Commercial C7 Zone” shall apply to those lands zoned “Rural Commercial C7-313 Zone”, except:

- (a) That notwithstanding the requirements of Subsection 26.2(a) the lands may also be used for retail stores and business offices, and;
- (b) That notwithstanding the requirements of Subsection 26.4(ii) two existing single detached dwellings shall be permitted subject to the yard provisions of Section 26.3.