

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 product markets
- Farm supply and service establishments
- Garden centres
- Kennels
- Pet Day Care Establishments
- Short-Term Rental, Dedicated
- Veterinarian Clinic in wholly enclosed building

(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	i) 1.5 storeys ii) 6m

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 18.4 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 (RELOCATED TO A-1)

C7-3 (129-1990_ 2137 Stevensville Road (RELOCATED TO A-3)

C7-4 (129-1990) 3272 Bowen Road (RELOCATED TO A-4)

C7-8 (129-1990) 1107 Gorham Road (RELOCATED TO ECU-8)

C7-10 (129-1990) 2152 Garrison Road (RELOCATED TO A-10)

C7-11 (129-1990) 4831 Sherkston Road (RELOCATED TO A-11)

C7-17 (129-1990) 2364 Ridgemount Road (RELOCATED TO A-17)

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 (129-90) –Deleted by By-law 026-09

C7-76 (129-90) –Deleted by By-law 026-09

C7-77 (129-1990) Sunset Drive, West Side, South of Bertie Street (RELOCATED TO A-77)

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 (RELOCATED TO RR-79)

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 (RELOCATED TO RR-84)

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

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OFFICE CONSOLIDATION

26.4

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 (RELOCATED TO A-170)

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 (129-90) –Deleted by By-law 026-09

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 (RELOCATED TO A-257)

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 (RELOCATED TO A-313)

Parcel 2: "C7-499(H) (26-2014) Rosehill Auction -1748 Pound Avenue & 1750 Grayson Avenue

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TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

26.5

These lands are zoned “Rural Commercial Holding C7-499(H) Zone”, and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Rural Commercial C7 Zone” by this by-law shall apply to those lands zoned “Rural Commercial Holding C7-499(H) Zone” on the attached Appendix “1” subject to the following special provisions:

- a) In addition to the permitted uses set out in Subsection 26.2, these lands may also be used for refurbishment of goods and storage.
- b) “Goods” are defined as electronics, toys, tools, house furnishings, white goods and lawn and garden items.
- c) A minimum front yard setback of not less than 9.73 metres.
- d) No outside storage of goods, materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed on the site.
- e) A maximum of 24 tractor-trailer parking spots be provided on the site.
- f) The existing concrete fencing can be used for screening.
- g) Notwithstanding (d) outdoor storage the storage of materials in tractor trailers for a period of up to 30 days shall be allowed on this parcel.
- h) Notwithstanding the requirements of Parking Area Requirements 6.20(c) (ii), the truck parking area may be gravel.”

C7-509 (99-2014) 1711 Dominion Road

These lands are zoned “Rural Commercial (C7-509) Zone ”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Rural Commercial (C7) Zone” by this by-law shall apply to those lands zoned “Rural Commercial (C7-509) Zone C7-509 Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- a) Notwithstanding the list of Regulations for Dwelling Units in Section 26.4, a single detached dwelling which is not accessory to a commercial use is permitted on the lands.