

The following provisions shall apply to the use of land and the construction of buildings in all C7 Zones subject to the general provisions under Part B and Part C of this By-Law.

**1. PERMITTED USES**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(1) **Main Commercial Uses**

2019-62

- a) motor vehicle gasoline bar;
- b) motor vehicle service station;
- c) motor vehicle washing establishment;
- d) public use.

(2) **Accessory Uses, Buildings or Structures**

Any use, building or structure which is subordinate and customarily incidental to a main commercial use of the building.

**2. ZONE REQUIREMENTS**

- (1) Minimum frontage on any street shall be 38.0 m.
- (2) No gasoline pump shall be located closer to any lot line than 4.5 m.
- (3) Notwithstanding the requirements of this By-Law, canopies over gas pumps are permitted, provided:
  - a) the minimum distance between ground at the base of the gas pumps and the lowest point of the canopy is 3.0 m.; and
  - b) the nearest part of the canopy is not closer than 1.5 m. to any lot line.
- (4) No buildings shall be erected closer to a street line than 9.0 m., nor closer to any other lot line than 3.0 m. However, where an interior side or rear lot line abuts a lot in a Residential Zone or RH Zone, no building shall be located within 7.5 m. of such abutting lot line. The 1.5 m. abutting the lot line shall be maintained as a landscaped area.
- (5) The width of any entrance or exit, or combined entrance or exit, measured at the street line shall not be greater than 9.0 m.
- (6) The distance between the point of intersection of the front lot line and either side lot line and the nearest entrance or exit shall be at least 3.0 m.
- (7) On a corner lot, no entrance or exit shall be permitted within 7.5 m. of the intersection of the two (2) street lines.
- (8) A strip of land not less than 1.5 m. in width shall be provided for landscaping purposes between the working area and any adjacent lot line other than those sections used for ingress and egress.
- (9) No open storage of unserviceable cars and waste materials shall be permitted.
- (10) Underground fuel storage tanks shall be installed in accordance with The Gasoline Handling Act, R.S.O., 1970, Chapter 189, as amended.

**3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS**

See Part C, Section 8.

**4. FOR OFF-STREET PARKING PROVISIONS**

See Part C, Sections 14 and 15.

**5. FOR OFF-STREET LOADING PROVISIONS**





See Part C, Sections 16 and 17.

**6. SPECIAL PROVISIONS**

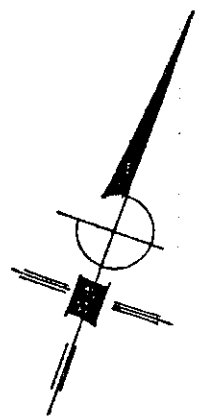
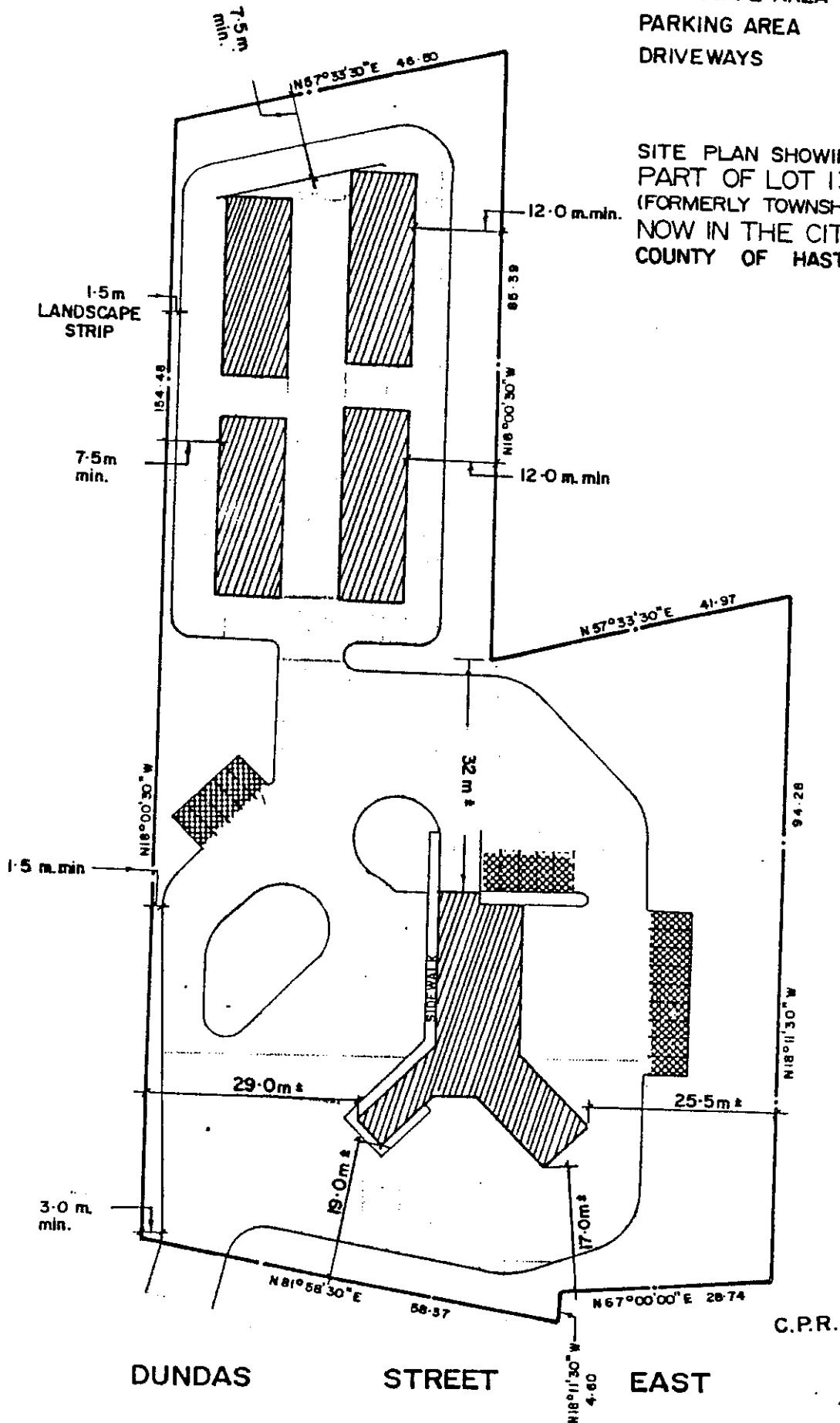
- 10586 (1) Notwithstanding the provisions of Section 1 of this Part S, within the area zoned C7-1, General Commercial uses, as contained in Part N, Section 1 are permitted, subject to the provisions of Part N.
- (2) Notwithstanding the provisions of Subsection 1(1) of this Part, within the area zoned C7, on the northwest corner of the intersection of Dundas Street East and Farley Avenue, the existing dry cleaners establishment and coin-operated laundry are permitted uses, in addition to those uses listed in Section 1 of this Part.
- 10586 (3) Notwithstanding the provisions of Section 1 of this Part S, within the area zoned C7-2, Highway Commercial uses, as contained in Part O, Section 1 are permitted, subject to the provisions of Part O.
- (4) Notwithstanding the provisions of Subsection 1(1) of this Part, within the area zoned C7, on the south side of Bridge Street East, at Plaza Square, the existing retail store is a permitted use, in addition to those uses listed in Section 1 of this Part.
- 10586 (5) Notwithstanding the provisions of Section 1 of this Part S, within the area zoned C7-3, Non-Retail Commercial uses, as contained in Part Q, Section 1 are permitted, subject to the provisions of Part Q.
- 10586 (6) Notwithstanding the provisions of Section 1 of this Part S, within the area zoned 2003-151 C7-4 Local Commercial uses, as contained in Part M, Section 1 are permitted, subject to the provisions of Part M in addition to motor vehicle sales.
- 11205 (7) Within an area zoned C7-5 the uses as contained in Part O, Section 1, are permitted subject to the provisions of Part O, and the uses as contained in Part S, Section 1, are permitted subject to the provisions of Part S, with the exception that motor vehicle washing establishments shall not be permitted.
- 12460 (8) Notwithstanding the provisions of Subsection 1(1) of this Part S, within the area zoned C7-6, the permitted uses shall include a motor vehicle gasoline bar, a motor vehicle service station, a motor vehicle washing establishment, and warehousing units in the form of self-storage units, provided that such uses shall be developed in accordance with the site plan attached hereto and forming part of this By-Law as Appendix V.
- 2009-16 (9) Notwithstanding the provisions of Subsections 1 (1), and 2 (4) of this Part S, within the area zoned C7-7 a motor vehicle repair garage shall be a permitted use, in addition to the permitted uses of Subsection 1 (1), subject to a minimum easterly yard of 4.87 metres and a minimum southerly yard of 4.97 metres.

- 2010-178 (10) Notwithstanding the provisions of Section 1 of this Part S, within the area zoned C7-2-h, no person shall erect any building or structure or use the land for any purpose other than the use existing on the day of the passing of this by-law. The 'h' holding symbol shall be removed in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, provided that the existing approved site plan for the property located at 397 North Front Street has been amended to account for the development of the lands located within the 'h' zoned area subject to this By-Law.

THIS SITE PLAN CONSTITUTES APPENDIX II TO  
 BY-LAW NUMBER 12460 AND APPENDIX V TO  
 BY-LAW NUMBER 10245.

BUILDING AREA	1113 m <sup>2</sup>	
LANDSCAPE AREA	2884 m <sup>2</sup>	
PARKING AREA	274 m <sup>2</sup>	
DRIVEWAYS	6642 m <sup>2</sup>	

SITE PLAN SHOWING  
 PART OF LOT 13, CONCESSION  
 (FORMERLY TOWNSHIP OF THURLOW)  
 NOW IN THE CITY OF BELLEVILLE  
 COUNTY OF HASTINGS



SCALE 1:80