

9.7. Convenience Commercial Zone (C7)

9.7.1. Permitted Uses

The following uses are permitted in a C7 Zone:

- .1 Bakeries.
- .2 Day nurseries.
- .3 Delicatessens.
- .4 Dwelling units.
- .5 Pharmacies.
- .6 Existing restaurants.
- .7 Neighbourhood convenience stores.
- .8 Personal service stores.
- .9 Specialty retail stores.
- .10 Accessory uses, buildings, and structures.
- .11 Uses permitted in Section 6.1

9.7.2. Regulations

Any use, building or structure in a C7 Zone shall be established in accordance with the following:

- .1 Neighbourhood Convenience Stores, Personal Service Stores, Pharmacies, Delicatessens, Specialty Retail Stores, and Bakeries
 - .1 Lot Area (minimum) 450.0 m²
 - .2 Lot Width (minimum) 15.0 m
 - .3 Lot Coverage (maximum) 35%
 - .4 Building Height (maximum) 2 storeys
 - .5 Front Yard (minimum) 6.0 m
 - .6 Rear Yard (minimum)
 - .1 Abutting a Residential Zone 4.5 m
 - .2 Abutting any other Zone or lot line 3.0 m
 - .7 Side Yard (minimum)
 - .1 Interior
 - .1 Abutting a Residential Zone 2.4m
 - .2 Abutting any other Zone or lot line 1.2 m

- .2 Exterior 2.4 m
- .8 Gross Floor Area (maximum)
 - .1 Total gross floor area shall be 280.0 m².
 - .2 Total gross floor area for each permitted use shall be 225.0 m².
- .9 Landscaped Open Space (minimum) 10%
- .10 Parking in accordance with Section 6.18.
- .11 Open Storage Prohibited
- .12 Buffering in accordance with Section 6.10.
- .13 Planting Strips in accordance with Section 6.11.
- .2 Existing Restaurants
 - .1 To the development standards that existed on the lot at the time of the passing of this Bylaw.
- .3 Day Nurseries
 - .1 In accordance with Section 6.8.
- .4 Dwelling Units
 - .1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.
 - .2 There shall be a maximum of two dwelling units.
 - .3 The minimum gross floor area shall be 40.0 m²/unit.
 - .4 Parking shall be provided at 1.5 spaces/unit in addition to the required parking spaces for the commercial use.
- .5 Accessory Uses, Buildings, and Structures
 - .1 In accordance with Section 6.3.
- .6 Uses Permitted in Section 6.1.
 - .1 In accordance with Section 6.1.

9.7.3
Amended by
Bylaw No.
12-97

Exceptions

The following Zones apply to specific lands within a C7 Zone.

.1 315 Brant Avenue (C7-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C7-1 Zone may be used only for the following uses:

- .1 General offices
- .2 Medical clinics
- .3 Personal service stores
- .4 Pharmacies
- .5 Specialty retail stores
- .6 Accessory uses, buildings, and structures
- .7 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C7-1 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|--------------------------------|------|
| .1 | Rear Yard (minimum) | 1.0m |
| .2 | Landscape Open Space (minimum) | Nil |
| .3 | Planting Strips (minimum) | Nil |

That all the provisions of the C7 Zone in Section 9.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
152-2004

.2 230/232 Murray Street (C7-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C7-2 Zone may be used for all of the uses permitted in the C7 Zone plus the following uses:

- .1 Taxi establishment.

That all the provisions of the C7 Zone in Section 9.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
66-2007

.3 249 Murray Street (H-C7-3)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C7-3 Zone may be used for all of the uses permitted in the C7 Zone, plus the following:

- .1 Retail Sale of New and Used Furniture

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C7-3 Zone use any lot, or erect, alter or use any building or structure for a retail sale of new and used furniture, except in accordance with the following provisions:

- .1 In accordance with Section 9.7.2

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C7-3 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.7.3.3.1, all inclusive, except in accordance with the following:

- .1 Where the C7-3 symbol is preceded by the letter "H", a Record of Site Condition or a satisfactory Affidavit of Qualified Person must be approved prior to a Bylaw being adopted by Council to remove the "H".

That all the provisions of the C7 Zone in Section 9.7.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
144-2008

.4 998 - 1000 Colborne Street (C7-4)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C7-4 Zone may be used only for the following uses:

- .1 A maximum of 3 dwelling units
- .2 Neighborhood convenience stores
- .3 Personal service stores
- .4 Specialty retail stores
- .5 Accessory uses including buildings and structures
- .6 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C7-4 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- 1. Exterior Side Yard (minimum) NIL

That all the provisions of the C7 Zone in Section 9.7.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.