

SECTION 18A – EXISITING COMMERCIAL USE (ECU) ZONE

18A.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 Existing Commercial Use (ECU) Zone.

18A.2 PERMITTED USES

- (a) Existing commercial uses and other similar uses
- (b) Uses, buildings and structures accessory to the foregoing existing use

18A.3 REGULATIONS

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) 6 m

EXCEPTIONS TO THE EXISTING COMMERCIAL USE (ECU) ZONE

ECU-5 (129-90) 3189 Niagara River Parkway (FORMERLY C5-5)

Nothing shall prevent the continued use of the lands for a motel and gift shop and uses, building and structures accessory thereto.

ECU-8 (129-1990) 1107 Gorham Road (FORMERLY C7-8)

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

ECU-25 (129-1990) 3129 Niagara River Parkway (FORMERLY C5-25)

Nothing shall prevent the continued use of the lands indicated as ECU-25 on Schedule "A" for a motel and uses, buildings and structures accessory thereto.

ECU-33 (129-1990) 1047 Niagara River Parkway (FORMERLY C5-33)

Nothing shall prevent the continued use of the lands indicated as ECU-33 on Schedule "A" for a motel and uses, buildings and structures accessory thereto.

ECU-137 (127-1995) 1057 Ridge Road (FORMERLY C3-137)

These lands are zoned "Existing Commercial Use ECU-137 Zone" and all of the that relate to lands zoned "Existing Commercial Use ECU Zone" by this by-law shall apply to those lands zoned "Existing Commercial Use ECU-137 Zone" except that in addition to the permitted uses set out in Subsection 18A.2, these lands may also be used as a gaming premises with not more than eight (8) gaming tables."

ECU-280 (129-1990) Erie Road, north side, east of Point Abino Road (FORMERLY C5-280)

Nothing shall prevent the continued use of the lands indicated as C5-280 on Schedule "A" for the storage of boats and uses, buildings and structures accessory thereto.

Parcel 1 :“ECU-498(H) (26-2014) - Rosehill Auction – 1746 Garrison Road

These lands are zoned “Existing Commercial Use” Holding ECU-498(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Existing Commercial Use ECU Zone” by this by-law shall apply to those lands zoned “Existing Commercial Use ECU-498(H) Zone” on the attached Appendix “1” subject to the following special provisions:

- a) These lands may be used for refurbishment, repair and servicing of goods and retail sales.
- b) “Goods” are defined as electronics, toys, tools, house furnishings, white goods and lawn and garden items.
- c) A maximum lot coverage of not more than 45%.
- d) A minimum front yard setback of not less than 8.9 metres.
- e) A minimum exterior side yard setback of not less than 1.5 metres abutting Garrison Road and 1.8 metres abutting Pound Avenue.
- f) A minimum rear yard setback of 0 metres.
- g) That no outside storage of goods, materials, waste materials, finished or unfinished products, equipment or parts shall be placed, kept or allowed on the site.
- h) Notwithstanding the requirements of Loading Space Regulation 6.12(e), loading spaces will be permitted not less than 4.0 metres from the northerly property line.
- i) Notwithstanding the requirements of Schedule D parking spaces on the west side of the building shall have a minimum aisle width of 3.0 metres.

- j) Notwithstanding the requirements of Ingress and Egress 6.20(d) (ii), the maximum width of any joint ingress and egress driveway ramp measured along the street line shall be 60 metres along Barnhart Street.
- k) Notwithstanding the requirements of Ingress and Egress 6.20(vi), the site shall be limited to 5 driveway entrances.
- l) Notwithstanding (g) outdoor storage the storage of materials in tractor trailers for a period of up to 30 days shall be allowed between the existing buildings.
- m) Notwithstanding the requirements of Parking Area Requirements 6.20(c) (ii), the portions of truck parking area between the two existing buildings south of Pound Avenue, not including the area of the loading docks and the tow motor path may be gravel. All loading docks and the tow motor path shall be an asphaltic surface or such other hard surface as may be acceptable to the Town.”

Parcel 3: “ECU-500(H) (26-2014) - Rosehill Auction – 1754 Garrison Road & 1715 Pound Avenue

These lands are zoned “Existing Commercial Use” Holding ECU-500(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Existing Commercial Use ECU Zone” by this by-law shall apply to those lands zoned “Existing Commercial Use ECU-500(H) Zone” on the attached Appendix “1” subject to the following special provisions:

- a) These lands may be used as a parking area for automobiles associated with the existing commercial use on Parcel 1.
- b) The existing building located on these lands can be used for clinics, customs brokers, personal service shops, retail stores, spa services, studios or veterinarian clinics.”