

**SECTION 20C- ZONE C-8: STOCKYARDS INDUSTRIAL/COMMERCIAL AREA**

By-law 20-2005 passed March 29, 2005

**20C.1 Permitted Uses**

Within a Zone C-8 no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses listed in Column 1 below.

**20C.2 Regulations**

Within a Zone C-8 no land shall be used and no building or structure shall be erected, except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and in accordance with the regulations listed in Column 2 below.

**20C.3**

<b>SUB-SECTION</b>	<b><u>COLUMN 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>COLUMN 2</u></b> <b><u>Regulations</u></b>
20C.3.1	Antique and Collectables Sales	Section 20C.5
20C.3.2	Appliances & Electronic Equipments Sales, Service & Repair	Section 20C.5
20C.3.3	Auction Centre	Section 20C.5
20C.3.4	Automotive Service Station/Repair/ Gas Bar	Section 20C.5
20C.3.5	Automotive Supply Sales	Section 20C.5
20C.3.6	Automotive, Vehicle Equipment Sales and Rental	Section 20C.5
20C.3.7	Bakery Including Accessory Retailing of Goods Baked On-site	Section 20C.5
20C.3.8	Beer, Wine and Liquor Stores	Section 20C.5
20C.3.9	Carpet, Wall, Draperies or Floor Covering Stores	Section 20C.5
20C.3.10	Car Wash Facility	Section 20C.5
20C.3.11	Catering Service	Section 20C.5
20C.3.12	Commercial Laundry	Section 20C.5
20C.3.13	Commercial Parking Facility	Section 20C.5
20C.3.14	Commercial Recreation	Section 20C.5

<b>SUB-SECTION</b>	<b><u>COLUMN 1</u></b>	<b><u>COLUMN 2</u></b>
	<b><u>Permitted Uses</u></b>	<b><u>Regulations</u></b>
20C.3.15	Commercial/Trade School	Section 20C.5
20C.3.16	Construction Equipment Sales, Rental & Service	Section 20C.5
20C.3.17	Contractors Office and Landscape Contractor (not a Contractors Yard)	Section 20C.5
20C.3.18	Convenience Retail	Section 20C.5
20C.3.19	Data Service Operation	Section 20C.5
20C.3.20	Driving Range and Mini-Golf Facility	Section 20C.5
20C.3.21	Farmers Market	Section 20C.5
20C.3.22	Film Processing Depot	Section 20C.5
20C.3.23	Financial Establishment	Section 20C.5
20C.3.24	Fitness Equipment Sales, Service & Repair	Section 20C.5
20C.3.25	Furniture Store	Section 20C.5
20C.3.26	Government Building, Police Station, Fire Station & Ambulance Dispatch	Section 20C.5
20C.3.27	Heating and Plumbing Supplies Sales	Section 20C.5
20C.3.28	Home Brewing Outlet	Section 20C.5
20C.3.29	Home Building Supply Centre and Lumber Sales	Section 20C.5
20C.3.30	Hotel/Motel	Section 20C.5
20C.3.31	Indoor Dismantling of Used Wood, Glass, Metal and Plastic	Section 20C.5
20C.3.32	Indoor Storage and Warehousing	Section 20C.5

<b>SUB-SECTION</b>	<b><u>COLUMN 1</u></b>	<b><u>COLUMN 2</u></b>
	<b><u>Permitted Uses</u></b>	<b><u>Regulations</u></b>
20C.3.33	Industrial and Farm Equipment Sales, Repair and Service Rental and/or Farm Feed and Supply Depot	Section 20C.5
20C.3.34	Laboratories, Research, Training and Development	Section 20C.5
20C.3.35	Landscaping, Garden or Nursery Supplies or Commercial Greenhouse	Section 20C.5
20C.3.36	Landscaping Material – Bulk Sales	Section 20C.5
20C.3.37	Light Manufacturing, Processing, Assembly & Repair	Section 20C.5
20C.3.38	Livestock Marketing Yard	Section 20C.5
20C.3.39	Medical Clinic/Health Care Services which may include a pharmacy as an accessory use	Section 20C.5
20C.3.40	Offices	Section 20C.5
20C.3.41	Office Equipment and Supplies Sales, Service & Repair	Section 20C.5
20C.3.42	Parking Facility	Section 20C.5
20C.3.43	Performing Arts Theatre	Section 20C.5
20C.3.44	Printing, Publishing or Copying Establishment	Section 20C.5
20C.3.45	Private Club/Hall or Lodge	Section 20C.5
20C.3.46	Recreational Vehicles Sales and Rental	Section 20C.5
20C.3.47	Repair, Rental and Service (Rent All)	Section 20C.5
20C.3.48	Restaurant, which may include an accessory speciality food store	Section 20C.5

<b>SUB-SECTION</b>	<b><u>COLUMN 1</u></b>	<b><u>COLUMN 2</u></b>
	<b><u>Permitted Uses</u></b>	<b><u>Regulations</u></b>
20C.3.51	Studio	Section 20C.5
20C.3.52	Taxi Stand	Section 20C.5
20C.3.53	Veterinary Services	Section 20C.5
20C.3.54	Wholesale Outlet, but not including a Membership Warehouse Club	Section 20C.5
20C.3.55	<u>Accessory Uses To A Permitted Commercial Use:</u>	
	a) Buildings or structures accessory to the foregoing permitted uses;	Section 20C.5
	b) Limited Accessory Retailing / Showroom or Rental in conjunction with a permitted retail use;	See Section 20C.5.23
	c) Outdoor Storage	May be located in a rear yard but shall not be located in a front yard or required side yard except for those uses noted in Sections 20C.3.6, 3.16, 3.33, 3.35, 3.36, 3.46, 3.50.
	d) Pharmacy	Maximum Gross Floor Space for a Pharmacy accessory to a Medical Clinic or Health Care Services as noted in Section 20C.5.39 shall be 50 square metres.
	e) Speciality Food Store	Accessory to a Restaurant as noted in Section 20C.5.48 and shall not exceed 240 square metres of Gross Floor Space or 50% of the Gross Floor Space of the building when combined with the Restaurant, which ever is less.

**SUB-  
SECTION****COLUMN 1****COLUMN 2****Permitted Uses****Regulations**20C.3.56 Accessory Uses To A Permitted Industrial Use:

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| a) | Buildings or structures accessory to the foregoing permitted uses, which may include offices, warehousing and storage, communication facility, laboratories, research and development, transportation facility, data service operation; | Section 20C.5  |
| b) | Retail or wholesale outlet or showroom for the display, rent and/or sale;   | Shall only be those products produced on-site and is limited to 10% of the gross floor area of the entire industrial operation.  |
| c) | Computer software sales;  | Provided that the software is produced on-site.  |
| d) | Outdoor Storage;  | May be located in a rear yard but shall not be located in a front yard or required side yard except for those uses noted in Sections 20C.3.6, 3.16, 3.33, 3.35, 3.36, 3.46, 3.50.                                      |
| e) | One (1) only residential dwelling unit may be located within a main building containing a permitted industrial use for the use of a guard, watchmen or other persons whose presence on the premises is required.                        | Such dwelling unit shall be fully self-contained and have a floor area of not less than 37 square metres, have a direct means of access by stairs and/or halls and have an approved water and sewage treatment system. |

**20C.4 Prohibited Uses**

Within a Zone C-8 no land shall be used and no building or structure shall be erected or used for the following Uses listed in Column 1 below.

<b>SUB-SECTION</b>	<b><u>COLUMN 1</u></b> <b><u>Prohibited Uses</u></b>
20C.4.1	Abattoir
20C.4.2	Apparel and Accessories Store
20C.4.3	Body Shop
20C.4.4	Camera Store
20C.4.5	Contractors Yard
20C.4.6	Department Store
20C.4.7	Discount Department Stores
20C.4.8	Drug Store or Pharmacy
20C.4.9	Florist
20C.4.10	Flea Market
20C.4.11	General Merchandise Store
20C.4.12	Gift, Novelty and Souvenir Store
20C.4.13	Hardware Store
20C.4.14	Heavy Metal Stamping, Blanking or Punch Pressing of Metal
20C.4.15	Jewellery Store
20C.4.16	Manufacturing of Asbestos, Phosphate or Sulphur Products
20C.4.17	Mass General Merchandise Store, which includes a Membership Warehouse Club
20C.4.18	Membership Warehouse Club
20C.4.19	Pet and/or Pet Supplies/Food Store

**SUB-  
SECTION****COLUMN 1****Prohibited Uses**

20C.4.20	Primary Production of Chemicals, Synthetic Rubber, Plastic or Asphalt Including Asphalt Plants
20C.4.21	Primary Production of Food (not including a Restaurant or bakery)
20C.4.22	Processing or Refining of Petroleum or Coal
20C.4.23	Rendering Operation
20C.4.24	Sawmill
20C.4.25	Sporting Goods Store but not including a Fitness Equipment Store
20C.4.26	Supermarket/Food Store
20C.4.27	Tanning and Chemical Processing of Pelts or Leather
20C.4.28	Toys and Hobby Store
20C.4.29	Truck or Bus Transportation Depot
20C.4.30	Vulcanizing of Rubber or Rubber Products
20C.4.31	Waste Haulage or Waste Recycling/Storage Operation (except as permitted in Section 20C.3.31)
20C.4.32	Wrecking, Junk, Scrap or Storage yard

**20C.5 Additional Regulations**

20C.5.1	Minimum Lot Area	1400 square metres
20C.5.2	Minimum Lot Width	23 metres
20C.5.3	Minimum Building Line Setback to Lot Line Abutting a Provincial Highway	14 metres
	Any Other Public Street or Railway	6 metres

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20C.5.4	Minimum Side Yard Setback	3 metres
20C.5.5	Minimum Rear Yard Setback	7.5 metres
20C.5.6	Maximum Lot Coverage	50 percent
20C.5.7	Maximum Building Height	10.5 metres
20C.5.8	Parking and Loading	In accordance with the applicable regulations in Sub-sections 6.11, 6.12 and 6.13, except where noted elsewhere in this Section
20C.5.9	Minimum Parking Space Setback from a Lot Line Abutting King Street Or Weber Street Or Highway 85	5 metres
	Any Other Public Street	2.5 metres
20C.5.10	Minimum Handicap Parking Spaces	in accordance with Section 6.13.5. <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>
20C.5.11	Minimum Size of Handicap Parking Space	in accordance with Section 6.13.5. <b>(By-law 83-2006 passed November 28, 2006 (General Amendment))</b>
20C.5.12	Minimum Parking Aisle Space/Driveway	6 metres
20C.5.13	Minimum Stacking Spaces for Drive-In Restaurant	8 spaces at a Minimum Size of 2.5 metres by 6 metres
	Drive-In Coffee and Donut Shop	12 spaces at a Minimum Size of 2.5 metres by 6 metres
20C.5.14	Minimum Service Pump Island	6.0 metres from a lot line abutting a street or 15 metres from a corner of intersecting street lines, except the canopy structure shall be permitted a minimum 3.0 metres from the street lot line

- 20C.5.15 Minimum Storage Tank Setbacks 3 metres from an abutting lot line
- 20C.5.16 Minimum Parking and Stacking Spaces for:
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| Automatic Car Wash | 4 parking spaces plus 4 stacking spaces per washing bay   |
| Hand Car Wash      | 2 parking spaces plus 2 stacking spaces each for the first two washing bays plus 1 stacking space for each additional bay |
- 20C.5.17 Minimum Parking Spaces for a Farmers Market 1 parking space for each 8 square metres of area used for retail sales
- 20C.5.18 Maximum Gross Floor Space for a Convenience Retail operation shall be 225 square metres
- 20C.5.19 Minimum Gross Floor Spaces shall be 465 square metres (5000 square feet) for uses noted in Subsections 20C.3.2 (Appliance & Electronic Equipment Sales), 20C.3.5 (Automotive Supply), 20C.3.9 (Carpet, Wall, Draperies or Floor Covering Stores), 20C.3.24 (Fitness Equipment), 20C.3.25 (Furniture Store), 20C.3.29 (Home Building Supply Centre and Lumber Stores), 20C.3.33 (Industrial & Farm Equipment Sales and Rental and Feed/Supply and Farm Supply Depot), 20.C.3.35 (Garden Nursery / Centre), 20C.3.41 (Office Furniture/Equipment), 20C.3.50 (Small Engines and Machinery Sales & Service) and 20C.3.54 (Wholesale Outlet)
- 20C.5.20 Minimum Gross Floor Space for a freestanding Office Building shall be 279 square metres (3000 square feet).
- 20C.5.21 Servicing for properties within Special Policy Area 'A', as referenced in Section 7.23 and illustrated in the "Stockyards Industrial/Commercial Area" Plan in the Township's Official Plan:
- a) New Uses shall connect to municipal sanitary and water services;
  - b) Change of Uses shall connect to municipal sanitary and water services, if available.
- Servicing for properties outside Special Policy Area 'A', noted in Section 7.23 and illustrated in the "Stockyards Industrial/Commercial Area" Plan in the Township's Official Plan shall connect to individual private sanitary services in accordance with Health Unit requirements. Any permitted Light Manufacturing, Processing, Assembly & Repair Use noted in Section 20C.3.37 on lands outside the said Special Policy Area 'A' shall be a "dry industry" as defined in this By-law.
- 20C.5.22 No permitted light metal plating, coating and painting, light metal stamping, metal heating treating uses shall be permitted unless the use is a Dry Industrial Use.

- 20C.5.23 Limited Accessory Retail in this Section shall mean that a maximum of 15% of the Gross Floor Area may be devoted to other complementary and associated retail items within the permitted retail use noted in this Section, which is measured by the area of the display areas, plus a 1 metre aisle depth space around the display area.
- 20C.5.24 For uses exempted in Section 20C.3.55 c) and 20C.3.56 d), Outdoor Display shall be permitted in the front yard provided the total area used for outdoor display and/or display shall not exceed 25% of the total area of the front yard, shall not be located within 5.0 metres from a property line adjacent to King Street and/or Weber Street and 3.0 metres from any other street line, nor closer to any side lot line than the required side yard abutting such lot line.
- 20C.5.25 The recycling of animal oil or waste products, a rendering plant, abattoir or slaughterhouse is prohibited.
- 20C.5.26 A use which is or may become obnoxious, offensive or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-borne wastes is prohibited.
- 20C.5.27 Nothing in the foregoing is to be construed to permit the operation of a junk, scrap, wrecking or storage yard for used material of any kind. This prohibition is not intended to prohibit storage or handling of goods as a use accessory to a use permitted in the zone.
- 20C.5.28 Laboratories, research and development facilities noted in Section 20C.3.34, which test or use hazardous or toxic material/chemicals shall be prohibited.
- 20C.5.29 Buffer Strip(s) shall be required in conformity with the provisions of subsection 6.15 along lot lines for lands abutting an Agricultural zone.
- 20C.5.30 Main and Accessory Building - notwithstanding any other provisions in this By-law, more than one (1) main and/or accessory building shall be permitted on any lot within this Zone.
- 20C.5.31 Notwithstanding the Minimum Lot Area, Lot Width and Side Yard Setback in this Section, if the units within an existing building are being subdivided into separate and conveyable lots, then the:
- Minimum Lot Area shall be 350 square metres,
  - Minimum Lot Width shall be 8 metres,
  - Minimum Internal Side Yard may be zero, and
  - Minimum External Side Yard shall be 3.0 metres.
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- Any new lot being created must have frontage on a public road, satisfy the Parking/Loading requirements in this By-law and have appropriate Right-of-way(s) to allow legal access over an adjacent property(s) to an existing entrance/exit to a public road.

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- 20C.5.32 Minimum Separation between a building containing a bakery production and a residential zone limit shall be 100 metres.
  
- 20C.5.33 Minimum Separation between a building containing a livestock marketing yard and a residential zone limit shall be 200 metres.