

Section 20B - Zone C-7: Service Commercial

By-law 37-2001 passed June 12, 2001

By-law 83-2006 passed November 28, 2006 (General Amendment)

20B.1 Permitted Uses

Within a Zone C-7 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.

20B.2 Regulations

Within a Zone C-7 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.

20B.3

Sub-Section	Column 1	Column 2
	Permitted Uses	Regulations
20B.3.1	Antiques and Collectables	Section 20B.5
20B.3.2	Appliances with Limited Accessory Retail/Repair	Section 20B.5
20B.3.3	Auction Centre	Section 20B.5
20B.3.4	Automotive Sales and Rental	Section 20B.5
20B.3.5	Automotive Service Station/Repair	Section 20B.5
20B.3.6	Automotive Supply	Section 20B.5
20B.3.7	Building Supply Centre	Section 20B.5
20B.3.8	Carpet, Wall, Draperies or Floor Covering	Section 20B.5
20B.3.9	Carwash	Section 20B.5
20B.3.10	Catering Service	Section 20B.5
20B.3.11	Church	Section 20B.5
20B.3.12	Commercial Entertainment	Section 20B.5
20B.3.13	Commercial Laundry	Section 20B.5
20B.3.14	Commercial Parking Facility	Section 20B.5

20B-2

Sub-Section	Column 1	Column 2
	Permitted Uses	Regulations
20B.3.15	Commercial Recreation	Section 20B.5
20B.3.16	Convenience Retail	Section 20B.5
20B.3.17	Commercial or Trade School	Section 20B.5
20B.3.18	Data Service Operation	Section 20B.5
20B.3.19	Electric/Electronic Equipments Sales with Limited Accessory Retail/Repair	Section 20B.5
20B.3.20	Film Processing Depot	Section 20B.5
20B.3.21	Fitness Equipment Sales, Service and Repair	Section 20B.5
20B.3.22	Funeral Home	Section 20B.5
20B.3.23	Furniture Sales with Limited Accessory Retail	Section 20B.5
20B.3.24	Feed, Seed and Farm Supply Depot	Section 20B.5
20B.3.25	Financial Establishment	Section 20B.5
20B.3.26	Garden Centre or Nursery	Section 20B.5
20B.3.27	Government Building, Police Station, Fire Station and Ambulance Dispatch	Section 20B.5
20B.3.28	Home Brewing Outlet	Section 20B.5
20B.3.29	Hotel/Motel	Section 20B.5
20B.3.30	Indoor Storage and Warehousing	Section 20B.5
20B.3.31	Industrial and Farm Equipment Sales and Rental	Section 20B.5
20B.3.32	Industrial Wholesale Outlet (Not Membership Warehouse Club)	Section 20B.5

Sub-Section	Column 1	Column 2
	Permitted Uses	Regulations
SUB-SECTION	<u>COLUMN 1</u>	<u>COLUMN 2</u>
	<u>Permitted Uses</u>	<u>Regulations</u>
20B.3.33	Laboratories, Research, Training and Development	
20B.3.34	Medical Clinic/Offices (Accessory Pharmacy)	Section 20B.5
20B.3.35	Offices	Section 20B.5
20B.3.36	Office Equipment with Limited Accessory Retail	Section 20B.5
20B.3.37	Performing Arts Theatre	Section 20B.5
20B.3.38	Printing, Publishing or Copying Establishment	Section 20B.5
20B.3.39	Private Club/Hall or Lodge	Section 20B.5
20B.3.40	Recreational Vehicles Sales and Rental	Section 20B.5
20B.3.41	Repair, Rental and Service (Rent All)	Section 20B.5
20B.3.42	Restaurant (Accessory Specialty Food Store)	Section 20B.5
20B.3.43	Restaurant-"Drive-Thru"	Section 20B.5
20B.3.44	Sale of Pets and Pets Supplies	Section 20B.5
20B.3.45	Sales and Service of Small Engines and Machinery	Section 20B.5
20B.3.46	Studio	Section 20B.5
20B.3.47	Taxi Stand	Section 20B.5
20B.3.48	Veterinary Services	Section 20B.5

Sub-Section	Column 1	Column 2
	Permitted Uses	Regulations
20B.3.49	<u>Accessory Uses:</u>	Section 20B.5
a)	Buildings or structures accessory to the foregoing permitted uses;	
b)	Retail or wholesale outlet or showroom for the display, rent and/or sale of only those goods permitted to be sold within this zone;	
c)	Outdoor Storage which may be located in a rear yard but shall not be located in any front yard or any yard adjacent to a Regional Road, except for uses regulated by sub-section 6.27.	
d)	Pharmacy - Maximum Gross Floor Space for a Pharmacy accessory to a Medical Clinic or Health Care Services as noted in Section 20B.3.34 shall be 50 square metres.	
e)	Specialty Food Store - Accessory to a Restaurant as noted in Section 20B.3.42 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.	

20B.4 Prohibited Uses

Within a Zone C-7 no land shall be used and no building or structure shall be erected or used for the following Uses listed in Column 1 below.

Sub-Section	Column 1
	Prohibited Uses
20B.4.1	Apparel and Accessories
20B.4.2	Body Shop
20B.4.3	Camera Store
20B.4.4	Department Store
20B.4.5	Discount Department Store
20B.4.6	Drug Store or Pharmacy
20B.4.7	Farmers Market
20B.4.8	Flea Market
20B.4.9	Florist
20B.4.10	Food Store/Supermarket
20B.4.11	General Merchandise Store
20B.4.12	Gift, Novelty and Souvenir Store
20B.4.13	Hardware Store
20B.4.14	Jewellery Store
20B.4.15	Mass General Merchandise Store, which includes a Membership Warehouse Club
20B.4.16	Membership Warehouse Club
20B.4.17	Sporting Goods Store but not including a Fitness Equipment Store
20B.4.18	Toys and Hobby Store

20B.5 Additional Regulations

Sub-Section	Column 1	Column 2
20B.5.1	Minimum Lot Area	700 square metres
20B.5.2	Minimum Lot Width	16 metres
20B.5.3	Minimum Building Line Setback	6 metres
20B.5.4	Minimum Side Yard Setback	3 metres
20B.5.5	Minimum Rear Yard Setback	7.5 metres
20B.5.6	Maximum Lot Coverage	50 percent
20B.5.7	Maximum Building Height	10.5 metres

Sub-Section	Column 1	Column 2
20B.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 By-law
20B.5.9	Minimum Parking Space Setback from a Lot Line Abutting a Regional Road	5 metres
	Any Other Local/Township Street	3 metres
20B.5.10	Minimum Handicap Parking Spaces	In accordance with the applicable regulations in Section 6.13.5
20B.5.11	Minimum Size of Handicap Parking Space	In accordance with Section 6.13.5
20B.5.12	Minimum Parking Aisle Space/Driveway	6 metres
20B.5.13	Minimum Stacking Spaces for Drive-Thru Restaurant	8 spaces at a Minimum Size of 2.5 metres by 6 metres
	Drive-Thru Coffee and Donut Shop	12 spaces at a Minimum Size of 2.5 metres by 6 metres
20B.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
20B.5.15	Minimum Storage Tank Setbacks	3 metres from an abutting lot line
20B.5.16	Minimum Stacking Spaces for:	
	Automatic Car Wash	4 spaces per washing bay
	Hand Car Wash	2 spaces each for the first two washing bays plus 1 space for each additional bay

Sub-Section	Column 1
20B.5.17	Minimum Gross Floor Spaces for uses noted in Subsections 20B.3.1 Antiques and Collectables, 20B.3.2 (Appliance Store), 20B.3.6 (Automotive Supply), 20B.3.7 (Building Supply Centre), 20B.3.8 (Carpet, Wall, Draperies or Floor Covering) 20B.3.19 (Electric/Electronic Equipment), 20B.3.21 (Fitness Equipment), 20B.3.23 (Furniture Store), 20.B.3.26 (Garden Nursery/Centre), 20B.3.31 (Industrial and Farm Equipment), 20B.3.36 (Office Equipment), 20.B.3.44 (Pets/Pet Supplies) and 20B.3.45 (Small Engines and Machinery) shall be 465 square metres (5000 square feet).
20B.5.18	Minimum Gross Floor Space for a freestanding Office Building shall be 279 square metres (3000 square feet).
20B.5.19	Limited Accessory Retail in this Section shall mean that a maximum of 15% of the Gross Floor Area may be devoted to complimentary and associated retail items within the Service Commercial Operation, which is measured by the area of the display areas, plus a 1 metre aisle depth space around the display area.
20B.5.20	All main buildings on lots with frontage on a Regional Road shall be oriented to and have their front façade facing a Regional Road. For the purpose of this provision, front façade shall include front entrances, which shall be useable.
20B.5.21	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 a Regional Road 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.
20B.5.22	The recycling of animal oil or waste products, a rendering plant, abattoir or slaughterhouse is prohibited.
20B.5.23	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.
20B.5.24	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.
20B.5.25	Buffer Strip(s) shall be required in conformity with the provisions of sub-section 6.15 along lot lines, which abut an Agricultural or Residential Zone.

20B-8

Sub-Section	Column 1
20B.5.26	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.
20B.5.27	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, the Minimum Lot Width shall be 8 metres, the Internal Side Yard may be zero and the External Side Yard shall be 3.0 metres. 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.
20B.5.28	Laboratories, research, training and development facilities noted in Section 20B.3.33, which test or use hazardous or toxic material/chemicals shall be prohibited.