



— THE —
• STOCKYARDS •
— AREA —

Zoning By-law

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The Planning
Partnership
Cushman & Wakefield
MDB Insight
SCS Consulting Group
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Section 20A - Zone C-6: Power Centre Commercial Zone

20A.1 Permitted Uses

20A.1.1 Within the C-6 Zone no land shall be used and no building or structure shall be erected or used except for one or more of the following Permitted Uses, as defined in Section 2 of this By-law, and in accordance with the regulations in Section 20A.2 and the applicable regulation in Section 6:

A) Permitted Retail Commercial Uses:

1. Mass general merchandise store, which may include food sales;
2. General merchandise store;
3. Category specific retail store (large-scale);
4. Specialty food store;
5. Brewer's Retail and/or LCBO store;
6. Complementary commercial uses;
7. Commercial greenhouse, garden centre and/or nursery;
8. Membership warehouse club; and,
9. Home improvement store.

B) Other Permitted Uses:

1. Restaurant;
2. Hotel or motel;
3. Conference/convention centre;
4. Banquet facility;
5. Commercial recreation facility;
6. Commercial entertainment facility;
7. Commercial or government office;
8. Commercial school;
9. Educational facility;
10. Research and development facility;
11. Health services facility;
12. Veterinary clinic or office;
13. Do-it-yourself beer, liquor and wine making establishment;
14. Cultural entertainment facility;
15. Train station;
16. Parking lot - commercial;
17. Public use;
18. Public park; and,
19. Utility, private or public.

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- C) Accessory Uses to the Forgoing
 - 1. Buggy Shelter;
 - 2. Parking and loading;
 - 3. Promotional kiosk;
 - 4. Limited accessory retailing related to Other Permitted Uses noted in B) above being a maximum of 15% of the Gross Ground Floor Area devoted to the sale of complementary and associated items which are measured by the area of the display plus a 1 metre aisle space depth around the display area; and,
 - 5. A pharmacy accessory to a health service facility shall not exceed 50 square metres.

20A.2 Regulations

- 20A.2.1 All development within the C-6 Zone shall connect to municipal sanitary sewer and water services.
- 20A.2.2 Buildings and/or properties may contain one or more uses permitted within the C-6 Zone but said permitted uses shall not be connected by enclosed malls or walkways.
- 20A.2.3 The total Gross Leasable Floor Area for permitted retail commercial uses within the C-6 Zone shall be capped at 29500 square metres. The Gross Leasable Floor Area of any of the identified other permitted uses within the C-6 Zone shall not be counted within the total Gross Leasable Floor Area cap for this Zone.
- 20A.2.4 Within the C-6 Zone, one mass general merchandise store is permitted that shall not exceed 12450 square metres of Gross Leasable Floor Area, which may include a food sales area of up to 2500 square metres. All other permitted retail commercial uses shall be within buildings with a maximum floor plate of 6500 square metres.
- 20A.2.5 Within a C-6 Zone area, any category specific retail store shall have a minimum Gross Leasable Floor Area of 3000 square metres.
- 20A.2.6 Permitted restaurant uses shall be a maximum of 600 square metres of Gross Leasable Floor Area per restaurant. The minimum unit size of any Restaurant shall be 465 square metres of Gross Leasable Floor Area, with the following exceptions:
 - A) A maximum of two restaurants may have a minimum unit size of 75 square metres of Gross Leasable Floor Area;
 - B) A maximum of two restaurants may have a minimum unit size of 110 square metres of Gross Leasable Floor Area; and,
 - C) A maximum of one restaurant may have a minimum unit size of 165 square metres of Gross Leasable Floor Area.

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- 20A.2.7 Notwithstanding 20A.2.6 above, if two or more restaurants are constructed on lands within the C-6 Zone with a minimum Gross Leasable Floor Area of 465 square metres, then the following additional exception shall apply:
- A) An additional two restaurants may have a minimum unit size of 140 square metres of Gross Leasable Floor Area.
- 20A.2.8 Permitted commercial or government office uses shall not exceed 4,000 square metres of Gross Leasable Floor Space per individual building.
- 20A.2.9 All permitted uses, with the exception of any commercial greenhouse, garden centre and/or nursery, restaurant or parking lot - commercial use shall be carried out entirely within wholly enclosed buildings. The outdoor component of any garden centre use shall be limited to a maximum of 800 square metres. The outdoor seating component of any restaurant use shall be limited to 250 square metres.
- 20A.2.10 The maximum building height for all development within the C-6 Zone shall be 4 storeys, or 20 metres, whichever is less.
- 20A.2.11 Notwithstanding 20A.2.10, the permitted height for hotels/motels shall be a maximum of 8 storeys, or 35 metres, whichever is less.
- 20A.2.12 Notwithstanding any other provisions of this By-law, the off-street parking requirements within the C-6 zone shall be one space for every 18 square metres of Gross Leasable Floor Area for all permitted land uses.
- 20A.2.13 Notwithstanding 20A.3.3 and 20A.3.6, the lands identified as C-6*1 in Schedule 'B10' of this By-law shall have the main front wall of any new building located adjacent to Farmer's Market Road built within 2.5 metres to 6 metres of the edge of the road right-of-way. Vehicular parking shall not be permitted within the required front yard of any new building to be located adjacent to Farmer's Market Road within the C-6 Zone.
- 20A.2.14 Research and development facilities which test or use hazardous or toxic material/chemicals shall be prohibited.
- 20A.2.15 Notwithstanding any other provision in this By-law, more than one main and/or accessory building shall be permitted on any lot within the C-6 Zone.

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20A.3 Additional Regulations

20A.3.1	Minimum Lot Area	1400 square metres
20A.3.2	Minimum Lot Width	23 metres
20A.3.3	Minimum Setbacks Building Line Setback	6 metres from any property line abutting a municipal road, a rail line or lands zoned other than C-6 and 14 metres from any property line abutting a Provincial Highway or in accordance with Section 20.A.2.13 if applicable.
	Side Yard	3 metres from any interior side property line, except where abutting lands zoned other than C-6 as noted above.
	Rear Yard	7.5 metres
20A.3.4	Maximum Lot Coverage	50%
20A.3.5	Parking and Loading	In accordance with the applicable regulation in sub-sections 6.11, 6.12 and 6.13, except where noted elsewhere in this By-law
20A.3.6	Minimum Parking Setback From a Lot Line Abutting a Township Road Abutting a Regional Road or Provincial Highway	See 20A.2.13 if applicable or, 2.5 metres 5 metres
20A.3.7	Minimum Handicap Parking Spaces	in accordance with Section 6.13.5
20A.3.8	Minimum Size of Handicap Space	in accordance with Section 6.13.5
20A.3.9	Minimum Parking Aisle or Driveway Width	6 metres
20E.3.10	Minimum Private Roadway Pavement Width	9 metres
20A.3.11	Minimum Storage Tank Setback	3 metres from any lot line
20A.3.12	Minimum Landscaped Area	20% of property area

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Section 20C - Zone C-8: Stockyards Industrial/Commercial Zone

20C.1 Permitted Uses

20C.1.1 Within the C-8 Zone no land shall be used and no building or structure shall be erected or used except for one or more of the following Permitted Uses, as defined in Section 2 of this By-law, and in accordance with the regulations in Section 20C.2 and the applicable regulation in Section 6:

- A) Permitted Industrial Uses:
 - 1. Light industrial use;
 - 2. Livestock marketing facility;
 - 3. Warehouse;
 - 4. Transportation depot;
 - 5. Beer, wine and/or alcohol manufacturing;
 - 6. Artisan studio/maker space;
 - 7. Self-service storage facility;
 - 8. Contractor's yard and contractor's office;
 - 9. Commercial greenhouse, garden centre and/or nursery; and,
 - 10. Indoor storage and dismantling of used plastic, metal, glass and/or wood.

- B) Permitted Accessory Uses which are an integral component of, but are secondary or incidental to the applicable uses noted in A) above in the C-8 Zone:
 - 1. Restaurants and/or retail sales specifically related to a food, beer, wine and/or alcohol manufacturing facility;
 - 2. Indoor retailing or display of products produced, manufactured or assembled on-site which is limited to 15% of the Gross Ground Floor Area measured by the area of the display plus a 1 metre aisle space depth around the display area;
 - 3. Indoor or outdoor retailing or display of goods created by an associated artisan studio/maker space;
 - 4. One residential dwelling unit may be located within a main building containing a permitted Light 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;
 - 5. Accessory buildings and structures including a buggy shelter;
 - 6. Parking and loading; and,
 - 7. Outdoor storage may be located in the rear yard but shall not be located in the front yards or required side yard except for uses noted in A4, A8 and A9, above. For those said uses listed in this subsection, outdoor storage shall be for the purposes of displaying items that are for sale or rent, provided the total area used for display shall not:

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- a) Exceed 25 percent of the total area of the front yard;
 - b) Be located within 5.0 metres from a property line adjacent to a Provincial Highway or regional road and 3.0 metres from any other local street line; and,
 - c) Be closer to any side lot line than the required side yard abutting such lot line.
- C) Permitted Retail Commercial Uses:
1. Specialty food store;
 2. Category specific retail store (large scale);
 3. Complementary commercial uses;
 4. Brewer's Retail and/or LCBO store;
 5. Antique store;
 6. Flea market; and,
 7. Farmer's market.
- D) Other Permitted Uses:
1. Auction centre;
 2. Wholesale outlet;
 3. Commercial or government office;
 4. Hotel or motel;
 5. Restaurant;
 6. Place of worship;
 7. Farm supply depot;
 8. Farm implement sales outlet;
 9. Do-it-yourself beer, liquor and wine making establishment;
 10. Service or repair enterprise;
 11. Commercial recreation facility;
 12. Commercial entertainment facility;
 13. Health services facility;
 14. Veterinary clinic or office;
 15. Research and development facility
 16. Training facility;
 17. Commercial school;
 18. Education facility;
 19. Commercial printing facility;
 20. Catering service;
 21. Laundry and/or dry-cleaning facility;
 22. Rental service establishment;
 23. Private club;
 24. Automotive sales and service lot;
 25. Automotive washing establishment;
 26. Automobile service station;
 27. Sales and service of recreational vehicles;
 28. Gas bar;
 29. Banquet facility;

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30. Conference/convention centre;
 31. Cultural entertainment facility;
 32. Parking lot - commercial;
 33. Public use;
 34. Public park; and,
 35. Utility, private or public.
- E) Permitted Accessory Uses which are an integral component of, but are secondary or incidental to the applicable uses noted in C) and D) above in the C-8 Zone:
1. Accessory buildings and structures including a buggy shelter;
 2. Parking and loading;
 3. Limited accessory retail for Other Permitted Uses noted in D) above being a maximum of 15% of the Gross Ground Floor Area devoted to the sale of complementary and associated items which are measured by the area of the display plus a 1 metre aisle space depth around the display area;
 4. A pharmacy accessory to a health service facility shall not exceed 50 square metres; and,
 5. Outdoor storage may be located in the rear yard but shall not be located in the front yard or required side yard except for those uses noted in D8, D22, D24 and D27. For those said uses listed in this subsection, outdoor storage shall be for the purposes of displaying items that are for sale or rent, provided the total area used for display shall not:
 - a) Exceed 25 percent of the total area of the front yard;
 - b) Be located within 5.0 metres from a property line adjacent to a Provincial Highway or regional road and 3.0 metres from any other local street line; and,
 - c) Be closer to any side lot line than the required side yard abutting such lot line.

20C.2 Regulations

- 20C.2.1 An Obnoxious Light Industrial Use or any 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.2.2 All new development, and any change in land use on properties within the C-8 zone shall only be permitted where they can be connected to municipal sanitary and water services.
- 20C.2.3 Notwithstanding 20C.2.2 above, certain C-8 zoned properties that contain existing development, are located west of Weber Street and/or north of King Street and are on partial private and/or fully private service infrastructure systems, may, in the interim, allow additions to existing buildings and/or the construction of accessory buildings or structures in accordance with Health Unit requirements. Any permitted Light Industrial Use located on partial private and/or fully private service infrastructure systems shall be a dry industry as defined in Section 2 to this By-law.

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- 20C.2.4 Within the C-8 Zone, permitted category specific retail uses shall be a minimum of 3000 square metres of Gross Leasable Floor Area per individual use.
- 20C.2.5 Within the C-8 Zone, permitted commercial or government office space in a freestanding building shall be a minimum of 280 square metres, but shall not exceed a maximum of 4000 square metres of Gross Leasable Floor Area of office space per individual building.
- 20C.2.6 The maximum building height for all development within the C-8 Zone shall be 4 storeys, or 20 metres, whichever is less.
- 20C.2.7 Notwithstanding 20C.2.6, the permitted height for hotels/motels shall be a maximum of 8 storeys, or 35 metres, whichever is less.
- 20C.2.8 Buffer strip(s) shall be required in conformity with the provisions of sub-section 6.15 along lot lines for lands abutting an Agricultural Zone.
- 20C.2.9 The minimum separation distance between a building containing a livestock marketing yard and any adjacent residential zone shall be 200 metres.
- 20C.2.10 The minimum separation distance between a building containing a bakery production and any residential zone shall be 100 metres.
- 20C.2.11 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.2.12 The recycling of animal oil or waste products, a rendering plant, abattoir or slaughterhouse is prohibited.
- 20C.2.13 Research and development facilities which test or use hazardous or toxic material/chemicals shall be prohibited.
- 20C.2.14 Notwithstanding any other provision in this By-law, more than one main and/or accessory building shall be permitted on any lot within the C-8 Zone.
- 20C.2.15 Notwithstanding the minimum lot area, lot width and side yard setbacks identified for the C-8 Zone in this By-law, if the units within an existing building are being subdivided into separate and conveyable lots, then the:
- A) Minimum lot area shall be 350 square metres;
 - B) Minimum lot width shall be 8 metres;

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- C) Minimum interior side yard may be 0 metres; and,
- D) Minimum exterior side yard shall be 3 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 road right-of-way(s) to allow legal access over an adjacent property(s) to an existing entrance/exit to a municipal road.

20C.2.16 Notwithstanding any other provision of this By-law, for lands identified on Schedule B10 of this By-law as C-8*1, in addition to any Gross Leasable Floor Area assigned to permitted light industrial uses, a maximum of 2500 square metres of Gross Leasable Floor Area will be for permitted category specific retail uses, subject to the following:

- A) Permitted category specific retail uses shall be limited to a maximum of 750 square metres of Gross Leasable Floor Area per store; and,
- B) The main front wall of any new building to be located adjacent to Farmer's Market Road and Weber Street within the C-8*1 Zone shall be built within 2.5 metres to 6 metres of the edge of the road right-of-way. Vehicular parking shall not be permitted within the required front yard of any new building to be located adjacent to Farmer's Market Road and Weber Street within the C-8*1 Zone.

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20C.3 Additional Regulations

20C.3.1	Minimum Lot Area	1400 square metres
20C.3.2	Minimum Lot Width	23 metres
20C.3.3	Minimum Setbacks Building Line Setback	6 metres from any property line abutting a Regional / Township road, a rail line and lands zoned other than C-8, except for properties within the C-8*1 where Section 20C.2.16 applies and 14 metres from a property line abutting a Provincial Highway.
	Side Yard	3 metres from any interior side property line, except where abutting lands zoned other than C-8
	Rear Yard	7.5 metres
20C.3.4	Maximum Lot Coverage	50%
20C.3.5	Parking and Loading	In accordance with the applicable regulation in sub-sections 6.11, 6.12 and 6.13, except where noted elsewhere in this By-law
20C.3.6	Minimum Parking Space Setback from a Lot Line abutting Regional Road or Provincial Highway	5 metres
20C.3.7	Minimum Parking Setback From a Lot Line abutting a Township Road	2.5 metres unless Section 20C.2.16 applies
20C.3.8	Minimum Handicap Parking Spaces	in accordance with Section 6.13.5
20C.3.9	Minimum Size of Handicap Space	in accordance with Section 6.13.5
20C.3.10	Minimum Parking Aisle or Driveway Width	6 metres
20E.3.11	Minimum Private Roadway Pavement Width	9 metres

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20C.3.12	Minimum Parking Spaces for a Farmers Market	1 parking space for each 8 square metres of Gross Leasable Floor Area used for retail sales
20C.3.13	Minimum Parking Spaces for a Drive-In Restaurant	8 spaces at a minimum size of 2.5 metres by 6 metres
20C.3.14	Minimum Parking Spaces for a Drive-In Coffee Shop and/or Donut Shop	12 spaces at a minimum size of 2.5 metres by 6 metres
20C.3.15	Minimum Parking and Stacking Spaces for an Automatic Car Wash	4 parking spaces plus 4 stacking spaces per washing bay
20C.3.16	Minimum Parking and Stacking Spaces for a 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.3.17	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 metres from the street lot line
20C.3.18	Minimum Storage Tank Setback:	3 metres from any lot line
20C.3.19	Minimum Landscaped Area	20% of property area

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Section 20D - Zone C-9: Stockyards Mixed Commercial Zone

20D.1 Permitted Uses

20D.1.1 Within the C-9 Zone no land shall be used and no building or structure shall be erected or used except for one or more of the following Permitted Uses, as defined in Section 2 of this By-law, and in accordance with the regulations in Section 20D.2 and the applicable regulation in Section 6:

- A) Permitted Retail Commercial Uses:
 - 1. Factory outlet mall;
 - 2. Category specific retail store (small-scale and mid-scale);
 - 3. Complementary commercial uses; and,
 - 4. Specialty food store.

- B) Other Permitted Uses:
 - 1. Hotel or motel;
 - 2. Conference/Convention Centre;
 - 3. Restaurant;
 - 4. Laundry and/or dry-cleaning facility;
 - 5. Farm implement sales outlet;
 - 6. Commercial printing facility;
 - 7. Commercial or government office;
 - 8. Health service facility;
 - 9. Veterinary clinic or office;
 - 10. Research and development facility;
 - 11. Commercial school;
 - 12. Education facility;
 - 13. Commercial recreation facility;
 - 14. Commercial entertainment facility;
 - 15. Private club;
 - 16. Museum;
 - 17. Cultural entertainment facility;
 - 18. Place of worship;
 - 19. Training facility;
 - 20. Beer, wine and/or alcohol manufacturing;
 - 21. Parking lot - commercial;
 - 22. Public use;
 - 23. Public park; and,
 - 24. Utility, private or public.

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- C) Permitted Accessory Uses which are an integral component of, but are secondary or incidental to the applicable uses noted in A) and B) above in the C-9 Zone:
1. Accessory buildings and structures including a buggy shelter;
 2. Parking and loading;
 3. Limited accessory retail for Other Permitted Uses noted in B) above being a maximum of 15% of the Gross Ground Floor Area devoted to the sale of complimentary and associated items which are measured by the area of the display plus a 1 metre aisle space depth around the display area;
 4. A pharmacy accessory to a health service facility shall not exceed 50 square metres; and,
 5. Outdoor storage is not permitted within the C-9 Zone, with the following exceptions:
 - a) Parking Lot - Commercial; and,
 - b) Farm Implement Sales Outlet only for the purposes of displaying items that are for sale or rent, provided the total area used for display shall not:
 - i) Exceed 25 percent of the total area of the front yard;
 - ii) Be located within 5 metres from a property line adjacent to a municipal road; and,
 - iii) Be closer to any side lot line than the required side yard abutting such lot line.

20D.2 Regulations

- 20D.2.1 All development within the C-9 Zone shall connect to municipal sanitary sewer and water services.
- 20D.2.2 The C-9 Zone (not including the C-9*1 Zone) may accommodate up to 26500 square metres of Gross Leasable Floor Area.
- 20D.2.3 Permitted restaurant uses shall be a maximum of 600 square metres of Gross Leasable Floor Area per restaurant.
- 20D.2.4 Permitted commercial or government office uses shall not exceed 4000 square metres of Gross Leasable Floor Space per individual building.
- 20D.2.5 All permitted uses, with the exception of any farm implement sales outlet, or parking lot - commercial use or certain outdoor commercial recreational uses defined in Section 2, shall be carried out entirely within wholly enclosed buildings.
- 20D.2.6 A permitted restaurant use may include an outdoor seating area. The outdoor seating area for any restaurant use shall be limited to 250 square metres.

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- 20D.2.7 The maximum building height for all development within the C-9 Zone shall be 4 storeys, or 20 metres, whichever is less.
- 20A.2.8 Notwithstanding 20D.2.7, the permitted height for hotels/motels shall be a maximum of 8 storeys, or 35 metres, whichever is less.
- 20A.2.9 Research and development facilities which test or use hazardous or toxic material/chemicals shall be prohibited.
- 20D.2.10 Notwithstanding any other regulation in this Zoning By-law, the lands identified as within the C-9*1 Zone on Schedule 'B10' may be used for any combination of permitted retail commercial uses or other permitted uses, as identified in Section 20D.1.1. The lands within the C-9*1 Zone shall include one contiguous commercial mall of no more than 13500 square metres of Gross Leasable Floor Area. All permitted uses/stores shall be connected by enclosed malls or walkways. Within the C-9*1 Zone, individual retail commercial stores shall have a maximum of 3000 square metres of Gross Leasable Floor Area per store.

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20D.3 Additional Regulations

20D.3.1	Minimum Lot Area	1400 square metres
20D.3.2	Minimum Lot Width	23 metres
20D.3.3	Minimum Setbacks Building Line Setback	6 metres from any property line abutting a Regional / Township road, a rail line or lands zoned other than C-9
	Side Yard	3 metres from any interior side property line, except abutting lands zoned other than C-9
	Rear Yard	7.5 metres
20D.3.4	Maximum Lot Coverage	50%
20D.3.5	Parking and Loading	In accordance with the applicable regulation in sub-sections 6.11, 6.12 and 6.13, except where noted elsewhere in this By-law
20D.3.6	Minimum Parking Setback From a Lot Line abutting a Township road	2.5 metres
20D.3.7	Minimum Handicap Parking Spaces	in accordance with Section 6.13.5
20D.3.8	Minimum Size of Handicap Space	in accordance with Section 6.13.5
20D.3.9	Minimum Parking Aisle Space/Driveway Width	6 metres
20D.3.10	Minimum Private Roadway Pavement Width	9 metres
20D.3.11	Minimum Parking Spaces for a Drive-In Coffee Shop and/or Donut Shop	12 spaces at a minimum size of 2.5 metres by 6 metres
20D.3.12	Minimum Landscaped Area	20% of property area

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Section 20E - Zone C-10: Stockyards Commercial/Office Zone

20E.1 Permitted Uses

20E.1.1 Within the C-10 Zone no land shall be used and no building or structure shall be erected or used except for one or more of the following Permitted Uses, as defined in Section 2 of this By-law, and in accordance with the regulations in Section 20E.2 and the applicable regulation in Section 6:

- A) Permitted Office Uses:
 - 1. Commercial or government office;
 - 2. Health services facility;
 - 3. Veterinary clinic or office;
 - 4. Research and development facility; and
 - 5. Training facility.

- B) Permitted Retail Commercial Uses:
 - 1. Complementary commercial use;

- C) Other Permitted Uses:
 - 1. Hotel or motel;
 - 2. Conference/convention centre;
 - 3. Banquet facility;
 - 4. Place of worship;
 - 5. Restaurant;
 - 6. Commercial recreation facility;
 - 7. Commercial entertainment facility;
 - 8. Commercial school;
 - 9. Education facility;
 - 10. Commercial printing facility;
 - 11. Cultural entertainment facility;
 - 12. Parking lot - commercial;
 - 13. Public use;
 - 14. Public park; and
 - 15. Utility, private or public.

- D) Permitted Accessory Uses which are an integral component of, but are secondary or incidental to the applicable uses noted in A), B) and C) above in the C-8 Zone:
 - 1. Accessory buildings and structures including a buggy shelter;
 - 2. Parking and loading;
 - 3. A pharmacy accessory to a health service facility shall not exceed 50 square metres; and,

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4. Outdoor storage may be located in the rear yard but shall not be located in the front yard or required side yard.

20E.2 Regulations

- 20E.2.1 All development within the C-10 Zone shall connect to municipal sanitary sewer and water services, when available, and no development on partial private and/or fully private service infrastructure systems shall be permitted.
- 20E.2.2 Buildings or properties within the C-10 Zone may contain one, or any combination of permitted uses.
- 20E.2.3 Research and development facilities which test or use hazardous or toxic material/chemicals shall be prohibited.
- 20E.2.4 Permitted commercial or government office uses shall not exceed 4000 square metres of Gross Leasable Floor Space per individual building. Further, any building that is primarily used for permitted commercial or government office uses, shall have a minimum Ground Floor Area of 1500 square metres.
- 20E.2.5 The total Gross Leasable Floor Area of permitted complementary commercial and restaurant uses within the C-10 Zone shall not exceed 7500 square metres.
- 20E.2.6 Permitted restaurant uses shall be a maximum of 600 square metres of Gross Leasable Floor Area per restaurant. A permitted Restaurant use may include an outdoor seating area. The outdoor seating area for any restaurant use shall be limited to 250 square metres.
- 20E.2.7 All permitted uses, with the exception of any Parking Lot - Commercial use and certain commercial recreational uses as defined in Section 2, shall be carried out entirely within wholly enclosed buildings. Any permitted loading or parking facilities shall be screened from view from adjacent public streets.
- 20E.2.8 The maximum building height for all development within the C-10 Zone shall be 4 storeys, or 20 metres, whichever is less.
- 20E.2.9 Notwithstanding 20E.2.8 the permitted height for hotels/motels shall be a maximum of 8 storeys, or 35 metres, whichever is less.
- 20E.2.10 Notwithstanding 20E.3.1 and 20E.3.4, the main front wall of any new building to be located adjacent to Weber Street within the C-10 Zone shall be built within 3 metres to 6 metres of the edge of the road right-of-way. Vehicular parking shall not be permitted within the required front yard of any new building to be located adjacent to Weber Street within the C-10 Zone.

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20E.3 Additional Regulations

20A.3.1	Minimum Setbacks Building Line Setback	6 metres from any property line abutting a municipal road, or lands zoned other than C-10 (see Section 20E.2.10)
	Side Yard	3 metres from any interior side property line, except where abutting lands zoned other than C-10
	Rear Yard	7.5 metres
20E.3.2	Maximum Lot Coverage	50%
20E.3.3	Parking and Loading	In accordance with the applicable regulation in sub-sections 6.11, 6.12 and 6.13, except where noted elsewhere in this By-law
20E.3.4	Minimum Parking Setback From a Lot Line abutting a municipal road	2.5 metres (see Section 20E.2.10)
20E.3.5	Minimum Handicap Parking Spaces	in accordance with Section 6.13.5
20E.3.6	Minimum Size of Handicap Space	in accordance with Section 6.13.5
20E.3.7	Minimum Parking Aisle Space/Driveway Width	6 metres
20E.3.8	Minimum Private Roadway Pavement Width	9 metres
20E.3.9	Minimum Storage Tank Setback	3 metres from any lot line
20E.10	Minimum Parking Spaces for a Drive-In Coffee Shop and/or Donut Shop	12 spaces at a minimum size of 2.5 metres by 6 metres
20E.3.11	Minimum Landscaped Area	20% of property area

Zone Areas - The Stockyards

DRAFT FOR DISCUSSION
April 2019

- C-6 Stockyards Power Centre Commercial Zone
- C-6*1
- C-8 Stockyards Industrial/Commercial Zone
- C-8*1
- C-9 Stockyards Mixed Commercial Zone
- C-9*1
- C-10 Stockyards Commercial/Office Zone

