



— THE —
• STOCKYARDS •
— AREA —



Draft #6
May 2019

The Planning
Partnership
Cushman & Wakefield
MDB Insight
SCS Consulting Group
Plan B Natural Heritage
BA Group
Archaeological Services Inc.

The STOCKYARDS AREA Secondary Plan and Implementing Zoning By-law May 2019

DEFINITIONS

"Adult Entertainment Parlour" means any premises or part thereof in which it is provided, in pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations. No "Adult Entertainment Parlour" can be an accessory use to any of the permitted uses allowed in this Plan.

"Antique Store" means any building used for the sale of any old and authentic objects of personal property which was made, fabricated or manufactured sixty or more years earlier and which has a unique appeal and enhanced value mainly because of its age, and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured twenty or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

"Artisan studio or maker space" means an establishment used for the study of an art such as dancing, singing, acting or modelling or the workplace and retail shop of an artisan (e.g. painter, sculptor or photographer) or an establishment used for the making and transmission of motion pictures, radio or television programs but does not include a movie theatre.

"Auction Centre" means a building, structure or lands used for the storage of goods and materials, which are sold on the premise for public auction, and for the sale of the said goods and materials for public action on an occasional basis but does not include a retail or wholesale establishment.

"Automobile Service Station" means a building or place where automotive fuel may be kept for sale and where running repairs essential to the actual operation of motor vehicles are executed or performed and where parts or products required for such repairs may be stored or kept for sale. This definition shall not be deemed to include a public garage, body shop or wrecking establishment. The washing of vehicles may be conducted within a service station building as a use accessory to the main use.

"Automotive Sales Lot" means a lot where motor vehicles are stored or displayed for the purpose of sale, lease or rental.

"Automotive Washing Establishment" means a building, structure or facility that is designed, intended or used exclusively for the washing, cleaning or waxing of motor vehicles.

"Banquet Facility" means a commercial establishment used for the purposes of catering to banquets, weddings, receptions or similar functions for which food and beverages are prepared and served on the premises.

"Beer, Wine and/or Alcohol Manufacturing" means the use of land, buildings or structures for the purpose of manufacturing for sale alcoholic beverages of various types, which may include accessory sales and hospitality area.

"Body Shop" means a building or a portion of a building used for the repair and/or painting of motor vehicle bodies or frames.

"Brewer's Retail and/or LCBO Store" means a retail store and associated warehousing facility where beer (Brewer's Retail) or all forms of alcohol are sold to the public (LCBO). The Brewer's Retail facility is owned and operated by a consortium of Ontario brewing companies and the LCBO is operated by the Province of Ontario.

"Category Specific Retail Store" means an establishment engaged in the selling of articles, goods, wares and/or merchandise to the public that is focused on a specific category of articles, goods, wares and/or merchandise including, but not limited to:

- > Drug Store/Pharmacy;
- > Home improvement supplies store;
- > Appliance store;
- > Electronics store;
- > Antique store;
- > Office supplies and business, construction and industrial equipment store;
- > Furniture store;
- > Fitness equipment store;
- > Toys and hobby stores
- > Sporting goods store;
- > Apparel and accessories store;
- > Jewelry store;
- > Pet shop;
- > Camera shop;
- > Florist;
- > Gift, novelty and/or souvenir store;
- > Bookstore; and,
- > Automotive Supplies.

A category specific retail store is further categorized as follows:

- > Large-scale is a category specific retail store with greater than 3,000 square metres of Gross Leasable Floor Area;
- > Mid-scale is a category specific retail store with between 750 and 3,000 square metres of Gross Leasable Floor Area; and,
- > Small-scale is a category specific retail store with a maximum of 750 square metres of Gross Leasable Floor Area.

"Catering Service" means an operation in which food and beverages are prepared for consumption off the premises and are not

The STOCKYARDS AREA Secondary Plan and Implementing Zoning By-law

May 2019

served to customers on the premises but may include take-out as an accessory use.

"Commercial Entertainment Facility" means the use of an establishment, for fee, for the provision of entertainment or amusement without the necessity of active participation by the user and shall include for example, such uses as movie theatres, playhouses, bingo/gaming and other assembly halls, and shall also include public dance halls and amusement arcades but shall not include an *"Adult Entertainment Parlour"*.

"Commercial Greenhouse, Garden Centre and/or Nursery" means an establishment from which plants or other products related to plant growing such as landscaping material (mulch, stone, wood chips etc.), pesticides, fertilizers, garden tools and accessories are retailed to the general public and such plants are used for growing or replanting for an extended period but does not include a florist.

"Commercial Mall" means a group of establishments in one building in which areas are leased primarily to retail stores or restaurants that are served by an enclosed pedestrian way, with common entry points.

"Commercial or Government Office" means a building or part thereof, designed, intended or used for the practice of a profession, the carrying on of a business, the conduct of public administration, or, where not conducted on the site, thereof, the administration of an industry.

"Commercial Printing Facility" means an establishment used for blueprinting, engraving, stereotyping, electro-typing, computer imaging, printing or typesetting and shall include a duplicating shop and collating booklets and reports.

"Commercial Recreation Facility" means a business establishment whose purpose is to refresh mind and body through physical sporting activities such as a health spa, fitness studio, judo, racquets, bowling, skating, curling, billiards, mini golf, driving range and any other similar sporting activities but shall not include dance halls, gaming halls, pinball and video arcades, golf courses, riding stables, go-cart tracks, amusement parks, or "adult entertainment parlours".

"Commercial School" means a school operated by an individual or company for gain or profit, providing instruction in a specific trade, skill, vocation, service or for general learning such as administration skills, aviation, banking, commercial arts, automobile driving, language, modelling, business, hairdressing, beauty, culture, dancing and music schools.

"Complementary Commercial Uses" means businesses that serve the daily needs of the general public including the local business

community and visitors to the area. Complementary commercial uses have a maximum Gross Leasable Floor Area of 750 square metres.

"Contractor's Office" means a building or portion thereof used in the administration or management of a contracting business, including indoor storage, but does not include a contractor's yard.

"Contractor's Yard" means the outdoor yard of a construction company or contractor used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the outdoor stockpiling or outdoor storage of supplies used by the business, but does not include the wholesale or retail sale of construction materials or supplies or home improvement supplies.

"Conference/Convention Centre" means a commercial establishment used for the holding of conventions, conferences, seminars, workshops, meetings or similar activities. A convention centre may be built as part of a permitted hotel use.

"Cultural Entertainment Facility" means any building, room or area designed or utilized primarily for the presentation to the general public of live theatre, dance performances, musical concerts, cinema, lectures, exhibits of various art forms or exhibits of cultural, academic or scientific material which are not characterized by their emphasis on the description or depiction of specified anatomical areas or specified sexual activities.

"Do-it-yourself beer, liquor and wine making establishments" means a facility for the purpose of supervised manufacturing of beer, liquor and/or wine by the public for their personal consumption.

"Dry Industry" means any industry that does not use water as part of an industrial process, but the foregoing is not meant to include water used for the sanitary needs of the employees.

"Educational Facility" means a place of instruction under the jurisdiction of a government authority or a place of instruction offering courses equivalent to those customarily offered in a place of instruction under the jurisdiction of a government authority (excepting a commercially operated trade or vocational school), and includes a day nursery and residence buildings for staff and students, provided that such buildings are on the same lot as the place of instruction.

"Factory Outlet Mall" means a group of establishments in one building in which areas are leased to manufacturers and where goods, all of which are produced by the manufacturer, and which are primarily classified as:

> Seconds;

The STOCKYARDS AREA Secondary Plan and Implementing Zoning By-law

May 2019

- > Discontinued lines; or
- > Goods manufactured to be sold directly to the general public by the manufacturer that produces them.

"Farmer's Market" means a building or premise where opened spaces or stalls or sale areas that are not separated by permanent walls (but may have removable partitions) and have a maximum area of 100 square metres, are leased, rented or otherwise provided to more than 3 individual vendors for the sale of products primarily of fresh fruit, vegetables, meat, poultry, fish, dairy products, as well as trees, shrubs, plants and flowers and a limited range of canned or preserved products or other food products requiring minimal processing such as maple syrup, cheese, butter, refreshments or baked goods to the general public, but shall not include a "supermarket" or a "specialty food store".

"Farm Implement Sales Outlet" means the use of land, buildings or structures for the sale, distribution, storage or repair of equipment and machinery directly associated with the operation of a farm.

"Farm Supply Depot" means a building, structure or area where farm equipment and farm supplies are kept for sale.

"Flea Market" means a building or premise where opened space or stall or sales areas that are not separated by permanent walls (but may have removable partitions) and have a maximum area of 100 square metres, are leased, rented or otherwise provided to 3 or more individual vendors for the sale of articles primarily that are either homemade, handcrafted, old, second hand, antique or obsolete and may include a limited range of new products, merchandises or wares, but does not include a building designed, used or managed that contain one or more self-contained units, separated by permanent walls which may connect to a common internal walkway, hall or mall and retail a wide range of products, merchandise or wares that are commonly located in shopping centres, commercial or factory outlet malls.

"Garage - Public" means a building or place where motor vehicles are kept for hire, stored for remuneration or repaired. This definition shall not include an automobile service station, car washing establishment, car sales lot, and body shop or wrecking yard.

"Gas Bar" means a building or place where automotive fuel and lubricants are kept for sale but where no other service of an automobile service station or public garage is provided.

"General Merchandise Store" means a store engaged in a wide range of merchandising which may include but is not limited to household furnishings, furniture, appliances, electronics, cosmetics, apparel and accessories, stationary, offices supply, computers, books, cards, luggage, jewelry, sporting goods, cameras, hardware, paint, toys, pet supplies, and other durable/semi durables

goods. A general merchandise store shall generally be accommodated in a building of 4,000 square metres of Gross Leasable Floor Area, or less.

"Gross Leasable Floor Area" means the floor area of any building which tenants pay rent, and which is exclusive to tenant occupancy. Gross Leasable Floor Area is measured from the exterior face of the outside walls of the building. The measurement of Gross Leasable Floor Area specifically excludes private and public washrooms, truck and service facilities, loading and unloading areas, hallways, boiler rooms, mechanical and electrical rooms, maintenance rooms, tenant storage areas, and employee rest rooms.

"Health Services Facility" means establishments primarily engaged in providing medical, surgical or other services to individuals, including the offices of physicians, dentists, and other health practitioners, medical and dental laboratories, out-patient care facilities, blood banks, and oxygen and miscellaneous types of medical supplies and services.

"Hotel or Motel" means a building or group of buildings used for the purpose of catering to the needs of the public by providing accommodation for transient lodgers, with or without meals, or accommodation with small dinettes for patrons staying an extended period, but shall not include a Lodging, Rooming or Boarding House, Tourist Home or Residential Dwelling.

"Landscaped Area" shall mean open space comprised of lawn, flowers, ornamental shrubs, trees or other natural vegetation. This area may include space occupied by paths, courtyards and patios, but shall not include loading or parking areas, traffic aisles, driveways, ramps, or outdoor storage areas. Minimum Landscape Area is a percentage of the Landscape Area relative to area of the property as outlined in applicable sections of this By-law.

"Laundry and/or Dry-Cleaning Facility" means a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering, dry cleaning, dry dyeing or cleaning elsewhere, and for the pressing and distribution of any such articles or goods which have been subjected to any such process, and shall include a self-service laundry and/or self-service dry cleaning.

"Light Industrial Uses" means the use of land, building or structures for the manufacturing, processing, fabrication or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses. The types of uses permitted in this category can be described as a self-contained plant or building, which produce or store a product that is contained in a package. Outputs of noise, odour, dust and/or vibration are minimal and infrequent and the operation is generally in the daytime, with infrequent

The STOCKYARDS AREA Secondary Plan and Implementing Zoning By-law

May 2019

movement of products and/or heavy trucks and minimal outdoor storage.

"Livestock Marketing Facility" means a building and site where farm animals are temporarily kept for use, for propagation, or for sale, and without limiting the generality of the foregoing includes: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, turkeys, goats, geese, mink and rabbits.

"Manufacturing Operation" means the use of land, buildings or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale of any goods, substance, article, thing or service.

"Mass General Merchandise Store" means an establishment engaged in a wide range of merchandising, which may include but is not limited to Department Store Type Merchandise, food store merchandise, garden supplies, pharmacy, restaurant, public garage including automotive service, repair and sale of automotive parts, photographic studio, film processing, travel office, bank, eye vision centre. A mass general merchandise store shall generally be accommodated in a building of greater than 4,000 square metres of Gross Leasable Floor Area.

"Membership Warehouse Club" means an establishment engaged in the retailing of types of goods, wares, and/or merchandise typically found within a Department Store, Mass General Merchandise Store, General Merchandise Store, and Supermarket/Food Store. The goods, wares, and/or merchandise are typically displayed or offered in bulk or large sizes, volumes or quantities for purchase by the general public, private sector businesses/operations, and/or may offer membership for exclusive privileges/rights to purchase such goods, wares or merchandise.

"Museum" means a building used for the preservation of a collection of paintings and/or other works of art, and/or objects of natural history, and/or mechanical, scientific and/or philosophical inventions, instruments, models and/or designs and dedicated or to be dedicated to the recreations of the public, together with any libraries, reading room, laboratories and/or other offices and premises used or to be used in connection therewith.

"Obnoxious Light Industrial Uses" means generally medium to large-scale operations characterized by a large physical size building/property, significant outdoor storage of raw materials and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of significant annoyances such as noise, odour, dust and vibration emissions and frequent movement of heavy trucks. Such uses include, but are not limited to:

- > Abattoir;
- > Heavy metal stamping, blanking or punch-pressing of metal;

- > Manufacturing of asbestos, phosphate or sulphur products;
- > Primary production of food (not including a restaurant or bakery);
- > Primary production of chemicals, synthetic rubber, plastic or asphalt, including an asphalt plant;
- > Processing or refining of petroleum or coal;
- > Rendering operation;
- > Sawmill;
- > Tanning or chemical processing of pelts or leather;
- > Truck or bus transportation depot that is a primary use and not accessory to an on-site Light Industrial use;
- > Vulcanizing of rubber or rubber products;
- > Waste haulage, or waste recycling or storage operation but not including the indoor dismantling/storage of used wood, plastic, metal, glass; and
- > Wrecking/scrap yard. (found in C-8 Zone, section 20C.1.2)

"Parking Lot - Commercial" means a lot, building or structure on or in which licensed motor vehicles are parked for compensation and which is not ancillary to another use or uses on the same lot.

"Place of Worship" means a building dedicated to religious worship and includes a church, synagogue, temple or assembly hall and may include such accessory uses as a nursery school, a school of religious education, convent, monastery or parish hall.

"Private Club" means an association of persons, whether incorporated or not, united by some interest, meeting periodically for cooperation and conviviality but not for business or profit. Club shall also mean, where the context requires, a premise owned or occupied by the members of such association within which the activities of the club are conducted.

"Public Park" means an area of public land specifically defined or set aside for use by and for the general public in both active and passive recreational uses; and includes all landscaping, facilities and apparatus, playing fields, utilities, buildings and other structures that are consistent with the general purposes of public parkland, and whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park and may include public and private cemeteries.

"Public Use" means any building, facility or land use provided by the Township of Woolwich and/or the Regional Municipality of Waterloo and/or the Province of Ontario.

"Rental Service Establishment" means a building or part of a building where residential, industrial or commercial equipment is kept for rental to the general public and includes such things as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving equipment, plumbing and power tools.

The STOCKYARDS AREA Secondary Plan and Implementing Zoning By-law

May 2019

"Research and Development Facility" means an operation used for the purpose of conducting research and experimentation in any field of science, medicine and technology and includes such facilities as lecture rooms, administrative offices, laboratories, display rooms, and service and machine shops to serve the research centre operation. Does not include animal research and industrial or manufacturing operations other than those required in the conduct of permitted research.

"Restaurant" means a business establishment, the primary function of which is to prepare and serve food and/or drink for consumption on the premises and/or within an enclosed building, or provided to the travelling public via a drive-through facility.

"Self-Service Storage Facility" means a building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors supplies.

"Service or Repair Enterprise" means an establishment for the maintaining or restoration of an article and shall not include the provision of personal service.

"Specialty Food Store" means an establishment primarily devoted in the sale of food products, and may specialize in a specific type or class of foods such as a butcher, delicatessen, fish, gourmet and similar foods. A specialty food store may be up to a maximum of 4,000 square metres of Gross Leasable Floor Area, unless otherwise regulated in this By-law. A specialty food store is not a "supermarket", as defined by this By-law.

"Supermarket" means a freestanding building primarily devoted in the sale of a wide range of food products. A supermarket does not include a farmer's market or specialty food store. A supermarket is greater than 4,000 square metres of Gross Leasable Floor Area.

"Training Facility" means an area that accommodates a process to bring a person to an agreed standard of proficiency through practice and/or instruction.

"Transportation Depot" means a facility where trucks, tractor trailers or buses are rented, leased, kept for hire or stored for parking remuneration or from which trucks or transports or buses stored or parked on the property are dispatched for hire, but does not include a commercial parking lot or taxi stand.

"Utility, Private or Public" means any agency, which under public franchise or ownership, or under certificate of convenience and necessity provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage, collection or other similar service.

"Veterinary Clinic or Office" means a facility where animal care or treatment is provided by one or more veterinarians and may include the temporary indoor housing of animals so cared for or treated.

"Warehouse" means a building or part thereof, which is used primarily for the housing, storage, adapting for sale, package or wholesale distribution of goods, wares, merchandise, food stuff substances, articles and the like but does not include a fuel storage tank.

"Wholesale Outlet" means an establishment or place of business primarily engaged in selling merchandise to retailers, to industrial or commercial, institutional or professional business users or persons in the trade or wholesalers or agents or brokers selling merchandise to such companies but does not include a Membership Warehouse Club or retail store.