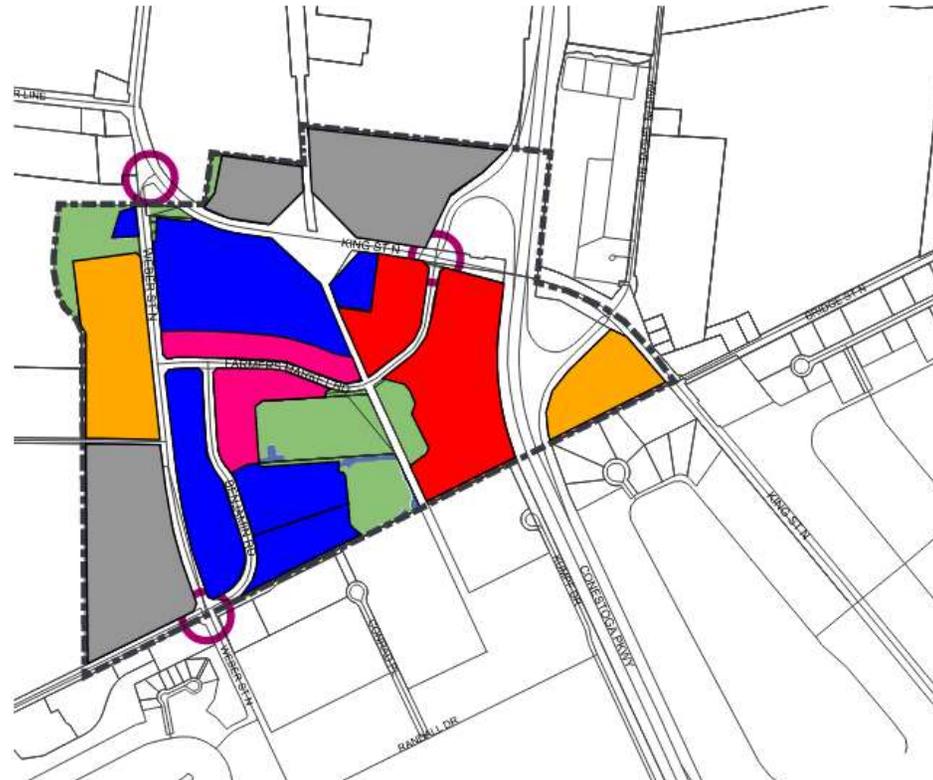


STOCKYARDS SECONDARY PLAN
July 2020



- Planned Function:** "Tourism, Entertainment, Hospitality"
Primary Uses: Farmer's Market, Livestock Exchange, Hotels, Cultural Uses, Entertainment (e.g., live theater), Specialty Retailing (e.g., antiques, flea market, hand crafted furniture), Spiritual Uses, Travel Agent, Commercial Recreation, Microbreweries
- Planned Function:** "Tourism Oriented Retail"
Primary Uses: Factory Outlet Mall, Specialty Retailing, Restaurants, Commercial Services, Specialty Food Store (small scale)
- Planned Function:** "Corridor Commercial" (large format users, automobile oriented, farm supplies and equipment)
Primary Uses: Large Merchandise Stores, Auto Supply Stores, Rental Businesses, Farm Sales & Equipment
- Planned Function:** "Power Centre"
Primary Uses: Power Centre
- Planned Function:** "Business Employment"
Primary Uses: Office, Light Industrial, Custom Service Shop
- Planned Function:** "Open Space"
Primary Uses: Parkland, Conservation Lands (e.g., woodlot), Riparian Lands, Stormwater Management

General Overview: The Stockyards Area will be planned as a mixed-use commercial and employment area with specified commercial, recreational, cultural, entertainment, accommodation, and institutional uses based on planned function that collectively create a tourism-oriented regional draw and build on the unique rural heritage of the area. Office and light industrial uses will be permitted in peripheral areas to provide employment opportunities and services to Township residents, and foster vibrancy by creating localized market support for commercial, cultural, entertainment and accommodation uses.

A specific range of commercial uses and services that support the area as a destination are planned around the Farmer's Market and Livestock Exchange which serve as focal points within the area and represent the cornerstone of the area's unique rural character. Commercial uses are intended to support the area as a unique tourist destination and regional power centre, and are not intended to provide for the day to day shopping needs of residents within the City or Township, or to replicate the planned function of planned commercial areas / centres in the municipalities.

Category/ Function	COW Proposed 'Planned Function' Principles	Suggested Uses	Key Concern to be Addressed
<p>City Proposal: Tourism, Entertainment, Hospitality</p> <p>Township Proposal/Intent: 'Mixed Commercial'</p> <p>Intent: <i>To provide flexibility in allowing a number of additional commercial uses that are not necessarily Highway Commercial or Light Industrial-related uses. The mixture, nature and scale of this additional commercial development...will not significantly impact the existing commercial operations in Elmira, St. Jacobs or Waterloo, and will support and complement the ongoing evolution and success of the Stockyards Area as a major regional destination.</i></p>	<ul style="list-style-type: none"> Recognize the FM and OLEX as focal points and core elements to maintaining the area's unique rural character and tourism-oriented planned function. Recognize existing amenities / buildings and plan for new opportunities such as hospitality, entertainment, cultural, recreational and institutional uses that support the area as a regional tourism destination, attracting users from both within and outside of the region. Specialty retailing and service uses may be contemplated, but are not intended to meet the day to day needs of residential or employment uses in the area. 	<ul style="list-style-type: none"> Farmers Market Livestock marketing facility Auction centre Accommodation (hotel/motel) Commercial Recreation (sport, fitness, spa) Commercial Entertainment (excluding casino) Cultural facility (galleries, museums) Spiritual uses (place of worship) Private club Specialty retail (antiques, flea market, handcrafted goods) Specialty food store [would require new definition] Commercial office (travel agency) Health service facility Restaurants Beer, wine and/or alcohol manufacturing Bake Shop Conference/Convention Centre Banquet Facility 	<ul style="list-style-type: none"> Increase clarity of focus; area specifically devoted to tourism, entertainment, and hospitality, making it distinct in terms of planned function and supporting both municipalities Highlight retention of FM and OLEX as a key anchors and focal points, contributing to the desired "authentic experience" and "unique rural character" envisioned by the Township. No significant impacts on planned centres / areas in the trade area. Limit to specific commercial uses and provide clarity in terms of purpose (planned function) and the intended market (tourism-oriented); Removes the broad range of commercial uses stated in the draft SSP (category specific retail store and complementary commercial uses).

Category/ Function	COW Proposed 'Planned Function' Principles	Suggested Uses	Key Concern to be Addressed
<p>City proposal: Tourism-Oriented Retail</p> <p>Township proposal:</p> <ul style="list-style-type: none"> • 'Industrial / Commercial' with Site-Specific Policy Area 1 (North of Farmers Market Road); and, • 'Mixed Commercial' with Site Specific Policy Area 2 (Factory Outlet Mall) 	<ul style="list-style-type: none"> • Envisions a pedestrian-oriented shopping area with a wide range of small-scale commercial offerings and services, high quality public realm and streetscape. 	<ul style="list-style-type: none"> • Factory Outlet (expanded retail permissions) • Retail stores • Commercial services [needs definition] • Restaurants / Cafes • Beer, wine and/or alcohol manufacturing • Specialty Food Store [new definition] • Bake Shop • Cultural facilities (galleries, museums) • Photographic studio • Florist • Artist studio (may include retail) • Makerspace [definition – Class A @ CoW] • Government use 	<p>Identify this as the key area to focus a limited amount of pedestrian-oriented retail that appeals to tourists and supports the area as a destination.</p>

Category/ Function	COW Proposed 'Planned Function' Principles	Suggested Uses	Key Concern to be Addressed
<p>City Proposal: Corridor Commercial</p> <p>Township Proposal/Intent: 'Industrial Commercial'</p> <p>Intent: <i>To facilitate the on-going evolution of the Stockyards Area and to build upon the successful retail and complementary commercial and light industrial functions that are focused on the long-standing livestock marketing facility and farmer's market, which are significant regional destinations.</i></p>	<ul style="list-style-type: none"> • Peripheral locations fronting regional or arterial roads. • Primarily intended to accommodate highway commercial uses that are vehicular-oriented and/or space extensive and cannot easily be accommodated within areas planned for higher intensity land uses, core areas, or shopping centres. • Complementary office uses. 	<ul style="list-style-type: none"> • Large-merchandise retail stores • Auto sales and supplies • Farm equipment and supplies • Rental businesses • Auction centre • Commercial greenhouse • Garden centre / nursery • Office • Government use 	<p>Plan for some peripheral lands to accommodate vehicular-oriented uses. Complement other commercial formats planned or offered within the Stockyards Area and in nearby intensification areas within the City.</p>

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<p>City Proposal: Power Centre Commercial</p> <p>Township Proposal/Intent: Power Centre Commercial Intent: <i>To accommodate a comprehensively planned retail commercial development on one or more properties which incorporates common road entrances, internal access and parking facilities and contain a group of retail stores, restaurants and complementary commercial uses. The retail commercial components will generally have large floor plates, which are not connected by enclosed malls.</i></p>	<ul style="list-style-type: none"> • Range of retail uses, generally in large format common to power centres. • Uses not easily accommodated in other planned commercial areas and centres. 	<ul style="list-style-type: none"> • Mass General Merchandise Store • Restaurants • General merchandise store • Category-specific retail store (large format) • Other non-commercial uses as proposed, if determined to be appropriate by the Township • City does not support the inclusion of the following proposed uses: <ul style="list-style-type: none"> ○ Specialty food store ○ Brewers Retail and/or LCBO Store ○ complementary commercial uses ○ home improvement store 	<p>Retail commercial permissions are too broad. Notwithstanding the intent that uses will 'generally have large floor plates', retail commercial uses such as 'general merchandise stores' and 'complementary commercial uses' appear to be permitted with no minimum floor plate size.</p> <p>Consider incorporating flexibility with adjustments to floor spaces caps while being mindful of the intent of the existing, agreed-upon framework:</p> <p>CAPS:</p> <ol style="list-style-type: none"> 1. GFA <ol style="list-style-type: none"> a. Existing Max 28,335 sq. m. (305,000 sf) b. Proposed Max. 29,500 sq. m. (317,500 sf) 2. MGMS – max. 1 store <ol style="list-style-type: none"> a. GFA max. 12,450 sq. m. (134,000 sf) b. Food retailing <ul style="list-style-type: none"> • Existing Max 2,232 sq. m. (25,000 sf) • Proposed Max. 2,500 sq. m. (26,900 sf) 3. Apparel & Accessories (collectively, outside of MGMS): <ol style="list-style-type: none"> a. Existing Max 2,741 sq. m (29,500 sf) b. Proposed Max. 4,645 sq. m. (50,000 sf) collectively 4. Retail Store Unit size (Includes proposed general merchandise store and category specific retail): <ol style="list-style-type: none"> a. Existing apparel and other retail: Minimum 1,394 sq. m./15,000 sq. ft., with exceptions b. Proposed: Minimum 929 sq. m. (10,000 sf) with exceptions: <ul style="list-style-type: none"> • Max 6 units between 465 – 929 sq. m. (5,000 - 10,000 sf) • Max 2 units less than 465 sq. m. (5,000 sf) 5. Restaurants GFA <ol style="list-style-type: none"> a. Max. 2,790 sq. m./30,000 sf (Collectively) b. Propose deleting caps for individual restaurants sizes and outdoor seating

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<p>City Proposal: Business Employment (Office and Light Industrial)</p> <p>Township Category/Intent: <i>Industrial/Commercial and Commercial Office</i></p> <p>Intent (Industrial/Commercial): <i>To facilitate the on-going evolution of the Stockyards Area and to build upon the successful retail and complementary commercial and light industrial functions that are focused on the long-standing livestock marketing facility and farmer's market, which are significant regional destinations.</i></p> <p>Intent (Commercial Office): <i>To incorporate a new area within the Stockyards Area that introduces a substantial opportunity for the inclusion of an office campus that builds upon the area's excellent locational attributes.</i></p>	<ul style="list-style-type: none"> • Peripheral locations • Planned business employment lands, including both light industrial and office uses, that provide additional market support for commercial uses within the Stockyards Area • Contemplates a limited amount of ancillary convenience retail uses, restaurants and services that support, and are developed in conjunction with, employment uses • Incorporates public parks and recreational uses 	<ul style="list-style-type: none"> • Light Industrial • Office • Research and Development facility • Training facility • Commercial school • Education facility • Warehouse • Commercial printing facility • Transportation Depot • Beer, wine and /or alcohol manufacturing • Custom Service Shop • Self Storage Facility • Contractor's Yard and Contractor's Office • Greenhouse, garden centre and/or nursery • Public parks and recreational uses • Parking facility • Training facility • Government use <p>The following retail uses shall not be permitted:</p> <ul style="list-style-type: none"> • Category specific retail store • Complementary commercial uses • Specialty food store • Brewers retail and/or LCBO store <p>Add ancillary convenience retail, restaurants and commercial services to be developed in conjunction with employment uses (e.g. as a percentage of building floor area, and restricted to the ground floor – for example, max. 15% of the building floor area of the associated building; only permitted on the ground floor)</p>	<p>With the inclusion of category specific retail stores and complementary commercial uses, retail commercial permissions are too broad. Based on the intent statement, it is not clear what type of commercial uses are desirable. Nothing in the category would prevent the development of 80,000 sq. m. of additional retail commercial uses of all types in both small and large format (Secondary Plan suggests an estimated capacity to accommodate 80,000 sq. m. of additional GLA (861,140 sq. ft.))</p> <p>New convenience retail, restaurants, services may be developed in conjunction with employment uses (for example, as a percentage of building floor within the associated building where the primary use is "employment"; ancillary commercial would be restricted to the ground floor only).</p>