

	for a mobile home site where there is a public or communal water supply	15.2 m
c)	<u>Minimum Separation Distance</u>	
	between a mobile home site and a sewage disposal lagoon or a solid waste disposal site	185 m

## **7.0 COMMERCIAL ZONES**

### **GENERAL COMMERCIAL (GC) ZONE**

*The General Commercial (GC) Zone applies to lands comprising the historic downtown cores in the settlement areas of Springfield and Port Bruce and designated 'Commercial' in the Township's Official Plan. Within the GC zone, a broad range of commercial uses are permitted which, for the most part, are engaged in the selling and offering of goods and services. Also permitted are institutional uses and residential uses. Minimum setbacks do not generally apply and maximum building coverage is permitted. To ensure commercial uses remain prominent at 'street level', residential uses are restricted to locations above the first floor with the exception of free-standing multiple unit dwellings. Commercial fishing operations in Port Bruce, which were previously permitted in the Flood Fringe (FF) Zone in the Township's former Zoning By-law, are now recognized through the application of "site-specific" (GC-#) zoning.*

### **HAMLET COMMERCIAL (HC) ZONE**

*The Hamlet Commercial (HC) Zone applies to lands situated in the settlement areas of Avon, Calton, Copenhagen, Kingsmill Corners, Luton, Lyons, Mount Salem, Orwell, South Gore and Summers Corners. The corresponding land use designation in the Township's Official Plan is 'Hamlet'. Within the HC zone, commercial uses are permitted characterized by those which are small in scale and which are compatible with the predominantly residential character of these small settlement areas. Due to the unavailability of a municipal sanitary sewage system and a municipal water supply system, minimum lot areas apply to the creation of new lots.*

### **RURAL COMMERCIAL (RC) ZONE**

*The Rural Commercial (RC) Zone applies to lands situated outside of the designated settlement areas in the rural area of the Township. It applies to non-agriculturally related commercial uses largely in existence prior to the adoption of the Township's Official Plan which serves to generally prohibit such uses due to their potential incompatibility with agriculture and their impact on the loss of agricultural land for non-agricultural related purposes. In addition, a range of vehicular-oriented commercial uses are permitted which rely upon large lot areas to accommodate building coverage, off-street parking, outside storage and display. Unlike the compact commercial development which is characteristic of the settlement areas, minimum setbacks are applied to ensure, amongst other matters, adequate building setbacks, on-site landscaping and parking.*

### **HIGHWAY COMMERCIAL (HWC) ZONE**

*The Highway Commercial (HWC) Zone applies to existing commercial uses outside of Springfield and Port Bruce and outside of the designated hamlets. It also applies to lands situated at the periphery of Springfield fronting on Highway No. 3. The HWC Zone permits a wide range of commercial uses which typically seek out sites on well travelled highways and county roads with ample on-site parking for the purpose of meeting the needs of the motoring public.*

## LOCAL COMMERCIAL (LC) ZONE

The Local Commercial (LC) Zone applies to lands situated within both urban and rural designations in the Township's Official Plan. Cottage type industries (light assembly and fabrication) are permitted, that is, uses that generally fall between the characteristics of a home occupation and a full scale commercial or industrial use. The types of uses include craft and tourism type businesses, bed and breakfast establishments and other hobby establishments which are small in scale and non-noxious, non-intrusive and generally do not generate high volumes of vehicular traffic. To encourage owner/operator occupancy of these establishments, a single unit dwelling is permitted as an accessory use to the main permitted uses in the LC Zone.

### 7.1 PERMITTED USES, BUILDINGS AND STRUCTURES

#### 7.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

		A	B	C	D	E
	USES, BUILDINGS & STRUCTURES	GC	HC	RC	HWC	LC
1	animal clinic	✓	✓	✓	✓	
2	animal hospital		✓	✓		
3	art gallery	✓	✓			
4	auction sales establishment	✓	✓	✓	✓	✓
5	bake shop	✓	✓	✓		
6	banquet hall	✓	✓	✓		
7	bed & breakfast establishment	✓	✓	✓		✓
8	boarding house or rooming house	✓	✓			
9	building supply outlet	✓*		✓	✓	
10	bulk sales establishment			✓		
11	car wash				✓	
12	caterer's establishment	✓	✓	✓		✓
13	clinic	✓	✓			
14	club	✓	✓	✓		✓
15	commercial fishing operation	✓*				
16	contractor's yard or shop			✓	✓	✓
17	custom workshop	✓	✓	✓		✓
18	drive-through restaurant				✓	
19	dry cleaning establishment	✓	✓			
20	dwelling unit as an accessory use	✓	✓	✓	✓	✓
21	farm equipment sales & service	✓	✓	✓	✓	
22	farm fuel sales			✓	✓	
23	fitness centre	✓				
24	flea market	✓	✓	✓		
25	funeral home	✓	✓			
26	garden centre			✓	✓	
27	gas bar		✓	✓	✓	
28	hotel	✓	✓		✓	
29	institutional use	✓	✓	✓		
30	laundry establishment	✓	✓			

		A	B	C	D	E
	<b>USES, BUILDINGS &amp; STRUCTURES</b>	<b>GC</b>	<b>HC</b>	<b>RC</b>	<b>HWC</b>	<b>LC</b>
31	library		✓			
32	light assembly and fabrication					✓
33	market garden			✓		✓
34	micro brewery	✓				✓
35	mini-storage warehouse				✓	
36	mobile food outlet	✓	✓	✓		✓
37	motor vehicle body shop		✓			
38	motor vehicle repair garage	✓	✓	✓	✓	✓
39	motor vehicle sales establishment	✓	✓	✓	✓	
40	motor vehicle service establishment	✓	✓	✓	✓	
41	multiple unit dwelling	✓	✓			
42	museum	✓				
43	office, business or professional	✓	✓	✓		✓
44	parking lot	✓	✓	✓		
45	personal care establishment	✓	✓	✓	✓	✓
46	personal service establishment	✓	✓	✓	✓	✓
47	place of entertainment or amusement	✓	✓		✓	
48	private school	✓	✓	✓		
49	restaurant	✓	✓	✓	✓	✓
50	retail store	✓	✓	✓		
51	retail store, convenience	✓	✓		✓	✓
52	service shop	✓	✓	✓	✓	✓
53	single unit dwelling as an accessory use					✓
54	take-out restaurant	✓	✓		✓	

\* permitted only in site-specific zones

## 7.2 GENERAL USE REGULATIONS

### 7.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

By-law No. 19-08  
General Amendment

		A	B	C	D	E
	<b>STANDARDS</b>	<b>GC</b>	<b>HC</b>	<b>RC</b>	<b>HWC</b>	<b>LC</b>
1	Minimum Lot Area (m <sup>2</sup> )	800	1850	4000	4000	1850
2	Minimum Lot Frontage (m)	20	25	40	30	30
3	Minimum Setback (m) from a local road			28	28	28
4	Front Yard Depth (m)	6.0	6.0	10	15	6.0 <sup>4</sup> 15 <sup>5</sup>
5	Side Yard Width - Interior (m)	4.5 <sup>①</sup>	2.0 <sup>①</sup>	5.0	5.0	2.0 <sup>4</sup> 5.0 <sup>5</sup>

		A	B	C	D	E
	STANDARDS	GC	HC	RC	HWC	LC
6	Side Yard Width - Exterior (m)		6.0	10	9.0	6.0 <sup>4</sup> 9.0 <sup>5</sup>
7	Rear Yard Depth (m)	7.5 <sup>③</sup> 3.0 <sup>③</sup>	7.5 <sup>①</sup> 3.0 <sup>③</sup>	7.5	7.5	7.5
8	Maximum Lot Coverage (%)	60	40	40	40	40
9	Maximum Height (m)	12	12	12	12	10.5
10	Maximum Floor Area (m <sup>2</sup> ) (all floors)					929

FOOTNOTES	
①	where the yard abuts a residential zone
②	3.0 m on one side and 1.0 m on the other side
③	all other cases
④	lands situated in settlement areas
⑤	lands situated outside settlement areas

### 7.3 SPECIAL USE REGULATIONS

#### 7.3.1 Accessory Buildings and Structures

Accessory buildings and structures shall not:

- a) be erected closer to the front line or a side lot line than the minimum distance required for the main building or structure on the lot;
- b) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- c) be erected closer than one (1.2) metres to any lot line;
- d) exceed ten (10) percent lot coverage;
- e) exceed six (6.0) metres in height or contain more than two storeys.

By-law No. 19-08  
General Amendment

#### 7.3.2 Convenience Retail Stores

Convenience retail stores shall not exceed a floor area of greater than 300 square metres.

#### 7.3.3 Dwelling Units – General Commercial (GC) Zone

On lands zoned General Commercial (GC):

- a) dwelling units and multiple unit dwellings as an accessory use shall only be permitted if located within and above the ground floor of the building in which it is situated.

- b) dwelling units as an accessory use shall have a minimum lot area of 460 square metres per unit in addition to the minimum lot area requirement of Section 7.2.1.

**7.3.4 Front Yard Depth - General Commercial (GC) Zone**

On lands zoned General Commercial (GC), no minimum front yard depth shall be required on lands fronting along Ron McNeil Line between Inverness Street and Springfield Road

**7.3.5 Gatehouses and Kiosks**

A gatehouse, kiosk or similar structure accessory to a main use and not more than ten (10) square metres in floor area shall be permitted in any required setback, front yard or exterior side yard.

**7.3.6 Existing Single Unit Dwellings**

The alteration of an existing single unit dwelling or the erection or alteration of buildings accessory thereto shall be permitted in accordance with the regulations of the Rural Residential (RR) Zone.

**7.3.7 Outside Storage**

Outside storage as an accessory use shall not:

- a) be permitted in a front yard except for sales displays of vehicles, equipment or machinery;
- b) be permitted within any required yard;
- c) be permitted within three (3.0) metres of a lot line;
- d) exceed twenty-five (25) percent of the area of the lot on which it is located.

**7.3.8 Minimum Lot Area – Drive-through Restaurants**

- a) on corner lots zoned General Commercial (GC) 1500m<sup>2</sup>

**7.3.9 Minimum Lot Frontage – Drive-through Restaurants 30 m**

**7.4 GENERAL COMMERCIAL (GC) ZONE – ‘SITE-SPECIFIC’ ZONES**

**7.4.1 a) Defined Area**

GC-1 as shown on Schedule “D”, Map No. 1.

**b) Permitted Uses**

one single unit dwelling  
all other permitted uses of the GC zone

**7.4.2** a) Defined Area  
GC-2 as shown on Schedule “D”, Map No. 2.

b) Permitted Uses  
three ground floor dwelling units  
all other permitted uses of the GC zone

**7.4.3** a) Defined Area  
GC-3 as shown on Schedule “D”, Map No. 2.

b) Permitted Uses  
building supply outlet

**7.4.4** a) Defined Area  
GC-4 as shown on Schedule “D”, Map No. 2.

b) Permitted Uses  
retail store for carpeting and home furniture  
all other permitted uses of the GC zone

## **7.5 HAMLET COMMERCIAL (HC) ZONE – ‘SITE-SPECIFIC’ ZONES**

**7.5.1** a) Defined Area  
HC-1 as shown on Schedule “J”.

b) Permitted Uses  
garden centre

## **7.6 RURAL COMMERCIAL (RC) ZONE – ‘SITE-SPECIFIC’ ZONES**

**7.6.1** a) Defined Area  
RC-1 as shown on Schedule “A”, Map No. 4.

b) Permitted Uses  
antique shop

all other permitted uses of the RC zone

**7.6.2 a) Defined Area**

RC-2 as shown on Schedule “A”, Map No. 18.

b) Maximum Number of Vehicles

motor vehicle sales establishment 10

**7.6.3 a) Defined Area**

RC-3 as shown on Schedule “A”, Map No. 18.

b) Maximum Number of Vehicles

motor vehicle sales establishment and  
motor vehicle repair garage 8

**7.6.4 a) Defined Area**

RC-4 as shown on Schedule “A”, Map No. 32.

b) Permitted Uses

aircraft hangar  
farm equipment sales and service  
one dwelling unit as an accessory use  
motor vehicle repair garage

c) Maximum Number of Vehicles

motor vehicle repair garage 20

**7.6.5 a) Defined Area**

RC-5 as shown on Schedule “A”, Map No. 35.

b) Permitted Uses

furniture warehouse  
all other permitted uses of the RC zone

**7.6.6 a) Defined Area**

RC-6 as shown on Schedule “A”, Map No. 46.

- b) Permitted Uses  
tire storage  
all other permitted uses of the RC zone

**7.6.7** a) Defined Area  
RC-7 as shown on Schedule “A”, Map No. 55.

- b) Maximum Number of Vehicles  
motor vehicle sales establishment 10

**7.6.8** a) Defined Area  
RC-8 as shown on Schedule “A”, Map No. 57.

- b) Permitted Uses  
bakery  
food processing  
retail store and wholesale outlet accessory to a bakery  
and food processing  
all other permitted uses of the RC zone

**7.6.9** a) Defined Area  
RC-9 as shown on Schedule “A”, Map No. 61.

- b) Permitted Uses  
pottery shop  
all other permitted uses of the RC zone

**7.6.10** a) Defined Area  
RC-10 as shown on Schedule “A”, Map No. 69.

- b) Maximum Number of Vehicles  
motor vehicle sales establishment and  
motor vehicle service establishment 6

**7.6.11** a) Defined Area

RC-11 as shown on Schedule "A", Map No. 89.

b) Maximum Number of Vehicles

motor vehicle sales establishment 40

**7.6.12 a) Defined Area**

RC-12 as shown on Schedule "G", Map No. 2.

b) Permitted Uses

pneumatic and hydraulic pumps sales and service  
all other permitted uses of the RC zone

**7.6.13 a) Defined Area**

RC-13 as shown on Schedule "G", Map No. 4.

b) Permitted Uses

car wash  
furniture stripping and repair  
all other permitted uses of the RC zone

**7.6.14 a) Defined Area**

RC-14 as shown on Schedule "G", Map No. 4.

b) Permitted Uses

commercial aviary  
all other permitted uses of the RC zone

**7.6.15 a) Defined Area**

RC-15 as shown on Schedule "H"

b) Maximum Number of Vehicles

motor vehicle sales establishment 8

**7.6.16 a) Defined Area**

RC-16 as shown on Schedule "A", Map No. 83.

b) Permitted Uses

By-law No. 19-89  
PH Engineering Solutions Inc.

business or professional office for performing engineering work in the automation and electrical fields including, but not limited to, testing, debugging drives, autonomous vehicles, control panels and similar equipment.

## **7.7 HIGHWAY COMMERCIAL (HWC) ZONE – ‘SITE-SPECIFIC’ ZONES**

### **7.7.1 a) Defined Area**

HWC-1 as shown on Schedule “A”, Map No. 54.

### **b) Permitted Uses**

retail food store including catering and take-out restaurant  
one dwelling unit  
all other permitted uses of the HWC zone

### **c) Maximum Floor Area**

permitted commercial uses                      330 m<sup>2</sup>

### **7.7.2 a) Defined Area**

HWC-2 as shown on Schedule “A”, Map No. 54.

### **b) Permitted Uses**

duplex dwelling  
all other permitted uses of the HWC zone

### **7.7.3 a) Defined Area**

HWC-3 as shown on Schedule “A”, Map No. 44.

### **b) Permitted Uses**

transfer site for recycled materials  
all other permitted uses of the HWC zone

### **7.7.4 a) Defined Area**

HWC-4 as shown on Schedule “H”.

### **b) Permitted Uses**

truck terminal  
all other permitted uses of the HWC zone

c) Storage and Parking Restrictions  
for Commercial Vehicles

A maximum of 35 commercial vehicles are permitted to be stored, parked or serviced. Commercial vehicles shall include, but not be limited to, transport truck cabs or trailers, where each truck cab or each truck trailer shall count as one commercial vehicle.

**7.7.5** a) Defined Area

HWC-5 as shown on Schedule “H”.

b) Permitted Uses

petroleum sales and storage  
all other permitted uses of the HWC zone

**7.8** LOCAL COMMERCIAL (LC) ZONE – ‘SITE-SPECIFIC’ ZONES