

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	✓	✓			
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		✓			

		A	B	C	D	E
	USES, BUILDINGS & STRUCTURES	GC	HC	RC	HWC	LC
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

(Amended by General Amendment By-law No. 19-08)

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

		A	B	C	D	E
	STANDARDS	GC	HC	RC	HWC	LC
1	Minimum Lot Area (m²)	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 ④ 15 ⑤
5	Side Yard Width - Interior (m)	4.5①	2.0①	5.0	5.0	2.0 ④ 5.0 ⑤
6	Side Yard Width - Exterior (m)		6.0	10	9.0	6.0 ④ 9.0 ⑤
7	Rear Yard Depth (m)	7.5 ① 3.0 ③	7.5① 3.0③	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

		A	B	C	D	E
	STANDARDS	GC	HC	RC	HWC	LC
10	Maximum Floor Area (m ²) (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) (*Amended by General Amendment By-law No. 19-08*) be erected closer than one (1.2) metres to any lot line;
- d) exceed ten (10) percent lot coverage;
- e) (*Amended by General Amendment By-law No. 19-08*) exceed six (6.0) metres in height or contain more than two storeys.

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) 1500m²

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

7.4.5 *(Added by By-law 21-31 Renton)*

a) Defined Area

GC-5 as shown on Schedule ‘A’, Map No. O4.

b) Permitted Uses

i. Three (3) existing single-unit residential dwellings are permitted accessory to a commercial use, and in accordance with the following:

- a. Existing buildings and structures can be repaired or reconstructed provided such does not involve an increase in the total ground floor area of those buildings and structures beyond that which existed on the effective date of the Zoning By-law; and,
- b. The property shall become subject to site plan control prior to any buildings and structures being repaired or reconstructed as per a. above.

ii. 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 (Added by By-law No. 19-89 PH Engineering Solutions Inc.)

a) Defined Area

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

b) Permitted Uses

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 m²

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