

SECTION 14 **SETTLEMENT COMMERCIAL (SC) ZONE REGULATIONS**

The Settlement Commercial (SC) Zone is intended to apply to existing and proposed retail and service commercial type uses within areas designated “Settlement Core Area” in the various Rural Settlement Areas in the Official Plan.

14.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Settlement Commercial (SC) Zone except for the following purposes:

- Animal clinic;
- Auction sales facilities (not including livestock);
- Bulk sales establishment;
- Bus station;
- Bakeries;
- Butcher Shop;
- Club;
- Clinic (including laboratories);
- Commercial or trade school;
- Contractor’s Yard or Shop, Light Duty;
- Convenience plaza;
- Day care centre;
- Financial institutions;
- Funeral homes;
- Hospitals, nursing homes or rest homes;
- Hotels, motels;
- Laundry and dry-cleaning establishments;
- Industrial use, Light/Dry;
- Mini Storage Facility;
- Motor vehicle sales establishment;
- Motor vehicle service station or public garage (does not include a Gas Bar);
- Offices, general or professional;
- Parking lot;
- Personal service shop;
- Publishing and printing establishment;
- Recreational facilities;

Restaurant, or Take-out restaurant;

Retail store;

Service shop;

Shopping centres;

Tavern;

Taxi service establishment;

Theatre;

Travel Agency;

Wholesale Outlet;

Residential uses (including Bed and breakfast establishments) that:

- were existing on of the date of passing of this By-law; or
- are connected to and form an integral part of the commercial building and are located above, or to the rear of the first storey commercial use, to a maximum of two storeys above the permitted commercial use; or
- are converted dwellings;

Accessory uses to the above permitted uses.

14.2 MINIMUM LOT AREA

| | |
|--------------------------------|----------------------|
| Full municipal services: | 560 m ² |
| With municipal water services: | 1,060 m ² |
| Without municipal services: | 2,045 m ² |

14.3 MINIMUM LOT FRONTAGE

| | |
|----------------------------------|------|
| Full municipal services: | 18 m |
| Without full municipal services: | 27 m |

14.4 MAXIMUM LOT COVERAGE

40% (all buildings)

14.5 MAXIMUM BUILDING HEIGHT

10.5 m

14.6 MINIMUM FRONT YARD DEPTH

The established building line or 6.0 metres, whichever is less.

14.7 **MINIMUM SIDE YARD WIDTH**

Interior side yard: 3.0 m

Exterior side yard: 6.0 m

14.8 **MINIMUM REAR YARD DEPTH**

Abutting a residential, institutional, or an open space zone: 7.5 m

All other cases: 3.0 m

14.9 **EXCEPTIONS – SETTLEMENT COMMERCIAL (SC) ZONE**

14.9.1 Defined Area

SC-1 as shown on Schedule “I-2” to this By-law

Parking

Not less than five (5) off-street parking spaces

14.9.2 Defined Area

SC-2 as shown in Schedule “F” to this By-law

Permitted Uses

Storage of material, equipment and vehicles

Added by By-law 39-2004

Prohibited Uses

Manufacturing or assembly of products or material

Minimum Lot Frontage

20 metres on Mary Street

Amended by By-law 2-2005

6 metres on Broadway Street

14.9.3 Defined Area

SC-3 as shown in Schedule “F-2”, to this By-law.

Additional Permitted Uses

Sales of automobiles, new or used.

Added by By-law 7-92
Amended by A 13/18

Outdoor storage in compliance with Settlement Commercial (SC).

Building Line

Outdoor storage to be located at the rear of the established building line.

Maximum Floor Area

186 m²

Minimum Side Yard Width

West Side: 1.5 metres
Minimum Rear Yard Depth
1.5 metres

14.9.4 Defined Area

SC-4 as shown on Schedule “F”; to this By-law

Additional Permitted Uses

Light fabricating, assembly or manufacturing

Buildings and Structures

All existing buildings located on the property on the day of the passing of this By-law

Maximum Floor Area

418 m²

14.9.5 Defined Area

SC-5 as shown on Schedule “F” to this By-law

Permitted Uses

Light fabricating, assembly or manufacturing; and

Inside storage or warehousing

Maximum Floor Area

418 m²

Boundary Restrictions

Any new building shall not be located closer than 12 metres to the existing Martha Street road allowance.

14.9.6 Defined Area

SC-6 as shown in Schedule “I-2” to this By-law.

Additional Permitted Uses

Added by By-law 33-84

Public garage;

Sale of new and used automobiles in addition to accessory uses, such as automobile paint shop and automobile body repairs; and storage and sale of automobile parts.

14.9.7 Defined Area

SC-7 as shown in Schedule “F” to this By-law

Added by By-law 48/85
Amended by A 12/22

Additional Permitted Uses

Single family residential unit, restricted to the upper level of the existing industrial building.

Maximum Lot Coverage (A 12/22)

49%

- 14.9.8** Defined Area
 SC-8 as shown in Schedule “F” to this By-law
Right of Way
 15.25 metres from right-of-way lot line
- Added by By-law 51-85
- 14.9.9** Defined Area
 SC-9 as shown in Schedule “F” to this By-law
Additional Permitted Uses
 Outdoor storage for goods and materials
Building Lines
 Restricted to existing onsite rear and side yards, but not between the lot line and the existing building line established 30 metres from the public road right-of-way
 Minimum Side Yard Width
 East Side: 1 metre
- Added by By-law 19-90
Amended by A 8/06
- 14.9.10** Defined Area
 SC-10 as shown in Schedule “K-3” to this By-law
Additional Permitted Uses
 Sale of used motorized vehicles;
 Accessory outdoor storage
Building Line
 Restricted to an area to the rear of the existing residential building and in front of the existing concrete block garage on the site
- Added by By-law 14-92
- 14.9.11** Defined Area
 SC-11 as shown in Schedule “F” to this By-law
Permitted Uses Only
 Retail and wholesale commercial establishment;
 Business machines, sales and service;
 Showroom and wholesale outlet;
 Taxi service establishment;
 Travel agency;
 Offices;
 Financial institutions;
 Hotel or motel;
 Service club or fraternal organization;
 Commercial or trade school;
- Added by By-law 13-96

Place for dispensing refreshment to the public;
 Laundromat or dry cleaning establishment;
 Hairdresser or barber;
 Clinic or laboratory;
 Commercial printing and office services;
 Studio;
 Repair shop;
 Commercial entertainment and recreation establishment, within an enclosed building but not including a video / pinball game amusement centre;
 Day nursery;
 Funeral home;
 Church;
 Storage or warehousing within an enclosed building;
 Light fabricating, assembly, processing or repair of leather or yard goods with restrictions of excessive noise, vibration, odour, danger of fire or explosion or the release of noxious fumes, smoke, gases or other forms of air or water borne pollutants. Nothing in the foregoing shall be construed to permit the sale or storage of bulk fertilizers.
 Parking lot;
 Accessory building or structures;
 Accessory signs.

14.9.12 Defined Area
 SC-12 as shown on Schedule “G” to this By-law
Maximum Coverage
 30%
Minimum Lot Size
 2,684 m²

Added by By-law 53-2004

14.9.13 REMOVED

14.9.14 Defined Area
 SC-14 as shown on Schedule “F” to this By-law
Permitted Uses Only
 Glass Blowing Studio;
 Arts & Crafts;
 Accessory related retail sales.

Added by By-law 38-2007

Maximum Total Floor Area

279 m²

Other Regulations

Maximum 40 % of maximum floor area used for retail sales

All doors associated with the business not be permitted to face the north or east direction;

All mechanical units are enclosed.

14.9.15 Defined Area

Added by By-law 41-14

SC-15 as shown on Schedule “G” to this By-law

Additional Permitted Use

Gas Bar, subject to the following additional regulations:

- a) That the maximum canopy height be 5 metres as measured from the average ground height to the top of the canopy.
- b) That a minimum of 12 parking spaces shall be provided on site for all of the permitted uses.
- c) That all parts of the canopy shall be setback a minimum of 3.0 metres from the front property line.
- d) That the pumps and pump islands shall be setback a minimum of 6.0 metres from the front property line.
- e) A solid wood 2.03 metre high fence be installed along the westerly property line beginning 5.0 metres back from the front property line.

14.9.16a Defined Area

SC-16a as shown on schedule “I-1” to this By-law

Added by By-law 10-18

Only Permitted Uses

Retail Store
Accessory Uses

Prohibited Uses

Open Outdoor Storage

14.9.16b Defined Area

SR-35 as shown on schedule “G” to this By-law

Added by By-law 46-18

Additional Permitted Uses

Housing of 3 horses subject to the following additional regulations:

- a) Any horses housed within this zone must provide the primary means of transportation for the occupants of the dwelling unit.
- b) All manure shall be contained in an enclosed building and be removed from the property at regular intervals to a suitable location in an Agricultural Zone.

- c) The building or structure in which the horse and manure is kept or in which the manure is kept shall be subject to the following minimum lot line setbacks:
 - a. Exterior side yard setback: 6.0 metres
 - b. Interior side yard setback: 8.0 metres
 - c. Rear yard setback: 3.0 metres
- d) The minimum distance separation (MDS II) requirements shall not apply in this zone.