

17.1 USES PERMITTED

No person shall within any HC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the HC *uses* presented in Table 17.1:

| TABLE 17.1: USES PERMITTED |
|---|
| • an auction establishment; |
| • an <i>automobile service station</i> ; |
| • a <i>dwelling unit</i> in a non-residential <i>building</i> if occupied by the owner or an employee of the commercial <i>use</i> on the <i>lot</i> , except that in the case of an <i>automobile service station</i> and a <i>public garage</i> , such <i>dwelling unit</i> shall not be permitted; |
| • an <i>eating establishment</i> ; |
| • a <i>farm implement dealership</i> ; |
| • a farm produce retail outlet; |
| • a <i>home occupation</i> ; |
| • a <i>hotel</i> ; |
| • a laundromat; |
| • a <i>motel</i> ; |
| • a <i>motor vehicle</i> washing establishment; |
| • a <i>motor vehicle</i> sales establishment; |
| • a <i>parking lot</i> ; |
| • a <i>public garage</i> ; |
| • a <i>public use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law; |
| • a <i>retail store</i> ; |
| • a retail <i>nursery</i> . |
| • a <i>service shop</i> ; |
| • a <i>single detached dwelling</i> if occupied by the owner or an employee of the commercial <i>use</i> on the <i>lot</i> ; |
| • a <i>veterinary clinic</i> . |

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(Amended by By-Law 15-2009)

17.2 ZONE PROVISIONS

No person shall within any HC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 17.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*.

| TABLE 17.2: ZONE PROVISIONS | | | | | |
|---|--|--|---|---|---|
| Zone Provision | Single Detached Dwelling | Dwelling Unit in a Non-Residential Building | Non-Residential Uses | Automobile Service Station or Public Garage | Hotel or Motel |
| Lot Area, Minimum, where sanitary sewers are not available | 2,800 m² (30,140 ft ²) | 300 m² (3,230 ft ²) | 3,700 m² (39,828 ft ²) | 0.4 ha (1 ac) | 0.4 ha (1 ac) provided that an additional 200 m² (2,152.9 ft ²) of <i>lot area</i> be provided for each <i>guest room</i> in excess of 4 <i>guest rooms</i> |
| Lot Area, Minimum, where served by both sanitary sewers and public water supply | 450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i> | No Provision | 550 m² (5,920.3 ft ²) | | |
| Lot Frontage, Minimum, where sanitary sewers are not available | 35 m (114.8 ft) | | 40 m (131.2 ft) | 50 m (164 ft) | 50 m (164 ft) |
| Lot Frontage, Minimum, where served by both sanitary sewers and public water supply | 15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i> . | | 18 m (59.1 ft) | 45 m (147.6 ft) | |
| Lot Depth, Minimum, where sanitary sewers are not available | 50 m (164.0 ft) | | 92.5 m (303.5 ft) | 80 m (262.5 ft) | |

| TABLE 17.2: ZONE PROVISIONS | | | | | |
|--|--|--|-----------------------|---|------------------------|
| Zone Provision | Single Detached Dwelling | Dwelling Unit in a Non-Residential Building | Non-Residential Uses | Automobile Service Station or Public Garage | Hotel or Motel |
| Lot Depth, Minimum, where served by both sanitary sewers and public water supply | 30 m (98.4 ft) | | 30 m (98.4 ft) | 45 m (147.6 ft) | |
| Front Yard, Minimum Depth Exterior Side Yard, Minimum Width | 10 m (32.8 ft) | | | 15 m (49.2 ft) | 10 m (32.8 ft) |
| Rear Yard, Minimum Depth | 7.5 m (24.6 ft) | 10 m (32.8 ft) | | | |
| Interior Side Yard, Minimum Width | 3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side | 5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone | | | 7.5 m (24.6 ft) |
| Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road | 23 m (75.5 ft) | | | | |
| Lot Coverage for All Buildings, Maximum | 40% | | | 25% | |
| Height of Building, Maximum | 11 m (36.1 ft) | No Provision | 11 m (36.1 ft) | | 15 m (49.2 ft) |
| Landscaped Open Space, Minimum | No Provision | | 10% | | 30% |
| Gross Floor Area, Minimum | 93 m² (1,001.1 ft ²) | 70 m² (753.5 ft ²) | No Provision | | |

| TABLE 17.2: ZONE PROVISIONS | | | | | |
|--|--|---|----------------------|---|----------------|
| Zone Provision | Single Detached Dwelling | Dwelling Unit in a Non-Residential Building | Non-Residential Uses | Automobile Service Station or Public Garage | Hotel or Motel |
| Number of Dwelling Units per Lot, Maximum | 1 <i>dwelling</i> | 1 <i>dwelling unit</i> | No Provision | | |
| Parking and Accessory Buildings, Etc. | In accordance with the provisions of Section 6 of this Zoning By-Law. | | | | |
| Special Provisions - Lands in vicinity of Tillsonburg Regional Airport | In accordance with the provisions of Section 6.13 of this Zoning By-Law. | | | | |

(Amended by By-Law 67-99)

(Amended by By-Law 15-2009)

17.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Dwellings and other *buildings* or *structures* hereafter *erected* outside of a designated Settlement, as listed in Section 4.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 4.7.

Dwellings and other *buildings* and *structures* hereafter *erected* within a Rural Cluster designation, as listed in Section 4.7.2.1, shall be required to satisfy the MDS I, in accordance with Section 4.7, **or** not further reduce an *existing* insufficient *setback* relative to the MDS I, whichever is the lesser.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

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Existing dwellings, buildings or structures located outside of a settlement, as listed in Section 4.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 4.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is lesser.

(Added by By-Law 36-2007)
(Amended by By-Law 15-2009)

17.2.2 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT:

When a permitted *single detached dwelling* is *erected, altered* or used on the same *lot* in an HC Zone as a permitted non-residential *building*, then a yard of **2 m** (6.6 ft) is required between such *buildings*.

17.2.3 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the main *building* provided that:

- 17.2.3.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 17.2.3.2 such *open storage* complies with the yard and *setback* requirements of this Section; and
- 17.2.3.3 such *open storage* shall be enclosed within a closed wooden, rigid plastic and/or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground, constructed of new materials.
- 17.2.3.4 Notwithstanding the *open storage* yard, *setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

(Added by By-Law 67-99)

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17.2.4 REQUIREMENTS FOR PUMP ISLANDS:

Notwithstanding any other provisions of this Zoning By-Law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard* provided:

- 17.2.4.1 the minimum distance between any portion of the *pump island* and any *lot* line shall be **7.5 m** (24.6 ft); and
- 17.2.4.2 where the *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant **15 m** (49.2 ft) from the intersection of such lines.

17.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:

Notwithstanding the provisions of Section 6.19 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 17.2.5.1 there shall be a minimum of two *driveways* per *lot*;
- 17.2.5.2 the minimum width of a *driveway*, measured along the sidewalk, where such *exists*, and along the *street line* shall be **10 m** (32.8 ft);
- 17.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 17.2.5.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **15 m** (49.2 ft);
- 17.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft).

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17.3 SPECIAL PROVISIONS17.3.1 LOCATION: MAIN STREET AND GLOVER STREET, BROWNSVILLE HC-1

17.3.1.1 Notwithstanding Section 17.1, no *person* shall within any HC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

17.3.1.1.1 RESIDENTIAL USES

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person*, employed on the *lot* on which such *dwelling* is located, and his family.

17.3.1.1.2 NON-RESIDENTIAL USES

a *motor vehicle* body repair shop.

17.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any HC-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.1.2.1 RESIDENTIAL USES

17.3.1.2.1.1 LOT FRONTAGE

Minimum **22.63 m** (74.2 ft)

17.3.1.2.1.2 LOT AREA

Minimum **910.4 m²** (9,799.8 ft²)

17.3.1.2.1.3 That all other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

17.3.1.2.2 NON-RESIDENTIAL USES

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17.3.1.2.2.1 LOT FRONTAGE

| | |
|---------|------------|
| Minimum | No Minimum |
|---------|------------|

17.3.1.2.2.2 LOT DEPTH

| | |
|---------|------------------------|
| Minimum | 40 m (131.2 ft) |
|---------|------------------------|

17.3.1.2.2.3 REAR YARD

| | |
|---------------|----------------------|
| Minimum depth | 7 m (23.0 ft) |
|---------------|----------------------|

17.3.1.2.2.4 INTERIOR SIDE YARD

| | |
|---------------|-----------------------|
| Minimum width | 1.5 m (4.9 ft) |
|---------------|-----------------------|

17.3.1.2.2.5 EXTERIOR SIDE YARD

| | |
|---------------|-----------------------|
| Minimum width | 13 m (42.7 ft) |
|---------------|-----------------------|

17.3.1.2.2.6 OPEN STORAGE

No open storage of goods, materials or *motor vehicles* is permitted outside any *building* in a HC-1 Zone.

17.3.1.2.2.7 GROSS FLOOR AREA

| | |
|---------|--|
| Maximum | 46 m² (495.2 ft ²) |
|---------|--|

17.3.1.2.2.8 PLANTING STRIP

A planting strip with a minimum width of **1.5 m** (4.9 ft) shall be required abutting the easterly **25 m** (82.0 ft) of the *interior side lot line*, the *rear lot line* and the easterly **25 m** (82.0 ft) of the *exterior side lot line* in accordance with the provisions of Section 6.20 to this Zoning By-Law.

17.3.1.2.2.9 That all other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

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17.3.2 LOCATION: PART LOT 18, CONCESSION 2 (WEST OXFORD): HC-2

Lands now within the Town of Ingersoll
See Town of Ingersoll Zoning By-Law Number 04-4160

17.3.3 LOCATION: MILL STREET AND HIGHWAY #401, HC-3

17.3.3.1 Notwithstanding Section 17.1, no *person* shall within any HC-3 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except the following
a motel and accessory restaurant, lounge, meeting and banquet facilities

17.3.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any HC-3 Zone *use any lot, or erect, alter* or use any *building or structure* except in accordance with the following provisions

17.3.3.2.1 HEIGHT OF BUILDING

| | |
|---------|-----------|
| Maximum | 2 storeys |
|---------|-----------|

17.3.3.2.2 NUMBER OF MOTEL UNITS

| | |
|---------|----------|
| Maximum | 112 only |
|---------|----------|

17.3.3.2.3 That all other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

17.3.4 LOCATION: MILL STREET AND HIGHWAY #401, HC-4

17.3.4.1 No *person* shall within any HC-4 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except the following:

all *uses* permitted within Section 17.1 to this Zoning By-Law.

17.3.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any HC-4 Zone *use any lot, or erect, alter* or use any *building or structure* except in accordance with the following provisions:

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- 17.3.4.2.1 That all *buildings* to be located in the HC-4 Zone be developed in such a manner that 35% of the total *Gross Floor Area* of all *buildings* or *structures* on each *lot*, plus or minus 3%, be located within the boundaries of the Township of South-West Oxford.
- 17.3.4.2.2 That all other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

17.3.5 LOCATION: PART LOT 8, CONCESSION 9 (DEREHAM), HC-5

- 17.3.5.1 Notwithstanding Section 17.1, no *person* shall within any HC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- 17.3.5.1.1 RESIDENTIAL USES
one upper *storey dwelling unit*
- 17.3.5.1.2 NON-RESIDENTIAL USES
all *uses* permitted in Section 17.1; showplace for and retail sale of, collectible dolls, advertising items, and toys.
- 17.3.5.2 That all other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained within the By-Law shall continue to apply *mutatis mutandis*.

17.3.6 LOCATION: LOTS 177, 183 & 184, PLAN 120 AND PART LOT 21,
CONCESSION 9 (DEREHAM), HC-6

- 17.3.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any HC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- 17.3.6.1.1 RESIDENTIAL USES
a single detached dwelling if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which a permitted commercial *use* is located, and his/her family.

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17.3.6.1.2 NON-RESIDENTIAL USES

a *business office accessory* to a permitted use;
 a repair shop *accessory* to a permitted use;
 a commercial transport trailer rental establishment.

(Added by By-Law 10-2007)

17.3.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any HC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.6.2.1 NUMBER OF TRANSPORT TRAILERS STORED ON SITE

Maximum 80.

17.3.6.2.2 PARKING AREA SETBACK TO AN OPEN MUNICIPAL DRAIN

Minimum 5.0 m (16.4 ft)

17.3.6.2.3 That all the provisions of the HC Zone in Section 17.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 10-2007)

17.3.7 LOCATION: PART LOTS 12 AND 13, BROKEN FRONT CONCESSION (WEST OXFORD) HC-7

17.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any HC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a landscaping business;
 a retail or wholesale *nursery*.

(Added by By-Law 15-2009)

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17.3.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any HC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.7.2.1 That all the provisions of the HC Zone in Section 17.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 15-2009)

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