

16.1 USES PERMITTED

No *person* shall within any CC Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the CC uses presented in Table 16.1:

TABLE 16.1: USES PERMITTED
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a <i>community centre</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a <i>financial institution</i> ;
• a <i>fire hall or police station</i> ;
• a <i>fraternal lodge or institutional hall</i> ;
• a <i>funeral home</i> ;
• a <i>group home</i> , in accordance with the provisions of Section 5.12;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• a <i>laundromat</i> ;
• a <i>medical centre</i> ;
• a <i>motor vehicle washing establishment</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.20;
• a <i>recreational or athletic facility or club</i> ;
• a <i>retail store</i> ;

TABLE 16.1: USES PERMITTED
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>tent and awning shop</i> ;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

16.2 ZONE PROVISIONS

No person shall within any CC Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 16.2:

The *lot area* provision for residential uses is 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*. No person shall use any *lot* or *erect, alter* or use any *building* or *structure* for any of the uses in Table 16.1 unless the *lot* is served by *sanitary sewers* and a public water supply.

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	<i>Automobile service station</i>
Lot Area: Minimum	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	450 m² (4,843.9 ft ²)	2,025 m² (21,797.6 ft ²)
Lot Frontage: Minimum	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>	No Provision	18 m (59.1 ft)	45 m (147.6 ft)
Lot Depth, Minimum	No Provision	No Provision	30 m (98.4 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth	7.5 m (24.6 ft)	No Provision	No Provision	15 m (49.2 ft)
Exterior Side Yard, Minimum Width				
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	5 m (16.4 ft)	5 m (16.4 ft)	10 m (32.8 ft)

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	<i>Automobile service station</i>
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side	No provision, or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone	No provision, or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone	5 m (16.4 ft), or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
Setback, Minimum Distance from the Centreline of a County Road	22 m (72.2 ft)	22 m (72.2 ft)	22 m (72.2 ft)	26 m (85.3 ft)
Lot Coverage, Maximum	40%	No Provision	60%	20%
Landscaped Open Space, Minimum	No Provision	No Provision	5%	5%
Ground Floor Area, Minimum	1 <i>storey</i> – 93 m² (1,001 ft ²) greater than 1 <i>storey</i> – 55 m² (592 ft ²) provided that the <i>gross floor area</i> for all <i>storeys</i> is not less than 110 m² (1,184 ft ²)	No Provision	No Provision	No Provision
Gross Floor Area, Minimum	no provision	55 m² (592 ft ²)	No Provision	No Provision
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	11 m (36.1 ft)
Number of Dwelling Units per Lot, Maximum	1	The <i>gross floor area</i> of the residential <i>dwellings</i> shall not exceed the <i>gross floor area</i> of the commercial <i>uses</i> in the <i>building</i> .	No Provision	No Provision
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

Dec 30/19

16.2.1 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 a CC Zone as a permitted non-residential *building*, then a *yard* of **2 m** (6.6 ft) is required between such *buildings*.

16.2.1.1 RESTRICTION ON GROUND FLOOR RESIDENTIAL

Notwithstanding the residential uses *permitted* in Table 16.1, no *dwelling unit* shall be permitted on the ground floor of any *building* located within the lands fronting and flanking on Albert Street between Hume Street and Ann Street in the Village of Plattsville or within lands fronting and flanking on Wilmot Street North between Oxford Street and Station Street in the Village of Drumbo.

(Added by By-Law 1576-2009)

16.2.2 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:

- 16.2.2.1 such *open storage* is *accessory* to the non-residential *use* on the *lot*;
- 16.2.2.2 such *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least **1.8 m** (5.9 ft) in *height* from the ground, constructed of new materials.
- 16.2.2.3 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.

16.2.3 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:

- 16.2.3.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 16.2.3.2 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.

Dec 30/19

16.2.4 **REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:**

Notwithstanding the provisions of Section 5.18 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 16.2.4.1 there shall be a minimum of two *driveways* per *lot*;
- 16.2.4.2 the minimum width of a *driveway*, measured along the sidewalk, where such *exists*, and along the *street line* shall be **5 m** (16.4 ft);
- 16.2.4.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 16.2.4.4 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);
- 16.2.4.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);

16.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (CC-C)**

In accordance with the provisions of Section 5.4, all CC-C zoned *lots* may contain a *converted dwelling* or any use permitted in Section 16.1, in accordance with the provisions of Section 16.2 of this Zoning By-Law.

16.4 **SPECIAL PROVISIONS**16.4.1 **Location: Lots 17 & 18, Plan 162 – Plattsville (Blenheim) CC-1**

- 16.4.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any CC-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

all uses permitted in Section 16.1 of this by-law.

- 16.4.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any CC-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

16.4.1.2.1 DWELLING UNITS IN A PORTION OF A NON-RESIDENTIAL BUILDING

Maximum

13 units

Dec 30/19

- 16.4.1.2.2 GROSS FLOOR AREA
- Maximum for Non-Residential
Uses on the Ground Floor **227 m²** (2443.5 ft²)
- 16.4.1.2.3 Notwithstanding the maximum number of residential units and the maximum *gross floor area* for non-residential uses on the ground floor, an additional 170 square metres in the cellar may be used for storage *accessory* to a permitted residential or non-residential *use*.
- 16.4.1.2.4 NUMBER OF PARKING SPACES
- Minimum (on-site) 26
- 16.4.1.2.5 ACCESSORY STRUCTURE FOR GARBAGE STORAGE
- i) Rear Yard
- Minimum Depth nil
- ii) Setback
- Minimum Distance from the
Centreline of a *County Road* **10.2 m** (33.5 ft)
- 16.4.1.2.6 All of the other provisions of the CC Zone in Section 16.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

16.4.2 Location: Part Lot 8, Block C & Part Block C, Plan 104 - Drumbo (Blenheim) CC-2

- 16.4.2.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any CC-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:
- a *dwelling* house containing not more than 2 units;
a *home occupation* in a permitted *dwelling* house.
- 16.4.2.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any CC-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:
- 16.4.2.2.1 LOT AREA
- Minimum **263 m²** (2831 ft²)

Dec 30/19

16.4.2.2.2 LOT FRONTAGE

Minimum **12 m** (39.4 ft)

16.4.2.2.3 LOT DEPTH

Minimum **20 m** (65.6 ft)

16.4.2.2.4 YARDS AND SETBACKS

The minimum *yards, setbacks, landscaped open space* and maximum *lot coverage* shall be the *yards, setbacks, landscaped open space* and *lot coverage* existing as of the passage of this by-law.

16.4.2.2.6 All of the other provisions of the CC Zone in Section 16.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

**16.4.3 Location: Part Lots 1 And 10, Plan 57 (Blenheim), 27 Albert Street West,
Plattsville, CC-3**

16.4.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any CC-3 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following:

all *uses* permitted in Section 16.1 of this Zoning By-Law;
an electronic communications contractor establishment.

16.4.3.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any CC-3 zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

16.4.3.2.1 INTERIOR SIDE YARD

Minimum width **1.8 m** (6.0 ft)

16.4.3.2.2 OFF STREET PARKING REQUIRED

Notwithstanding the provisions of Section 5.18.2.1 - OFFSTREET PARKING REQUIRED, an electronic communications contractor establishment shall have a minimum of 6 *parking spaces*.

Dec 30/19

16.4.3.2.3 LOADING SPACE

Notwithstanding the provisions of Section 5.15.1 – LOADING SPACES REQUIRED, no loading spaces shall be required for an electronic communications contractor establishment.

16.4.3.2.4 WIDTH BETWEEN DRIVEWAYS

Notwithstanding the provisions of Section 5.18.1.7.4 – NUMBER OF DRIVEWAYS PERMITTED, a separation of **3.9 m** (13.0 ft) shall be permitted between the two *driveway* accesses on River Road.

16.4.3.2.5 ACCESSIBLE PARKING

Notwithstanding the provisions of Section 5.17.2.2 – ACCESSIBLE PARKING, no handicapped *parking space* shall be required for an electronic communications contractor establishment.

16.4.3.2.6 That all of the provisions of the ‘CC’ Zone in Section 16.2 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 1502-2006)

**16.4.4 Location: Part Lots 1 & 2, North of Oxford Street, Plan 199 (Blenheim),
8 Oxford Street East, Drumbo, CC-4**

16.4.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any CC-4 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except the following:

all *uses* permitted in Section 16.1 of this Zoning By-Law;
a *multiple unit dwelling*.

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

16.4.4.2.1 LOT FRONTAGE

Minimum (along Wilmot Street North) **13.3 m** (43.6 ft)

(Added by By-Law 1845-2014)

Dec 30/19

16.4.4.2.2 YARDS AND SETBACKS

The minimum *yards* and *setbacks* shall be the *yards* and *setbacks* existing as of May 21st, 2014.

16.4.4.2.3 NUMBER OF PARKING SPACES

Minimum 3 spaces

16.4.4.2.4 NUMBER OF DWELLING UNITS FOR A MULTIPLE UNIT DWELLING

Maximum 3 units

16.4.4.3 That all of the provisions of the 'CC' Zone in Section 16.2 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 1845-2014)

16.4.5 **Location: Part Lots 2 & 3, North of Oxford Street, Plan 199 (Blenheim),
10 Oxford Street East, Drumbo, CC-5**

16.4.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any CC-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 16.1 of this Zoning By-Law.

16.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any CC-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

16.4.4.2.1 LOT FRONTAGE

Minimum 13.7 m (44.9 ft)

16.4.4.2.2 INTERIOR SIDE YARD

Minimum width from easterly property line 1.1 m (3.6 ft)

16.4.4.3 That all of the provisions of the 'CC' Zone in Section 16.2 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 1845-2014)

Dec 30/19

16.4.6 Location: Part Lot 1, Block B, Plan 199, Village of Dumbo, CC-6 (Key Map 31)

16.4.6.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any CC-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 16.1 of this Zoning By-Law
a *street fronting townhouse*, in accordance with Section 13.2 of this Zoning By-law.

16.4.6.2 Notwithstanding any provision of this by-law, no *person* shall within any CC-6 Zone use any *lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

16.4.6.2.1 SPECIAL PROVISIONS FOR A *STREET FRONTING TOWNHOUSE*

16.4.6.2.1.1 LOT FRONTAGE

Minimum for an interior unit **6.7 m** (21.9 ft)

Minimum for an end
unit on a corner lot **16.9 m** (55.4 ft)

16.4.6.2.1.2 LOT DEPTH

Minimum **29 m** (95.1 ft)

16.4.6.2.1.3 DRIVEWAY WIDTH

A maximum of 55% of the *front yard* of an interior *street fronting townhouse dwelling* may be occupied by a *driveway*.

16.4.6.3 That all of the provisions of the 'CC' Zone in Section 16.2 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 2012-2017)

(Deleted and Replaced by By-law 2128-2019)

March/19