

14.1 USES PERMITTED

No person shall within any SC Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the SC uses presented in Table 14.1:

TABLE 14.1: USES PERMITTED	
•	An accessory dwelling unit in a portion of a non-residential building, other than an automobile service station;
•	an assembly hall;
•	an auction establishment;
•	an automated banking machine;
•	an automobile service station;
•	a bar or tavern;
•	a brew your own establishment;
•	a building supply store and yard;
•	a commercial recreation establishment - indoor;
•	a commercial recreation establishment – outdoor;
•	a convenience store, not exceeding 372 m <sup>2</sup> (4,004 ft <sup>2</sup> );
•	a donated goods retail store; (Added by By-Law 2021-023)
•	a dry cleaning establishment;
•	an eating establishment, with or without a drive through facility;
•	a farm produce retail outlet;
•	a fire, police or ambulance station;
•	a funeral home;
•	a furniture and home appliance sales and service establishment;
•	a gas bar;
•	a hotel or motel;
•	a household power equipment sales and service establishment;
•	a kennel;
•	a microbrewery; (Added by By-Law 2021-023)

TABLE 14.1: USES PERMITTED	
•	<i>a motor vehicle sales establishment;</i>
•	a motor vehicle retail or wholesale parts outlet;
•	<i>a motor vehicle washing establishment;</i>
•	<i>a parking lot;</i>
•	<i>a personal service establishment;</i>
•	<i>a place of entertainment;</i>
•	<i>a place of worship;</i>
•	<i>a public garage;</i>
•	a public use, in accordance with the provisions of Section 5.27 of this By-Law;
•	a retail food store;
•	a retail <i>nursery</i> .
•	<i>a retail pet store;</i>
	(Added by By-Law 2021-023)
•	<i>a service shop;</i>
•	a taxi stand or station;
•	<i>a veterinary clinic;</i>
•	a video rental establishment;
•	<i>a wholesale outlet, accessory to any permitted non-residential use.</i>

(Amended by By-Law 2021-023)

14.2 ZONE PROVISIONS

No person shall within any SC Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 14.2:

TABLE 14.2: ZONE PROVISIONS			
Zone Provision	Non-Residential Uses and an Accessory Dwelling Unit	Automobile Service Station or Public Garage	Hotel or Motel
Lot Area: Minimum	900 m <sup>2</sup> (9,687.8 ft <sup>2</sup> )	No Provision	1,125 m <sup>2</sup> (12,109.8 ft <sup>2</sup> ), provided that an additional 200 m <sup>2</sup> (2,152.9 ft <sup>2</sup> ) of lot area shall be provided for each guest room in excess of 4 guest rooms
Lot Frontage: Minimum	20 m (65.6 ft)	35 m (114.8 ft)	25 m (82 ft)
Lot Depth: Minimum	45 m (147.6 ft)		
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	9 m (29.5 ft)	12 m (39.4 ft)	10 m (32.8 ft)
Rear Yard: Minimum Depth	7.5 m (24.6 ft), provided that where the rear lot line abuts a Residential or FD Zone, the minimum depth shall be 12 m (39.4 ft)	10 m (32.8 ft), provided that where the rear lot line abuts a Residential or FD Zone, the minimum depth shall be 12 m (39.4 ft)	7.5 m (24.6 ft), provided that where the rear lot line abuts a Residential or FD Zone, the minimum depth shall be 12 m (39.4 ft)
Interior Side Yard: Minimum Width	4.5 m (14.8 ft), provided that where the interior side lot line abuts a Residential or FD Zone, the minimum interior side yard shall be 9 m (29.5 ft)	6 m (19.7 ft), provided that where the interior side lot line abuts a Residential or FD Zone, the minimum interior side yard shall be 9 m (29.5 ft)	
Setback: Minimum Distance from the Centreline of an Arterial Road as shown on Schedule "B"	20.5 m (67.3 ft)	25 m (82 ft)	23 m (75.5 ft)

TABLE 14.2: ZONE PROVISIONS			
Zone Provision	Non-Residential Uses and an Accessory Dwelling Unit	Automobile Service Station or Public Garage	Hotel or Motel
<b>Lot Coverage for All Buildings:</b> Maximum	40% of the <i>lot area</i>	20% of the <i>lot area</i>	35% of the <i>lot area</i>
<b>Landscaped Open Space:</b> Minimum	15% of the <i>lot area</i>		
<b>Dwelling Unit Area,</b> Minimum	45 m <sup>2</sup> (484.4 ft <sup>2</sup> )	No Provision	
<b>Number of Accessory Dwelling Units Per Lot,</b> Maximum	One (1)		
<b>Height of Building:</b> Maximum	11 m (36.1 ft)		
<b>Parking, Accessory Buildings and other General Provisions</b>	In accordance with the provisions of Section 5		

#### 14.2.1 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:

- 14.2.1.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 14.2.1.2 such *open storage* complies with the *yard* and setback requirements of this Section;
- 14.2.1.3 such *open storage* shall be enclosed within a 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 and in such a manner as to ensure the *open storage use* is visibly screened from the *street line* and any abutting residential *uses*;
- 14.2.1.4 such *open storage* shall not cover more than 30% of the *lot area*, nor exceed twice the ground floor area of the *main building* on the *lot*;
- 14.2.1.5 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.

Mar. 31/21

**14.2.2 REQUIREMENTS FOR PUMP ISLANDS**

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

- 14.2.2.1 the minimum distance between any portion of the pump island and canopy and any *lot line* shall be **5 m** (16.4 ft); and
- 14.2.2.2 where the *lot* is a *corner lot*, no portion of any pump island and canopy 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 **14 m** (45.9 ft) from the intersection of such lines.

**14.2.3 DRIVEWAY REQUIREMENTS FOR USES WITH PUMP ISLANDS**

Notwithstanding the provisions of this By-Law to the contrary, the following provisions shall apply to *driveways* for *uses* with pump islands:

- 14.2.3.1 the minimum width of a *driveway* shall be **5 m** (16.4 ft), with the maximum width of a *driveway* not to exceed **10 m** (32.8 ft);
- 14.2.3.2 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 14.2.3.3 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);
- 14.2.3.4 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);
- 14.2.3.5 the interior angle formed between the *street line* and the centreline of any *driveway* shall be not less than 60 degrees.

**14.2.4 SPECIAL PROVISIONS FOR HOTELS AND MOTELS****14.2.4.1 DISTANCE BETWEEN BUILDINGS**

Where more than one *building* is *erected* on the same *lot*, the minimum distance between *buildings* shall not be less than **15 m** (49.2 ft), provided that where two external walls facing and parallel to each other contain no opening or windows to *habitable rooms*, the distance between such two walls may be reduced to **3 m** (9.8 ft). For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other.

Mar. 31/21

In the above paragraph, "angle of divergence" means the interior acute angle formed by the line between such two external walls or their projection.

#### 14.2.4.2 COURTS

Where a *building erected* on a *lot* is built around a court, the distance between the opposite walls of the *building* forming the court shall not be less than **20 m** (65.6 ft).

#### 14.2.4.3 EXTERIOR WALL

Where the exterior wall of a *guest room* contains a habitable room window, such wall shall be located not closer than **7.5 m** (24.6 ft) to an *interior side* or *rear lot line*.

#### 14.2.4.4 GUEST ROOM AREA

Minimum **18 m<sup>2</sup>** (193.8 ft<sup>2</sup>)

### 4.3 HOLDING "H" ZONES

In accordance with Section 3.2, where a property shown on Schedule 'A' is listed as SC (H), the symbol shall be placed in accordance with the following: no *buildings* or *structures* shall be *erected* or *altered*, save and except *existing buildings*, until the "(H)" symbol is removed in accordance with the requirements of the Planning Act, RSO 1990, as amended. Holding zone provisions for specific properties are defined in Section 14.4.1, or within a Special Provision, in Section 14.5.

#### 14.3.1 HOLDING ZONE PROVISIONS: WEST SIDE OF TILLSON AVE, NORTH OF CONCESSION STREET

Where the symbol "H" appears on a zoning map following the zone symbol SC, those lands shall not be developed or used except in accordance with Section 3.2, and the following:

##### 14.3.1.1 PURPOSE OF THE HOLDING SYMBOL

To ensure that orderly development of land identified by the Ministry of the Environment as contaminated lands is remediated in accordance with site hydrogeological studies, site investigations, and remediation plans, and/or a Record of Site Condition, is filed against the title of the subject property.

Removal of the "H" symbol will occur once Ministry of the Environment approvals are received, and the owner of the subject land and the Town of Tillsonburg has entered into a Site Plan Agreement consistent with Section 41 of the Planning Act.

*Permitted Interim Uses:* Existing uses, buildings, and structures as they legally existed at the date of adoption of this By-Law.

- 14.3.1.2 That the provisions of the SC Zone in Section 14.2 to this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

#### 14.4 **SITE SPECIFIC PROVISIONS FOR EXISTING COMMERCIAL PLAZAS, (SC-E)**

14.4.1 Notwithstanding the *uses permitted* in Table 14.1, no *person* shall within any SC-E zone *use any lot, or erect, alter of use any building or structure* for any purpose except the following:

- any *use permitted* in Table 14.1;
- a *medical/dental centre*;
- a real estate, insurance or travel agency;
- a monument sales establishment;
- a *business professional office*.

#### 14.5 **SPECIAL PROVISIONS**

##### 14.5.1 **LOCATION: EAST SIDE OF VANCE DRIVE (PART LOT 3, PLAN 1033), SC-1**

14.5.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

##### 14.5.1.2 **RESIDENTIAL USES**

4 *dwelling units* each having an area not less than **46.5 m<sup>2</sup>** (500.5 ft<sup>2</sup>) in the upper portion of a non-residential *building*.

##### 14.5.1.3 **NON-RESIDENTIAL USES**

all *uses permitted* in Table 14.1; and  
an upholstery shop.

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

##### 14.5.1.3.1.1 **RESIDENTIAL USES**

Maximum <i>Gross Floor Area</i>	50%
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Mar. 31/21

## 14.5.1.3.1.2 SOUTHERN INTERIOR SIDE YARD

Minimum width **2.5 m (8.2 ft)**

## 14.5.1.3.1.3 SETBACK OF PARKING AREAS

Notwithstanding Section 5.24.3.1, the minimum distance between a parking space and an interior lot line may be **0 m**.

## 14.5.1.3.1.4 PARKING SPACE AND AISLE STANDARDS

Notwithstanding Table 5.24.1.6, the minimum perpendicular aisle width shall be **4 m (13.1 ft)**.

14.5.1.4 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Replaced by By-Law 3780)

14.5.2 LOCATION: **MOOSE STREET, SC-2**

14.5.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 14.1 of this By-Law; and  
a mini-warehouse open to the general public containing storage units of various sizes, but not to exceed **30 m<sup>2</sup> (323 ft<sup>2</sup>)** per storage unit.

14.5.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-2 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.5.2.3 That all the provisions of the SC Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Mar. 31/21



## 14.5.3 LOCATION: EAST SIDE OF BROADWAY, SC-3

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

all *uses permitted* in Table 14.1;  
 an amusement arcade with a maximum *gross floor area* of **112 m<sup>2</sup>** (1206 ft<sup>2</sup>);  
 an antique shop;  
 a bank or financial institution;  
 a brewers' retail outlet;  
 a business or professional office;  
 a delicatessen or butcher shop;  
 an eating establishment with a maximum *gross floor area* of **185.8 m<sup>2</sup>** (2,000 ft<sup>2</sup>) if in the same *building* as a movie theatre/cinema;  
 a farm implement dealer;  
 a movie theatre/cinema with a maximum of 400 seats;  
 a printing shop;  
 a real estate office;  
 a sporting goods and power equipment sales and services establishment;  
 and  
 a tire sales establishment.

14.5.3.1.1 For the purposes of this subsection, "an amusement arcade" shall mean, a *building*, or part of a *building*, in which three or more pinball machines, video games, air hockey tables, pool or billiard tables, or other similar player-operated amusement devices are provided for public amusement.

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

## 14.5.3.2.1 PARKING SPACE SIZE

The *parking spaces* located adjacent to all sides of the *building* shall have reduced size standards:

Minimum Width	<b>2.7 m</b> (8.9 ft)
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Minimum Depth	<b>5.5 m</b> (18 ft)
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## 14.5.3.2.2 NUMBER OF ON-SITE PARKING SPACES

Minimum	94 spaces
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Mar. 31/21

## 14.5.3.2.3 LOCATION OF PARKING SPACES

On-site *parking spaces* shall be located on the owner's lands in the SC-3 Zone and in the abutting SC Zone to the north.

## 14.5.3.2.4 Office/Retail/Eating Establishment Floor Space:

Total maximum *gross floor area* of a movie theatre/cinema located in the *building* **743.2 m<sup>2</sup>** (8,000 ft<sup>2</sup>)

14.5.3.3 That all the provisions of the SC Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

14.5.4 LOCATION: **EAST SIDE OF BROADWAY, NORTH OF NORTH STREET, SC-4 (KEY MAP 2)**

14.5.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-4 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in table 14.1;  
 an accessory retail wine outlet, with an area not exceeding **37 m<sup>2</sup>** (400 ft<sup>2</sup>);  
 an athletic and dance instruction studio;  
 a *dollar store*;  
 an *electronics store*;  
 an eyewear or hearing device retail outlet;  
 a financial advisor (excluding a bank or financial institution);  
 a *fitness club*;  
 a *florist*;  
 an insurance broker office;  
 a nutritional supplement store;  
 a *pharmacy*;  
 a photo or artist *studio*;  
 a *private school*;  
 a retail food store not exceeding **3,716 m<sup>2</sup>** (40,000 ft<sup>2</sup>) *gross floor area*;  
 a retail pet food store;  
 a real estate office;  
 a speciality sporting goods retail outlet;  
 a travel agent.

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

(Amended by By-Law 3845)

(Deleted and Replaced by By-Law 2020-085)

Mar. 31/21

- 14.5.4.2.1 For the purpose of this subsection, a pharmacy shall mean a *retail store* which dispenses prescription drugs and sells non-prescription medicine, medical devices and supplies, health and beauty products and associated sundry products and may also sell other non-medical related products, such as, but not limited to books, magazines, toys and food. A pharmacy may include the dispensing of methadone where the dispensing of methadone is *accessory* and ancillary to the principle use.
- 14.5.4.2.2 For the purpose of this subsection, a dollar store shall mean a *retail store* that offers for sale a combination and variety of convenience shopping goods and consumer shopping goods; and continuously offer a majority of the items in their inventory for sale at a price generally less than \$10.00 per item.
- 14.5.4.2.3 For the purpose of this subsection, an electronics store shall mean a *retail store* devoted to the sale of home/office electronics, computers, home appliances, audio-visual equipment, software and other accessories.
- 14.5.4.2.4 For the purpose of this subsection, a florist shall mean a *retail store* devoted to the sale of flowers, indoor plants and arrangements thereof.
- 14.5.4.2.5 NORTHERLY INTERIOR SIDE YARD WIDTH
- |         |                         |
|---------|-------------------------|
| Minimum | <b>4.5 m (14.76 ft)</b> |
|---------|-------------------------|
- 14.5.4.2.6 MINIMUM GROSS FLOOR AREA FOR RETAIL USES
- |         |  |
|---------|--|
| Minimum | <b>325 m<sup>2</sup> (3498.3 ft<sup>2</sup>)</b> |
|---------|--|
- 14.5.4.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.
- (Amended by By-Law 3845)  
(Deleted and Replaced by By-Law 2020-085)

**14.5.5 LOCATION: CORNER OF YOUNG AND ROUSE STREETS, SC-5**

- 14.5.5.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any SC-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- all *uses permitted* in Table 14.1; and  
a bus service garage and *yard*.
- 14.5.5.2 That all other provisions of the SC Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

Mar. 31/21

**14.5.6 LOCATION: WEST SIDE OF TILLSON AVENUE, BETWEEN CONCESSION STREET AND FIRST STREET, SC-6**

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

all *uses permitted* in Table 14.1; and  
a motor vehicle repair garage and *accessory* vehicle storage.

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

**14.5.6.2.1 SOUTHERLY INTERIOR SIDE YARD**

Minimum width **3 m (9.8 ft)**

**14.5.6.2.2 ACCESSORY MOTOR VEHICLE STORAGE AREA**

A motor vehicle storage area, *accessory* to a motor vehicle repair garage, shall only be located in the *rear yard* and shall be completely enclosed by a fence.

14.5.6.3 That all other provisions of the SC Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**14.5.7 LOCATION: CORNER OF VIENNA ROAD AND ROUSE STREET, SC-7**

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

**14.5.7.1.1 SETBACK OF A CHURCH FROM THE RAILWAY**

Any *buildings* used for a church shall be *setback* a minimum of **50 m (164 ft)** from the closest portion of the CN railway property, located to the south of the subject property.

**14.5.7.1.2 SETBACK OF A CHURCH FROM VIENNA ROAD (HIGHWAY #19)**

Any *buildings* used for a church shall be *setback* a minimum of **35 m (114.8 ft)** from the closest portion of the Vienna Road (Highway #19) Street Line.

Mar. 31/21

14.5.7.2 That all other provisions of the SC Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**14.5.8 LOCATION: TILLSON AVENUE, SC-8**

14.5.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

**14.5.8.1.1 RESIDENTIAL USES**

*Not permitted.*

**14.5.8.1.2 NON-RESIDENTIAL USES**

any non-residential *uses* listed in Table 14.1;  
a cartage express or truck transport terminal or *yard*;  
a concrete batching or mixing plant;  
a feed mill;  
a flour mill;  
a fuel storage tank;  
a fuel storage supply *yard*;  
a grain elevator;  
a *kenel* establishment for domestic pets;  
an *open storage uses* of goods or materials if *accessory to a permitted uses*;  
a planing mill;  
a storage tank.

14.5.8.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any SC-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.5.8.2.1 That all the provisions of the SC Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**14.5.9 LOCATION: TILLSON AVENUE, SC-9**

14.5.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

Mar. 31/21

14.5.9.1.1 **RESIDENTIAL USES**

*Not permitted.*

14.5.9.1.2 **NON-RESIDENTIAL USES**

any non-residential *uses* listed in Table 14.1;  
a cartage express or truck transport terminal or *yard*;  
a concrete batching or mixing plant;  
a *contractor office or yard*;  
a propane sales and storage facility;  
*open storage uses* of goods or materials if *accessory* to a *permitted uses*;  
a planing mill; and  
*uses* legally existing on the subject properties at the time of passing of this  
By-Law.

14.5.9.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any SC-9 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.5.9.2.1 That all the provisions of the SC Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

14.5.10 **LOCATION: NORTH STREET, BETWEEN TILLSON AVENUE AND THE CP RAILWAY, SC-10(H)**

14.5.10.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any SC-10 (H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following *permitted interim uses*:

14.5.10.1.1 **RESIDENTIAL USES**

*an existing single detached dwelling.*

14.5.10.1.2 **NON-RESIDENTIAL USES**

a builder's supply shop and *yard*;  
a farm implement dealer;  
a farm produce retail outlet;  
a *motor vehicle sales establishment*;  
a public *use* in accordance with the provisions of Section 5.19 hereof;  
a retail *nursery*;  
a taxi stand or station;  
a tire sales establishment;

Mar. 31/21

a real estate office;  
 a Brewer's Retail Outlet; and  
 all *uses permitted* in Table 14.1, provided the Holding (H) symbol is removed  
 in accordance with Section 14.5.10.3.1 of this By-Law.

14.5.10.3 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any SC-10(H) Zone shall *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

14.5.10.3.1 REMOVAL OF THE HOLDING PROVISION

Development for *uses* not listed in Sections 14.5.10.1 of this By-Law, but which would otherwise be *permitted* in Section 14.1, shall only be *permitted* at such time as written confirmation that the property has been connected to municipal *sanitary sewer* has been obtained from the County of Oxford and the holding provision has been removed in accordance with the requirements of the Planning Act, RSO 1990, as amended.

14.5.10.4 That all other provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

14.5.11 **LOCATION: PART LOT 31, PLAN 1653, PART 2, 41R-9189, SOUTHEAST CORNER OF SIMCOE AND GOSHEN STREET, SC-11 (KEY MAP 32)**

14.5.11.1 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any SC-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 14.1;  
 a printing shop within the *existing* restaurant/tavern *building*;  
 a *retail store*.

14.5.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

14.5.11.2.1 PRINTING SHOP FLOOR SPACE

Total maximum *gross floor area* of a printing shop located in an *existing* restaurant/tavern *building* **106.8 m<sup>2</sup>** (1,150.0 ft<sup>2</sup>).

(Added by By-Law 3363)

(Deleted and Replaced by By-Law 2021-011)

January/21

14.5.11.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3363)

(Deleted and Replaced by By-Law 2021-011)

14.5.12 **LOCATION: OLD VIENNA ROAD (PT LOT 1381, PLAN 500), SC-12**

14.5.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following:

*all uses permitted* in Table 14.1;  
a flea market type retail *use* within the existing building.

14.5.12.1.1 For the purposes of this subsection, “a flea market type retail use” shall mean, a *building* or part thereof used for the sale of primarily used articles or goods to members of the public.

14.5.12.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any SC-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

14.5.12.2.1 NUMBER OF EMPLOYEES OR VENDORS PERMITTED ON-SITE

Maximum 5

14.5.12.3 That all of the provisions of the SC Zone in Section 12.2 of By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3422)

14.5.13 **LOCATION: SOUTHEAST CORNER OF SIMCOE STREET AND PINE AVENUE (LOTS 1368-1371, PLAN 500) SC-13**

14.5.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-13 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 14.1; and  
a donated goods retail store



14.5.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-13 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

14.5.13.2.1 For the purposes of this subsection, a “donated goods retail store” shall mean a *building* or part thereof in which goods, wares, merchandise or articles are stored, offered or kept for retail sale to the public and where those items stored or offered for sale and are procured solely and exclusively through the donations of the goods, wares, merchandise or articles.

14.5.13.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 3642)

14.5.14 **LOCATION: SOUTH WEST CORNER OF TILLSON AVE AND THIRD STREET  
(LOT 430, PLAN 500) SC-14**

14.5.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-14 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 14.1; and  
a donated goods retail store

14.5.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-14 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

14.5.14.2.1 LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS

Minimum *setback* from *streetline* **0 m**

14.5.14.2.2 DRIVEWAY STANDARDS- DISTANCE FROM AN INTERSECTION

Minimum distance between a driveway  
and an intersection of *streetlines* **6.5 m (21.32 ft)**

14.5.14.2.3 PARKING AISLE WIDTH

Minimum **7.0 m (23 ft)**

14.5.14.2.4 REQUIRED LOADING SPACES

Minimum **0**

Mar. 31/21

(Added by By-Law 3747)

## 14.5.14.2.5 REQUIRED PARKING SPACES

Minimum	61
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14.5.14.2.6 For the purposes of this subsection, a “donated goods retail store” shall mean a *building* or part thereof in which goods, wares, merchandise or articles are stored, offered or kept for retail sale to the public and where those items stored or offered for sale and are procured solely and exclusively through the donations of the goods, wares, merchandise or articles.

14.5.14.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3747)

14.5.15 **LOCATION: EAST SIDE OF KING STREET SOUTH OF THIRD STREET  
(PART LOT 431, PLAN 500) SC-15**

14.5.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-14 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 14.1; and  
*a daycare centre*

14.5.15.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-15 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

## 14.5.15.2.1 INTERIOR SIDE YARD, EASTERLY

Minimum Width	<b>0.76 m (2.5 ft)</b>
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## 14.5.15.2.2 INTERIOR SIDE YARD, SOUTHERLY

Minimum Width	<b>3.07 m (10.1ft)</b>
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14.5.15.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3741)

Mar. 31/21

14.5.16 LOCATION: **NORTH EAST CORNER OF TILLSON AVE AND CONCESSION STREET  
(LOT 386, PLAN 500) SC-16**

14.5.16.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-16 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 14.1.

14.5.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-16 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

14.5.16.2.1 LOT FRONTAGE

Minimum **26 m (88 ft)**

14.5.16.2.2 LOT DEPTH

Minimum **37 m (123 ft)**

14.5.16.2.3 EXTERIOR SIDE YARD WIDTH

Minimum **4.1 m (13.5ft)**

14.5.16.2.4 INTERIOR SIDE YARD WIDTH

Minimum **0.2 m (0.7 ft)**

14.5.16.2.5 REAR YARD DEPTH

Minimum **1.2 m (3.9 ft)**

14.5.16.2.6 LOT COVERAGE

Maximum **35 %**

14.5.16.2.7 LANDSCAPED OPEN SPACE

Minimum **6 %**

14.5.16.2.8 SETBACK FROM CENTRELINE OF ARTERIAL ROAD

Minimum **14 m (45.9 ft)**

(Added by By-Law 3758)

Mar. 31/21

## 14.5.16.2.9 REQUIRED PARKING SPACES

Minimum 7

## 14.5.16.2.10 SETBACK OF PARKING AREAS

Notwithstanding Section 5.24.3.1, the minimum distance between a *parking space* and an *interior lot line* may be **0 m**.

## 14.5.16.2.11 REQUIREMENTS FOR PUMP ISLANDS

Notwithstanding Section 14.2.2.1, the minimum distance between any portion of a *pump island* and *canopy* and any *lot line* shall be **0.66 m** (2.1 ft). Section 14.2.2.2 shall not apply.

## 14.5.16.2.12 DRIVEWAY REQUIREMENTS FOR USES WITH PUMP ISLANDS

On lands zoned SC-16, Section 14.2.3.3 shall not apply.

14.5.16.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 3758)

14.5.17 **LOCATION: EAST SIDE OF VANCE DRIVE, (PART LOT 3, PLAN 1033)  
SC-17 (KEY MAP 9)**

14.5.17.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-17 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

## 14.5.17.1.1 RESIDENTIAL USES

a *dwelling unit* in a portion of a non-residential *building*.

## 14.5.17.1.2 Non-Residential Uses

all *uses permitted* in Table 14.1.

14.5.17.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-17 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

(Added by By-Law 3813)

Mar. 31/21

## 14.5.17.2.1 RESIDENTIAL USES

- (i) Number of Units

Maximum	3
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- (ii)
- Gross Floor Area*

The *gross floor area* of the residential portion of a non-residential *building* shall not exceed 50% of the total *gross floor area*

- (iii) Location of
- Dwelling Units*

No *dwelling unit* shall be located at the front of the existing *building* on the ground floor.

## 14.5.17.2.2 SOUTHERLY INTERIOR SIDE YARD

Minimum width	<b>3 m (9.8 ft)</b>
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## 14.5.17.2.3 REQUIRED PARKING SPACES

Minimum	13
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- 14.5.17.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3813)

- 14.5.18 **LOCATION: NORTH EAST CORNER OF NORTH STREET EAST AND BROADWAY, (LOT 5, PLAN 1033 & LOT 73A, PLAN 500) SC-18 (KEY MAP 9)**

- 14.5.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-17 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 14.1;  
 a *medical/dental centre*;  
 a real estate, insurance or travel agency;  
 a monument sales establishment;  
 a *business professional office*;  
 a drug store.

(Added by By-Law 3838)

Mar. 31/21

14.5.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-18 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

14.5.18.2.1 SPECIAL PROVISIONS FOR A DRUG STORE

*Gross Floor Area*

The *gross floor area* of a drug store shall not exceed **205 m<sup>2</sup>** (2 200 ft<sup>2</sup>)

14.5.18.3 For the purposes of this subsection, a “drug store” shall mean a pharmacy primarily for the sale of prescription and non-prescription medicines and medical and health care products.

14.5.18.4 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 3838)

14.5.19 **LOCATION: SOUTH EAST CORNER OF CAROLINA STREET AND BROADWAY  
(PART LOT 34, PLAN 551) SC-19 (KEY MAP 10)**

14.5.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-19 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 14.1;  
*a medical centre.*

14.5.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-18 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

14.5.19.2.1 SPECIAL PROVISIONS FOR A MEDICAL CENTRE

14.5.19.2.1.1 INTERIOR SIDE YARD WIDTH

Minimum **4.5 m** (14.8 ft)

14.5.19.2.1.2 REAR YARD DEPTH

Minimum **2 m** (6.6 ft)

(Added by By-Law 3853)  
(Replaced by By-Law 4023)

Mar. 31/21

## 14.5.19.2.1.3 LOADING ZONE SPACE REQUIREMENTS

Minimum setback from Carolina Street **7 m (22.9 ft)**

Setback from interior side lot line  
abutting a residential zone **3 m (9.8 ft)**

- 14.5.19.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3853)

(Replaced by By-Law 4023)

- 14.5.20 **LOCATION: EAST SIDE OF BROADWAY, LOTS 85G AND 85H, PLAN 500, SC-20 (KEY MAP 9)**

- 14.5.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-20 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 14.1;  
a liquidation retail outlet.

- 14.5.20.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-20 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

- 14.5.20.2.1 For the purposes of this subsection, a “liquidation retail outlet” means any *building* or part of a *building* in which clothing, footwear, furniture, household appliances, kitchenware, jewellery, linens, luggage and purses are offered for sale.

- 14.5.20.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 3947)

- 14.5.21 **LOCATION: EAST SIDE OF BROADWAY, LOT 7, PLAN 1033, SC-21 (KEY MAP 9)**

- 14.5.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-21 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

(Added by By-Law 4010)

Mar. 31/21

all *uses permitted* in Table 14.1;  
a *medical centre*.

- 14.5.21.2 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by B-Law 4010)

- 14.5.22 **LOCATION: NORTH WEST CORNER OF SIMCOE STREET AND ONTARIO STREET  
(PART LOT 1724 & LOT 1725, PLAN 500) SC-22 (KEY MAP 32)**

- 14.5.22.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-22 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 14.1;  
a liquidation retail outlet.

- 14.5.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-22 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except in accordance with the following provisions:

- 14.5.22.3 For the purposes of this subsection, a “liquidation retail outlet” means any *building* or part of a *building* in which discounted or surplus items, of a varied nature, including furniture, appliances, food, household goods, and other items are resold to the public.

- 14.5.22.4 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 4062)

- 14.5.23 **LOCATION: EAST SIDE OF TILLSON AVENUE, SOUTH OF PINE STREET  
(PART LOTS 384 & 390, LOTS 371 & 391, PLAN 500) SC-23,  
(KEY MAP 16)**

- 14.5.23.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-23 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

all *uses permitted* in Table 14.1;  
a dance & fitness studio;  
a mini-storage warehousing business, with outdoor storage.

Mar. 31/21

(Added by By-Law 4065)



14.5.23.2 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 4065)

14.5.23 **LOCATION: EAST SIDE OF BROADWAY, NORTH OF NORTH STREET EAST, PART LOT 7, CONCESSION 10 (DEREHAM), SC-23, (KEY MAP 2)**

14.5.23.1 Notwithstanding any provisions of this By-Law, no *person* shall within any SC-23 Zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 14.1.

14.5.23.2 Notwithstanding any provisions of this By-Law, no *person* shall within any SC-23 Zone *use any lot, or erect, alter, or use any building or structure* except in accordance with the following provisions:

14.5.23.2.1 NUMBER OF ACCESSORY DWELLING UNITS PER LOT

Maximum **Two (2)**

14.5.23.2.2 REQUIRED NUMBER OF PARKING SPACES

Minimum **Six (6) Spaces**

14.5.23.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply; and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 4223)

14.5.25 **LOCATION: LOT 1302 AND PART OF LOTS 1301, 1303 & 377, PLAN 500, NORTH SIDE OF SIMCOE STREET, SC-25 (KEY MAP 30)**

14.5.25.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-25 zone *use any lot, or erect, alter, or use any building or structure* for any purpose except the following:

*all uses permitted* in Table 14.1;  
a cannabis *retail store*.

(Added by By-Law 2020-078)

Mar. 31/21

14.5.25.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-25 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

14.5.25.2.1 For the purposes of this subsection, a cannabis retail store shall mean a retail store licensed by the Alcohol Gaming Commission of Ontario to sell cannabis and related accessories.

14.5.25.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 2020-078)

14.5.26 **LOCATION: PART LOT 35, PLAN 551, NORTHWEST CORNER OF CAROLINA STREET AND BROADWAY, SC-26, (KEY MAP 10)**

14.5.26.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-26 zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except the following:

*All uses permitted in Table 14.1;*  
*A medical/dental centre;*  
 A real estate, insurance or travel agency;  
 A monument sales establishment;  
*A business professional office;*  
*A retail store.*

14.5.26.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any SC-26 Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* for any purpose except in accordance with the following provisions:

14.5.26.2.1 SPECIAL PROVISIONS FOR A RETAIL STORE

14.5.26.2.1.1 TIME PERIOD

Maximum February 22, 2021 to February 22, 2024

14.5.26.3 That all of the provisions of the SC Zone in Section 14.2 of this By-Law, as amended, shall apply and further, that all other provisions of this By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

(Added by By-Law 2021-027)

February/21