

16.1 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 16.1:

TABLE 16.1: USES PERMITTED
• an auction establishment;
• a <i>dwelling unit</i> in a non-residential <i>building</i> if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> ;
• an <i>eating establishment</i> ;
• a <i>farm implement dealership</i> ;
• a farm produce retail outlet;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14 of this Zoning By-Law;
• a <i>hotel</i> ;
• a laundromat;
• a <i>motel</i> ;
• a motor vehicle washing establishment;
• a motor vehicle sales establishment;
• a <i>parking lot</i> ;
• a <i>public garage</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>retail store</i> ;
• a <i>retail nursery</i> .
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> if <i>accessory</i> to a permitted non-residential <i>use</i> on the <i>lot</i> ;
• a <i>veterinary clinic</i> .

(Amended by By-Law 31-09)

May/09

16.2 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 16.2:

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 16.2: 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 m ² (30,140 ft ²)	300 m ² (3,230 ft ²)	3,700 m ² (39,828 ft ²)	0.4 ha (1 ac)	0.4 ha (1 ac) provided that an additional 200 m ² (2,152.9 ft ²) of lot area be provided for each guest room in excess of 4 guest rooms
Lot Area, Minimum, where served by both sanitary sewers and public water supply	450 m ² (4,844 ft ²) or 600 m ² (6,458.6 ft ²) in the case of a corner lot	No Provision	550 m ² (5,920.3 ft ²)	0.4 ha (1 ac)	
Lot Frontage, Minimum, Where sanitary sewers are not available	No Provision	No Provision	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	No Provision	No Provision	18 m (59.1 ft)	45 m (147.6 ft)	45 m (147.6 ft)
Lot Depth, Minimum, where sanitary sewers are not available	No Provision	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)	80 m (262.5 ft)
Lot Depth, Minimum, where served by both sanitary sewers and public water supply	No Provision	No Provision	30 m (98.4 t)	45 m (147.6 ft)	45 m (147.6 ft)

TABLE 16.2: 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
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	No provision	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)	10 m (32.8 ft)	10 m (32.8 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 <i>the interior side lot line</i> abuts a Residential zone			7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of 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		
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 5 of this Zoning By-Law.				

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16.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Dwellings and other *buildings* or *structures* hereafter *erected* outside of a designated Settlement, as listed in Section 2.7.2.1, 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 2.7.

(Amended by By-Law 31-09)

Dwellings and other *buildings* and *structures* hereafter *erected* within a Rural Cluster designation, as listed in Section 2.7.2.1, shall be required to satisfy the MDS I, in accordance with Section 2.7, or not further reduce an *existing* insufficient *setback* relative to the MDS I, whichever is lesser.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

Existing dwellings, buildings or *structures* located outside of a settlement, as listed in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is lesser.

(Amended by By-Law 85-07)

(Amended by By-Law 31-09)

16.2.2 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*.

16.2.3 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:

- 16.2.3.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 16.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 16.2.3.3 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.

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- 16.2.3.4 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.

16.2.4 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:

- 16.2.4.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 16.2.4.2 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.

16.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS

Notwithstanding the provisions of Section 5.19 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 16.2.5.1 there shall be a minimum of two *driveways* per *lot*;
- 16.2.5.2 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);
- 16.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 16.2.5.4 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);
- 16.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft).

16.3 SPECIAL PROVISIONS16.3.1 Location: Lot 1, Concession 8 (West Zorra): HC-1

16.3.1.1 Notwithstanding any provisions 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* for any purpose except the following:

a retail outlet for the sale of *recreational vehicles* as defined herein and *accessory uses*; and

a residential *dwelling unit* or occupancy of any *recreational vehicle* is not permitted in the HC-1 Zone.

16.3.1.2 Notwithstanding any provisions 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:

16.3.1.2.1 LOT FRONTAGE

Minimum **48 m (157.5 ft)**

16.3.1.2.2 LOT AREA

Minimum **0.6 ha (1.5 ac)**

16.3.1.2.3 LOT COVERAGE

Maximum for all *buildings* and *open storage* **30% of the lot area**

16.3.1.2.4 FRONT YARD

Minimum depth **17 m (55.8 ft)**

16.3.1.2.5 REAR YARD

Minimum depth **7.5 m (24.6 ft)**

16.3.1.2.6 INTERIOR SIDE YARD

Minimum width **9 m (29.5 ft)**

16.3.1.2.7 SETBACK

Minimum distance from centreline of road allowance **33.5 m (109.9 ft)**

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16.3.1.2.8 LANDSCAPED OPEN SPACE

Minimum 10% of the *lot area*.

16.3.1.2 HEIGHT OF BUILDING

Maximum **10.7 m (35.1 ft)**

16.3.1.2.9 All other requirements in accordance with the provisions of the HC Zone in Section 16.2 to this Zoning By-Law provided that all other provisions of this Zoning By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

16.3.2 Location: Part Lot 10, Concession 1 (North Oxford), HC-2

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

a public garage; and
a *public use* in accordance with the provisions of Subsection 5.21 of this Zoning By-Law.

16.3.2.2 That all the other provisions of the HC 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*.

16.3.3 Location: Part Lot 8, Concession 4 (North Oxford), HC-3

16.3.3.1 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* for any purpose except the following:

an antique shop;
a farm produce retail outlet;
a motor vehicle sales establishment;
a parking lot;
a *public use*, in accordance with the provisions of subsection 5.21 of this Zoning By-Law;
a retail store;
a service shop;
a veterinary clinic;
a warehouse.

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16.3.3.2 That all the other provisions of the HC 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*.

16.3.4 **Location: Part Lot 2, Concession 2 (North Oxford), HC-4**

16.3.4.1 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* for any purpose except the following:

all *uses* permitted in Section 16.1 to this Zoning By-Law; and the parking of one highway tractor and trailer.

16.3.4.2 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:

16.3.4.2.1 PROVISIONS FOR THE PARKING OF A HIGHWAY TRACTOR AND TRAILER

16.3.4.2.1.1 The highway tractor and trailer shall be owned or operated by the owner or occupant of the *single detached dwelling* on the *lot*.

16.3.4.2.1.2 The highway tractor and trailer shall be contained entirely within the *accessory storage garage* while parked on the *lot*.

16.3.4.2.1.3 A maximum of one tractor and one trailer are permitted to be parked on the *lot*.

16.3.4.3 That all the other provisions of the HC 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*.

16.3.5 **Location: Part Lots 23 & 24, Concession 1 (North Oxford), HC-5**

16.3.5.1 Notwithstanding any provisions of By-Law No. 35-99 to the contrary, no *person* shall within any HC-5 Zone use any *lot*, or erect alter or use any *building* or *structure* for any purpose except for the following:

an auction house;
 an automobile service station;
 an *eating establishment*;
 a *farm implement dealership*;
 a farm produce retail outlet;
 a motor vehicle sales establishment;

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(Added by By-Law 53-03)

a *parking lot*;

a *public garage*;
 a *public use*, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
 a recreational vehicle sales establishment;
 a *retail store*;
 a *retail nursery*;
 a *service shop*;
 a temporary outside of goods *accessory* to an auction barn;
 a *veterinary clinic*;
 all *uses* permitted in Section 8.1 of this Zoning By-Law.

- 16.3.5.2.1 That all the provisions of the HC-5 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 53-03)

16.3.6 Location: Part Lots 1, 2 And 3, Registered Plan 105, Thamesford HC-6, (Key Map 65)

- 16.3.6.1 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:

all *uses* permitted in Section 16.1 of this Zoning By-Law;
 a *personal service establishment*;
 an *outdoor commercial recreational facility*;
 a *warehouse*;
 a *private park*;
 an *assembly hall*; and
 a *place of entertainment*.

- 16.3.6.2 LOT AREA, DEPTH AND FRONTAGE

Notwithstanding Section 16.2 to this Zoning By-Law, as amended, the minimum front yard depth, lot depth and lot area shall be that which existed on February 18th, 2014.

- 16.3.6.3 That, subject to 16.3.6.1 and 16.3.6.2, all the provisions of the HC 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 9-14)

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16.3.7 Location: Part Of Lots 3 And Part Of Mill Race, Registered Plan 105,
Thamesford, HC-7 (Key Map 65)

16.3.7.1 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:

an auction establishment;
an *eating establishment*;
a *farm implement dealership*;
a farm produce retail outlet;
a laundromat;
a *hotel*, excluding permanent staff accommodation;
a *motel*;
a motor vehicle washing establishment;
a *parking lot*;
a *public garage*;
a public use, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
a *retail store*;
a *retail nursery*;
a *service shop*;
a *veterinary clinic*;
a *personal service establishment*;
an *outdoor commercial recreational facility*;
a *warehouse*;
a *private park*;
an *assembly hall*; and
a *place of entertainment*.

16.3.7.2 HOLDING PROVISIONS

Where the symbol ‘H’ appears on a zoning map, following the zone symbol HC-7, those lands shall not be developed or *used* unless this By-Law has been amended to remove the relevant ‘H’ symbol.

16.3.7.2.1 CRITERIA FOR THE REMOVAL OF THE HOLDING PROVISION

Development for any use in Section 16.3.7.1 shall be permitted at such time as the County of Oxford, the Township of Zorra and the Upper Thames River Conservation Authority are satisfied that the necessary studies have been completed to identify the extent of the Natural Hazards and Natural Heritage features on the subject lands and that financial arrangements satisfactory to the County of Oxford, the Township of Zorra and the UTRCA have been made relative to the costs of such studies. Development for any use in Section 16.3.7.1 shall only be permitted once the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO, 1990, as amended.

16.3.7.3 LOT AREA, DEPTH AND FRONTAGE

Notwithstanding Section 16.2 to this Zoning By-Law, as amended, the minimum front yard depth, lot depth and lot area shall be that which existed on February 18th, 2014.

16.3.7.4 That all other provisions of the HC 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 9-14)

16.3.8 Location: Lots 1 -7, Blk L & Lots 9 & 13, and Part Lots 8, 10-12, 14, Blk M. and Part of O’Dea Street, Jane Street, and O’Connell Street (Closed), Registered Plan 94 and Pt Blk L, Registered Plan 143, Part 1 RP 41R-5491, HC-8

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

- an *assembly hall*;
- an auction establishment;
- an *automobile service station*;
- a bank or financial institution;
- a bingo hall;
- a bowling alley;
- a convenience store;
- a dry cleaning establishment;
- an *eating establishment*;
- a *farm implement dealership*;
- a farm produce retail outlet;
- a furniture and home appliance sales and service establishment;
- a home improvement supply store;
- a *hotel*, excluding permanent staff accommodation;
- a *motel*;
- a household power equipment sales and service establishment;
- a laundromat;
- a motor vehicle sales establishment;
- a motor vehicle washing establishment;
- a *parking lot*;
- a *public garage*;
- a public use, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
- a *retail nursery*;
- a *service shop*;

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(Added by By-Law 16-14)

a *veterinary clinic*;
 a warehouse; and
 a wholesale outlet.

- 16.3.8.2 That, subject to 16.3.8.1, all the provisions of the HC 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 16-14)

16.3.9 **Location: Part Lot 21, Concession 1 (North Dorchester), HC-9 (Key Map 66)**

- 16.3.9.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any HC-9 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

an auction establishment;
 a *commercial school*;
 an *eating establishment*;
 a farm produce retail outlet;
 a fitness centre or gymnasium;
 a gas bar with an accessory car wash and convenience store/drive-through restaurant;
 a laundromat;
 a public *use*, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
 a *place of entertainment*;
 a *retail store*, in accordance with the provisions of Section 16.3.9.2.1;
 a *service shop*;
 a *veterinary clinic*;
 a wholesale outlet, accessory to any permitted use.

- 16.3.9.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any HC-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 16.3.9.2.1 Gross Floor Area for a Retail Store

Minimum	232.3 m ² (2,500 ft ²)
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- 16.3.9.2.2 That all the provisions of the HC 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*.

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(Added by By-Law 07-19)

16.3.10 Location: Part Lot 21, Concession 1 (North Dorchester), HC-10 (Key Map 66)

16.3.10.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any HC-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a *business or professional office*;
- a *dwelling unit* in a non-residential *building* if accessory to a permitted *use* on the *lot*;
- an *eating establishment*;
- a farm produce retail outlet;
- a *home occupation*, in accordance with the provisions of Section 5.14 of this Zoning By-Law;
- a laundromat;
- a public *use*, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
- a *retail store*;
- a *retail nursery*;
- a *single detached dwelling* if accessory to a permitted non-residential *use* on the lot;
- a veterinary clinic.

16.3.10.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any HC-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

16.3.10.2.1 INTERIOR SIDEYARD – For Existing Structure as of June 5, 2019

Minimum **0.75 m** (2.5 ft)

16.3.10.2.2 That all the provisions of the HC 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 35-19)

16.3.11 Location: Part Lot 24, Concession 1 (North Oxford), HC-11 (Key Map 75)

16.3.11.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any HC-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a yard for the storage of portable storage containers and *recreational vehicles*;
- a business office accessory to a permitted use.

(Added by By-Law 06-20)

16.3.11.2 Notwithstanding the provisions of this Zoning By-law to the contrary, no *person* shall within any HC-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

16.3.11.2.1 Number of Parking Spaces

Minimum **13**, including one (1) Type A accessible *parking space*

16.3.11.2.2 Height and Stacking of Storage Containers

Maximum **2** containers stacked or a height of **5.2 m** (17.0 ft), whichever is the lesser

Maximum, as approved under Site Plan Control **3** containers stacked or a height of **7.8 m** (25.5 ft), whichever is the lesser

16.3.11.2.3 That all the provisions of the HC 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 06-20)