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

- a public use, in accordance with the provisions of Section 5.20;
- a recreational or athletic facility or club;
- a retail store;
- a service shop;
- a single detached dwelling;
- a studio;
- a tent and awning shop;
- a veterinary clinic, 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>
<thead>
<tr>
<th>Zone Provision</th>
<th>Single Detached Dwelling</th>
<th>Dwelling Unit in a Non-Residential Building</th>
<th>Non-Residential Uses</th>
<th>Automobile service station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area: Minimum</td>
<td>450 m² (4,844 ft²) or 600 m² (6,458.6 ft²) in the case of a corner lot</td>
<td>No Provision</td>
<td>450 m² (4,843.9 ft²)</td>
<td>2,025 m² (21,797.6 ft²)</td>
</tr>
<tr>
<td>Lot Frontage: Minimum</td>
<td>15 m (49.2 ft) or 20 m (65.6 ft) in the case of a corner lot</td>
<td>No Provision</td>
<td>18 m (59.1 ft)</td>
<td>45 m (147.6 ft)</td>
</tr>
</tbody>
</table>

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
### TABLE 16.2: ZONE PROVISIONS

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Single Detached Dwelling</th>
<th>Dwelling Unit in a Non-Residential Building</th>
<th>Non-Residential Uses</th>
<th>Automobile service station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Depth, Minimum</td>
<td>No Provision</td>
<td>No Provision</td>
<td>30 m (98.4 ft)</td>
<td>45 m (147.6 ft)</td>
</tr>
<tr>
<td>Front Yard, Minimum Depth</td>
<td></td>
<td>No Provision</td>
<td>No Provision</td>
<td>15 m (49.2 ft)</td>
</tr>
<tr>
<td>Exterior Side Yard, Minimum Width</td>
<td>7.5 m (24.6 ft)</td>
<td>No Provision</td>
<td>No Provision</td>
<td></td>
</tr>
<tr>
<td>Rear Yard, Minimum Depth</td>
<td>7.5 m (24.6 ft)</td>
<td>5 m (16.4 ft)</td>
<td>5 m (16.4 ft)</td>
<td>10 m (32.8 ft)</td>
</tr>
<tr>
<td>Interior Side Yard, Minimum Width</td>
<td>3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side</td>
<td>No provision, or 5 m (16.4 ft) where the interior side lot line abuts a Residential zone</td>
<td>No provision, or 5 m (16.4 ft) where the interior side lot line abuts a Residential zone</td>
<td>5 m (16.4 ft), or 10 m (32.8 ft) where the interior side lot line abuts a Residential zone</td>
</tr>
<tr>
<td>Setback, Minimum Distance from the Centreline of a County Road</td>
<td>22 m (72.2 ft)</td>
<td>22 m (72.2 ft)</td>
<td>22 m (72.2 ft)</td>
<td>26 m (85.3 ft)</td>
</tr>
<tr>
<td>Lot Coverage, Maximum</td>
<td>40%</td>
<td>No Provision</td>
<td>60%</td>
<td>20%</td>
</tr>
<tr>
<td>Landscaped Open Space, Minimum</td>
<td>No Provision</td>
<td>No Provision</td>
<td>5%</td>
<td>5%</td>
</tr>
</tbody>
</table>
### Table 16.2: Zone Provisions

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Single Detached Dwelling</th>
<th>Dwelling Unit in a Non-Residential Building</th>
<th>Non-Residential Uses</th>
<th>Automobile service station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Area, Minimum</td>
<td></td>
<td>No Provision</td>
<td></td>
<td>No Provision</td>
</tr>
<tr>
<td></td>
<td>1 storey – 93 m²</td>
<td></td>
<td></td>
<td>No Provision</td>
</tr>
<tr>
<td></td>
<td>(1,001 ft²)</td>
<td></td>
<td></td>
<td>No Provision</td>
</tr>
<tr>
<td></td>
<td>greater than 1 storey – 55 m²</td>
<td></td>
<td></td>
<td>No Provision</td>
</tr>
<tr>
<td></td>
<td>(592 ft²) provided</td>
<td></td>
<td></td>
<td>No Provision</td>
</tr>
<tr>
<td></td>
<td>that the gross floor area for all storeys is not less than 110 m²</td>
<td></td>
<td></td>
<td>No Provision</td>
</tr>
<tr>
<td></td>
<td>(1,184 ft²)</td>
<td></td>
<td></td>
<td>No Provision</td>
</tr>
<tr>
<td>Gross Floor Area, Minimum</td>
<td>no provision</td>
<td>55 m² (592 ft²)</td>
<td>No Provision</td>
<td>No Provision</td>
</tr>
<tr>
<td>Height of Building, Maximum</td>
<td>11 m (36.1 ft)</td>
<td>No Provision</td>
<td>11 m (36.1 ft)</td>
<td>11 m (36.1 ft)</td>
</tr>
<tr>
<td>Number of Dwelling Units per Lot, Maximum</td>
<td>1</td>
<td>The gross floor area of the residential dwellings shall not exceed the gross floor area of the commercial uses in the building.</td>
<td>No Provision</td>
<td>No Provision</td>
</tr>
<tr>
<td>Parking, Accessory Uses, Etc.</td>
<td>In accordance with the provisions of Section 5.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### 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.

July 6/09
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 Drombo.

(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.

April/09

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
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.

July 6/09

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
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

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.

July 6/09

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
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)

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.

July 6/09

*Township of Blandford-Blenheim Zoning By-Law Number 1360-2002*
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 - **OFF STREET PARKING REQUIRED**, an electronic communications contractor establishment shall have a minimum of 6 *parking spaces*.

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.

July 6/09

*Township of Blandford-Blenheim Zoning By-Law Number 1360-2002*
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)

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

May/14

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
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)

May/14

**Township of Blandford-Blenheim Zoning By-Law Number 1360-2002**
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 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, excluding a converted dwelling, a dwelling unit in a portion of a non-residential building and a single detached dwelling.

16.4.6.2 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)