17.1 **USES PERMITTED**

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

<table>
<thead>
<tr>
<th>Table 17.1: Uses Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>• an auction establishment;</td>
</tr>
<tr>
<td>• an automobile service station;</td>
</tr>
<tr>
<td>• a dwelling unit in a non-residential building if accessory to a permitted use on the lot;</td>
</tr>
<tr>
<td>• an eating establishment;</td>
</tr>
<tr>
<td>• a farm implement dealership;</td>
</tr>
<tr>
<td>• a farm produce retail outlet;</td>
</tr>
<tr>
<td>• a home occupation, in accordance with Section 5.13;</td>
</tr>
<tr>
<td>• a hotel;</td>
</tr>
<tr>
<td>• a laundromat;</td>
</tr>
<tr>
<td>• a motel;</td>
</tr>
<tr>
<td>• a motor vehicle washing establishment;</td>
</tr>
<tr>
<td>• a motor vehicle sales establishment;</td>
</tr>
<tr>
<td>• a nursery;</td>
</tr>
<tr>
<td>• a parking lot;</td>
</tr>
<tr>
<td>• a public garage;</td>
</tr>
<tr>
<td>• a public use, in accordance with the provisions of Section 5.20;</td>
</tr>
<tr>
<td>• a retail store;</td>
</tr>
<tr>
<td>• a service shop;</td>
</tr>
<tr>
<td>• a single detached dwelling accessory to a permitted use;</td>
</tr>
<tr>
<td>• a veterinary clinic, with no outdoor kennels, pens or runs.</td>
</tr>
</tbody>
</table>

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17.2 **ZONE PROVISIONS**

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

The *lot area* provision for residential uses 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.

<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 or Public Garage</th>
<th>Hotel or Motel</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area:</strong> Minimum, where sanitary sewers are not available</td>
<td>2,800 m² (30,140 ft²)</td>
<td>300 m² (3,230 ft²)</td>
<td>3,700 m² (39,828 ft²)</td>
<td>0.4 ha (1 ac)</td>
<td>0.4 ha (1 ac) provided that an additional 200 m² (2,152.9 ft²) of <em>lot area</em> be provided for each <em>guest room</em> in excess of 4 <em>guest rooms</em></td>
</tr>
<tr>
<td><strong>Lot Area:</strong> Minimum, where served by both sanitary sewers and public water supply</td>
<td>450 m² (4,844 ft²) or 600 m² (6,458.6 ft²)</td>
<td>No Provision</td>
<td>550 m² (5,920.3 ft²)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Lot Frontage:</strong> Minimum, where sanitary sewers are not available</td>
<td>35 m (114.8 ft)</td>
<td>40 m (131.2 ft)</td>
<td>40 m (131.2 ft)</td>
<td>50 m (164 ft)</td>
<td>50 m (164 ft)</td>
</tr>
<tr>
<td><strong>Lot Frontage:</strong> Minimum, where served by both sanitary sewers and public water supply</td>
<td>15 m (49.2 ft) or 20 m (65.6 ft)</td>
<td>18 m (59.1 ft)</td>
<td>18 m (59.1 ft)</td>
<td>45 m (147.6 ft)</td>
<td>45 m (147.6 ft)</td>
</tr>
<tr>
<td><strong>Lot Depth:</strong> Minimum, where sanitary sewers are not available</td>
<td>50 m (164 ft)</td>
<td>No Provision</td>
<td>30 m (98.4 ft)</td>
<td>80 m (262.5 ft)</td>
<td>80 m (262.5 ft)</td>
</tr>
<tr>
<td><strong>Lot Depth:</strong> Minimum, where served by both sanitary sewers and public water supply</td>
<td>30 m (98.4 ft)</td>
<td>30 m (98.4 ft)</td>
<td>30 m (98.4 ft)</td>
<td>45 m (147.6 ft)</td>
<td>45 m (147.6 ft)</td>
</tr>
</tbody>
</table>

_Township of Blandford-Blenheim Zoning By-Law Number 1360-2002_
<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 or Public Garage</th>
<th>Hotel or Motel</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Yard</strong>: Minimum Depth</td>
<td>7.5 m (29.6 ft)</td>
<td>7.5 m (29.6 ft)</td>
<td>7.5 m (29.6 ft)</td>
<td>15 m (49.2 ft)</td>
<td>10 m (32.8 ft)</td>
</tr>
<tr>
<td><strong>Exterior Side Yard</strong>: Minimum Width</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rear Yard</strong>: Minimum Depth</td>
<td>7.5 m (24.6 ft)</td>
<td>10 m (32.8 ft)</td>
<td>10 m (32.8 ft)</td>
<td>10 m (32.8 ft)</td>
<td>10 m (32.8 ft)</td>
</tr>
<tr>
<td><strong>Interior Side Yard</strong>: 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>5 m (16.4 ft) or 10 m (32.8 ft) where the <em>interior side lot line</em> abuts a Residential zone</td>
<td>5 m (16.4 ft) or 10 m (32.8 ft) where the <em>interior side lot line</em> abuts a Residential zone</td>
<td>5 m (16.4 ft) or 10 m (32.8 ft) where the <em>interior side lot line</em> abuts a Residential zone</td>
<td>7.5 m (24.6 ft)</td>
</tr>
<tr>
<td><strong>Setback</strong>: 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>28 m (91.9 ft)</td>
<td>23 m (75.5 ft)</td>
</tr>
<tr>
<td><strong>Lot Coverage for All Buildings</strong>: Maximum</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td><strong>Landscaped Open Space</strong>: Minimum</td>
<td>No Provision</td>
<td>No Provision</td>
<td>10%</td>
<td>10%</td>
<td>30%</td>
</tr>
<tr>
<td><strong>Ground Floor Area</strong>: Minimum</td>
<td>1 storey – 93 m² (1,001 ft²) greater than 1 storey – 55 m² (592 ft²) provided that the gross floor area for all storeys is not less than 110 m² (1,184 ft²)</td>
<td>No Provision</td>
<td>No Provision</td>
<td>No Provision</td>
<td>No Provision</td>
</tr>
<tr>
<td><strong>Gross Floor Area</strong>: Minimum</td>
<td>No provision</td>
<td>55 m² (592 ft²)</td>
<td>No Provision</td>
<td>No Provision</td>
<td>No Provision</td>
</tr>
</tbody>
</table>

*Township of Blandford-Blenheim Zoning By-Law Number 1360-2002*
### Table 17.2: 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 or Public Garage</th>
<th>Hotel or Motel</th>
</tr>
</thead>
<tbody>
<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>
<td>15 m (49.2 ft)</td>
</tr>
<tr>
<td>Number of Dwelling Units per Lot: Maximum</td>
<td>1 dwelling</td>
<td>1 dwelling unit</td>
<td>No Provision</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>
<td></td>
</tr>
</tbody>
</table>

#### 17.2.1 Location of New Dwellings, Buildings or Structures

Dwellings, buildings or structures hereafter erected outside of a settlement, as defined 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 of this Zoning By-Law.

Existing dwellings, buildings or structures located outside of a settlement, as defined 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 the lesser.

Dwellings, buildings or structures hereafter erected, within a settlement defined on Schedule "A", Key Maps 8 (Washington); 26 (Wolverton); 52 (Eastwood); 57 (Gobles); and 64 (Canning) 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 the lesser.

#### 17.2.2 Single Detached Dwelling and Non-Residential Building on the Same Lot:

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

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17.2.3 OPEN STORAGE REQUIREMENTS

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

17.2.3.1 such open storage is accessory to the use of the main non-residential building on the lot;

17.2.3.2 such open storage complies with the yard and setback requirements of this Section;

17.2.3.3 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.

17.2.3.4 Notwithstanding the open storage yard, setback and enclosure requirements, the open storage of finished goods or materials shall be permitted for the purposes of display or sale.

17.2.4 REQUIREMENTS FOR PUMP ISLANDS:

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

17.2.4.1 the minimum distance between any portion of the pump island and any lot line shall be 7.5 m (24.6 ft); and

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

17.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:

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

17.2.5.1 there shall be a minimum of 2 driveways per lot;

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Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
SECTION 17.0   **HIGHWAY COMMERCIAL ZONE (HC)**

17.2.5.2 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);

17.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);

17.2.5.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **15 m** (49.2 ft);

17.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft).

17.3 **SPECIAL PROVISIONS**

17.3.1 **Location:** Part Lots 19 & 20, Concession 7 (Blenheim), 806607 Oxford Road 29, HC-1 (Key Map 33)

17.3.1.1 Notwithstanding any provision of this Zoning By-Law, 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:

- an *eating establishment*;
- an *automobile service station*;
- a fruit and vegetable produce outlet, if accessory to an *eating establishment*;
- a *retail store* for the sale of truck accessories, confectionery, newspapers, magazines and souvenirs, if accessory to and located within the same building as an *eating establishment*;
- the sale of prefilled propane tanks, if accessory to an *automobile service station*;
- a U-Haul truck rental business;
- a *dwelling unit* in a non-residential building.

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

---

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
17.3.1.2.1 LOT COVERAGE

Maximum for all buildings and structures (excluding breezeways, pump islands and kiosks) 1,800 m² (19,375 ft²)

17.3.1.2.2 FRONT YARD

Minimum depth

Pump islands & canopies 90 m (295 ft)
All other buildings and structures 120 m (393.7 ft)

17.3.1.2.3 LOCATION OF ALL NEW BUILDINGS AND STRUCTURES

The minimum distance separation requirements as determined through the application of Minimum Distance Separation Formula I (MDS I) shall not apply.

17.3.1.2.4 INGRESS AND EGRESS

The maximum width of any joint ingress and egress driveway, as contained in subsection 5.17.1.7.2 shall not apply.

17.3.1.2.5 SPECIAL PROVISION FOR STORAGE OF PREFILLED PROPANE STORAGE TANKS

Maximum 24 Tanks

17.3.1.2.6 SPECIAL PROVISION PROVISIONS FOR U-HAUL TRUCK RENTAL BUSINESS

Maximum Parking 5 spaces

17.3.1.2.7 SPECIAL PROVISIONS FOR A DWELLING UNIT

17.3.1.2.7.1 LOCATION

Notwithstanding any other provision of this Zoning By-Law to the contrary, a dwelling unit may be located within the service station existing as of July 4, 2018.

17.3.1.2.7.2 NUMBER OF DWELLING UNITS

Maximum 1

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Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
That all the provisions of the HC Zone in Section 17.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Amended by By-Law 1630-2010)
(Replaced by By-Law 1803-2013)
(Replaced by By-Law 1925-2015)
(Replaced by By-Law 2087-2018)

17.3.2 **Location: Part Lot 24, Concession 10 - Bright (Blenheim) HC-2**

17.3.2.1 Notwithstanding any provision 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:

all uses permitted in Section 17.1 of this Zoning By-Law;

a commercial and household cleaning products processing and sales establishment.

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

17.3.3 **Location: Part Lot 12, Concession 1 - Princeton (Blenheim) HC-3**

17.3.3.1 Notwithstanding any provision 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:

a wholesale greenhouse operation;
a sales outlet accessory to a wholesale greenhouse operation;
a *single detached dwelling accessory* to a wholesale greenhouse operation.

17.3.3.2 Notwithstanding any provision 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 in accordance with the following provisions:

17.3.3.2.1 **LOT AREA**

Minimum 4.0 ha (9.9 ac)

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Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
17.3.3.2.2 All of the other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

17.3.4 Location: East Plattsville, South of Albert Street, HC-4

17.3.4.1 Notwithstanding any provision 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:

- a commercial school;
- a communications establishment;
- a daycare centre;
- a dwelling unit in a non-residential building if accessory to a permitted use on the lot;
- a home occupation in accordance with Section 5.13;
- a business or professional office;
- a medical centre;
- a personal service establishment;
- a retail outlet, a wholesale outlet or a business office accessory to a permitted use;
- a service shop;
- a studio
- a veterinary clinic having no outdoor kennels, pens or runs.

17.3.4.2 Notwithstanding any provision 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 in accordance with the following provisions:

17.3.4.2.1 LOT AREA

Minimum 1,180 m² (12,700 ft²)

17.3.4.2.2 LOT FRONTAGE

Minimum 24 m (78 ft)

17.3.4.2.3 LOT DEPTH

Minimum 48 m (157 ft)

17.3.4.2.4 NUMBER OF DWELLING UNITS PER LOT

Maximum 1

(Added by By-Law 1735-2012)

Mar. 30/19

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
17.3.4.2.5  **Gross Floor Area of a Dwelling Unit**

The gross floor area of the residential portion of a non-residential building shall not exceed the gross floor area of the non-residential use(s) and in no circumstances shall a dwelling unit exceed a gross floor area of 185 m² (1,990 ft²).

17.3.4.2.6  **Open Storage**

No storage of goods or materials is permitted outside any building.

17.3.4.3  That all the provisions of the HC Zone in Section 17.2 to this Zoning By-Law, as amended, shall apply, and further that all the 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 1735-2012)