

16.1 USES PERMITTED

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

TABLE 16.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario, or the Government of Canada;
• an <i>automobile service station</i> ;
• a bakeshop;
• a <i>business</i> or <i>professional office</i> ;
• a <i>commercial school</i> ;
• a community centre;
• a <i>converted dwelling</i> , in accordance with Section 5.4 of this Zoning By-Law;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such dwelling shall not be permitted;
• an <i>eating establishment</i> ;
• a financial institution;
• a fire hall or police station;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a funeral home;
• a <i>group home</i> , in accordance with Section 5.12 of this Zoning By-Law;
• a <i>home occupation</i> , in accordance with Section 5.13 of this Zoning By-Law;
• a laundromat;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public library</i> ;

TABLE 16.1: USES PERMITTED
• a public <i>use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>recreational</i> , or <i>athletic facility</i> or <i>club</i> ;
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

## 16.2 ZONE PROVISIONS

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

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

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Lot Frontage, Minimum	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>	No Provision	18 m (59.1 ft)	45 m (147.6 ft)
Lot Area, Minimum	450 m <sup>2</sup> (4,844 ft <sup>2</sup> ) or 600 m <sup>2</sup> (6,458.6 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	90 m <sup>2</sup> (968.8 ft <sup>2</sup> )	450 m <sup>2</sup> (4,843.9 ft <sup>2</sup> )	2,025 m <sup>2</sup> (21,797.6 ft <sup>2</sup> )

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Lot Depth, Minimum	No Provision		30 m (98.4 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth	9 m (29.5 ft)	No Provision		15 m (49.2 ft)
Exterior Side Yard, Minimum Width				
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	5 m (16.4 ft)		10 m (32.8 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side	No provision, or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone		5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
Setback, Minimum Distance from the Centreline of a County Road	22 m (72.2 ft)			26 m (85.3 ft)
Lot Coverage, Maximum	40%	No Provision	60%	20%
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	
Landscaped Open Space, Minimum	No Provision	10%	10%	5%
Gross Floor Area, Minimum	93 m <sup>2</sup> (1,001 ft <sup>2</sup> )	55 m <sup>2</sup> (592 ft <sup>2</sup> )	No Provision	

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Number of Dwelling Units per Lot, Maximum	1 dwelling	The <i>gross floor area</i> of the residential dwellings shall not exceed two times the <i>gross floor area</i> of the commercial uses in the <i>building</i> .	No Provision	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.			

(Amended by By-Law 2009-15)

#### 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 *setback* of **3 m** (9.8 ft) is required between such *buildings*.

#### 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 *use* of the main non-residential *building* 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.

April/09

- 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.

**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);

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**16.2.5. LOCATION OF NEW SINGLE DETACHED DWELLINGS AND DWELLING UNITS:**

Notwithstanding any other provisions of this Zoning By-Law to the contrary, the *erection* of new *single detached dwellings*, or the establishment of a *dwelling unit* in a portion of a non-residential *building*, shall only be permitted in accordance with the following provisions:

- 16.2.4.1 New *single detached dwellings* shall not be permitted on *lots* with frontage on Woodstock Street, between William Street and Jacob Street; and
- 16.2.4.2 The establishment of a *dwelling unit* in a portion of a non-residential *building* on lots with frontage Woodstock Street, between William Street and Jacob Street, shall not be permitted on the ground floor of a non-residential *building*, except where such *dwelling units* are located to the rear of a permitted non-residential *use* which fronts onto Woodstock Street.

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

In accordance with the provisions of Section 5.5, 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.

**16.4 SPECIAL PROVISIONS****16.4.1 Location: Part Lot 21, Concession 6 (South Easthope) Tavistock, CC-1**

- 16.4.1.1 Notwithstanding any provisions of this Zoning 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 the *uses* permitted in section 16.1; and  
a *public garage*.

- 16.4.1.2 That all 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*.

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16.4.2 **Location: Part Lot 76, Registered Plan 307 (Tavistock), CC-2**

16.4.2.1 Notwithstanding any provisions of this Zoning 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:

all the *uses* permitted in section 16.1; and  
a generator sales and *service shop* with associated office and warehousing.

16.4.2.2 Notwithstanding any provision of this Zoning 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 NUMBER OF PARKING SPACES REQUIRED

Minimum 33

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

16.4.3 **Location: Part of Lots 9 and 10 (southeast of Woodstock Street and South of Hope Street, and Part of Lot 19 (north of Decew Street, south of Hendershot Street), CC-3**

16.4.3.1 Notwithstanding any provisions 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 the *uses* permitted in Section 16.1; and  
a woodworking shop.

16.4.3.2 Notwithstanding any provisions of this Zoning By-Law the contrary, no *person* shall within any CC-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions.

(Added by By-Law 2005-40)

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- 16.4.3.2.1 That all the other 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 2005-40)

16.4.4 **Location: Part Lot 14, e/s of Woodstock Street N & n/s of Hope Street E,  
Plan 307 (Tavistock), CC-4**

- 16.4.4.1 Notwithstanding any provisions 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 By-law;  
a *multiple unit dwelling* with a maximum of 3 residential units.

- 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* except in accordance with the following provisions:

16.4.4.2.1 LOT FRONTAGE

Minimum **16.4 m** (53.8 ft)

16.4.4.2.2 FRONT YARD DEPTH

Minimum **0.94 m** (3.1 ft)

16.4.4.2.3 INTERIOR SIDE YARD WIDTH

Minimum **1.1 m** (3.6 ft)

16.4.4.2.4 SETBACK FROM THE CENTRELINE OF A COUNTY ROAD

Minimum Width **10.9 m** (35.8 ft)

October/14



- 16.4.4.2.5 That all 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 2014-37)

16.4.5 **Location: Part Lots E & F, Plan 307 (Tavistock), CC-5**

- 16.4.5.1 Notwithstanding any provisions 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* except in accordance with the following provisions:

16.4.5.2.1 REAR YARD DEPTH

Minimum nil

16.4.5.2.2 SETBACK

Minimum Distance from the  
Centreline of a County Road **19.5 m** (64 ft)

16.4.5.2.3 NUMBER OF PARKING SPACES REQUIRED

Minimum 34

16.4.5.2.4 SETBACK REQUIREMENT FOR PARKING AREAS FROM STREETLINE

Minimum Setback from Station Street **0.8 m** (2.6 ft)

August/15

- 16.4.5.2.5 That all 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 2015-32)

August/15