

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 17.1: USES PERMITTED
• an auction establishment;
• an <i>automobile service station</i> ;
• a <i>dwelling unit</i> in a non-residential <i>building</i> if occupied by the owner or an employee of the commercial <i>use</i> on the <i>lot</i> , except that in the case of an <i>automobile service station</i> and a <i>public garage</i> , such <i>dwelling unit</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a <i>farm implement dealership</i> ;
• a farm produce retail outlet;
• a <i>home occupation</i> ;
• a <i>hotel</i> ;
• a laundromat;
• a <i>motel</i> ;
• a <i>motor vehicle</i> washing establishment;
• a <i>motor vehicle</i> sales establishment;
• a <i>parking lot</i> ;
• a <i>public garage</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a <i>retail store</i> ;
• a retail <i>nursery</i> .
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> if occupied by the owner or an employee of the commercial <i>use</i> on the <i>lot</i> ;
• a <i>veterinary clinic</i> .

April/09

(Amended by By-Law 15-2009)

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* 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 17.2: 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 m² (30,140 ft ²)	300 m² (3,230 ft ²)	3,700 m² (39,828 ft ²)	0.4 ha (1 ac)	0.4 ha (1 ac) provided that an additional 200 m² (2,152.9 ft ²) of <i>lot area</i> be provided for each <i>guest room</i> in excess of 4 <i>guest rooms</i>
Lot Area, Minimum, where served by both sanitary sewers and public water supply	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	No Provision	550 m² (5,920.3 ft ²)		
Lot Frontage, Minimum, where sanitary sewers are not available	35 m (114.8 ft)		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	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i> .		18 m (59.1 ft)	45 m (147.6 ft)	
Lot Depth, Minimum, where sanitary sewers are not available	50 m (164.0 ft)		92.5 m (303.5 ft)	80 m (262.5 ft)	

TABLE 17.2: 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 Depth, Minimum, where served by both sanitary sewers and public water supply	30 m (98.4 ft)		30 m (98.4 ft)	45 m (147.6 ft)	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	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)			
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 the <i>interior side lot line</i> abuts a Residential zone			7.5 m (24.6 ft)
Setback, Minimum Distance from the Centreline of a Provincial Highway or 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		

TABLE 17.2: 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
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 6 of this Zoning By-Law.				
Special Provisions - Lands in vicinity of Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.				

(Amended by By-Law 67-99)

(Amended by By-Law 15-2009)

17.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Dwellings and other *buildings* or *structures* hereafter *erected* outside of a designated Settlement, as listed in Section 4.7.2.1, 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 4.7.

Dwellings and other *buildings* and *structures* hereafter *erected* within a Rural Cluster designation, as listed in Section 4.7.2.1, shall be required to satisfy the MDS I, in accordance with Section 4.7, **or** not further reduce an *existing* insufficient *setback* relative to the MDS I, whichever is the lesser.

(Amended by By-Law 67-99)

(Amended by By-Law 36-2007)

(Amended by By-Law 15-2009)

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Existing dwellings, buildings or structures located outside of a settlement, as listed in Section 4.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 4.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is lesser.

(Added by By-Law 36-2007)

(Amended by By-Law 15-2009)

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*.

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; and
- 17.2.3.3 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.
- 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.

(Added by By-Law 67-99)

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

- 17.2.5.1 there shall be a minimum of two *driveways* per *lot*;
- 17.2.5.2 the minimum width of a *driveway*, measured along the sidewalk, where such *exists*, and along the *street line* shall be **10 m** (32.8 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).

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17.3 SPECIAL PROVISIONS17.3.1 LOCATION: MAIN STREET AND GLOVER STREET, BROWNSVILLE HC-1

17.3.1.1 Notwithstanding Section 17.1, 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:

17.3.1.1.1 RESIDENTIAL USES

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person*, employed on the *lot* on which such *dwelling* is located, and his family.

17.3.1.1.2 NON-RESIDENTIAL USES

a *motor vehicle* body repair shop.

17.3.1.2 Notwithstanding any provision 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:

17.3.1.2.1 RESIDENTIAL USES

17.3.1.2.1.1 LOT FRONTAGE

Minimum **22.63 m** (74.2 ft)

17.3.1.2.1.2 LOT AREA

Minimum **910.4 m²** (9,799.8 ft²)

17.3.1.2.1.3 That all 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*.

17.3.1.2.2 NON-RESIDENTIAL USES

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17.3.1.2.2.1 LOT FRONTAGE

Minimum	No Minimum
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17.3.1.2.2.2 LOT DEPTH

Minimum	40 m (131.2 ft)
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17.3.1.2.2.3 REAR YARD

Minimum depth	7 m (23.0 ft)
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17.3.1.2.2.4 INTERIOR SIDE YARD

Minimum width	1.5 m (4.9 ft)
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17.3.1.2.2.5 EXTERIOR SIDE YARD

Minimum width	13 m (42.7 ft)
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17.3.1.2.2.6 OPEN STORAGE

No open storage of goods, materials or *motor vehicles* is permitted outside any *building* in a HC-1 Zone.

17.3.1.2.2.7 GROSS FLOOR AREA

Maximum	46 m² (495.2 ft ²)
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17.3.1.2.2.8 PLANTING STRIP

A planting strip with a minimum width of **1.5 m** (4.9 ft) shall be required abutting the easterly **25 m** (82.0 ft) of the *interior side lot line*, the *rear lot line* and the easterly **25 m** (82.0 ft) of the *exterior side lot line* in accordance with the provisions of Section 6.20 to this Zoning By-Law.

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

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17.3.2 LOCATION: PART LOT 18, CONCESSION 2 (WEST OXFORD): HC-2

Lands now within the Town of Ingersoll
See Town of Ingersoll Zoning By-Law Number 04-4160

17.3.3 LOCATION: MILL STREET AND HIGHWAY #401, HC-3

17.3.3.1 Notwithstanding Section 17.1, 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 *motel* and *accessory* restaurant, lounge, meeting and banquet facilities

17.3.3.2 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* except in accordance with the following provisions

17.3.3.2.1 HEIGHT OF BUILDING

Maximum	2 storeys
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17.3.3.2.2 NUMBER OF MOTEL UNITS

Maximum	112 only
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17.3.3.2.3 That all other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

17.3.4 LOCATION: MILL STREET AND HIGHWAY #401, HC-4

17.3.4.1 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 within Section 17.1 to this Zoning By-Law.

17.3.4.2 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:

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- 17.3.4.2.1 That all *buildings* to be located in the HC-4 Zone be developed in such a manner that 35% of the total *Gross Floor Area* of all *buildings* or *structures* on each *lot*, plus or minus 3%, be located within the boundaries of the Township of South-West Oxford.
- 17.3.4.2.2 That all other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained within this Zoning By-Law shall continue to apply *mutatis mutandis*.

17.3.5 LOCATION: PART LOT 8, CONCESSION 9 (DEREHAM), HC-5

- 17.3.5.1 Notwithstanding any provision of this Zoning By-Law 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 the following:

all *uses permitted* in Section 17.1 of this Zoning By-Law;
 a showplace for and retail sale of collectible dolls, advertising items and toys;
 a cabinet making business.

- 17.3.5.2 Notwithstanding any provision of this Zoning By-Law 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 in accordance with the following provisions:

17.3.5.2.1 LOT AREA

Minimum **500 m²** (5,380 ft²)

17.3.5.2.2 LOT FRONTAGE

Minimum **40 m** (130 ft)

17.3.5.2.3 LOT DEPTH

Minimum **140 m** (459 ft)

(Added by By-Law 40-2012)

May/12

17.3.5.2.4 EXTERIOR SIDE YARD

Minimum width **8 m** (26.2 ft)

17.3.5.2.5 REAR YARD FOR A SINGLE-DETACHED DWELLING

Minimum depth **5 m** (16.4 ft)

17.3.5.2.6 All 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*.

(Added by By-Law 40-2012)

**17.3.6 LOCATION: LOTS 177, 183 & 184, PLAN 120 AND PART LOT 21,
CONCESSION 9 (DEREHAM), HC-6**

17.3.6.1 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:

17.3.6.1.1 RESIDENTIAL USES

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which a permitted commercial *use* is located, and his/her family.

17.3.6.1.2 NON-RESIDENTIAL USES

a *business office accessory* to a permitted *use*;
a repair shop *accessory* to a permitted *use*;
a commercial transport trailer rental establishment.

17.3.6.2 Notwithstanding any provision 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* except in accordance with the following provisions:

(Added by By-Law 10-2007)

May/12

17.3.6.2.1 NUMBER OF TRANSPORT TRAILERS STORED ON SITE

Maximum 80.

17.3.6.2.2 PARKING AREA SETBACK TO AN OPEN MUNICIPAL DRAIN

Minimum 5.0 m (16.4 ft)

17.3.6.2.3 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 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 10-2007)

17.3.7 LOCATION: PART LOTS 12 AND 13, BROKEN FRONT CONCESSION (WEST OXFORD) HC-7

17.3.7.1 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:

a landscaping business;
a retail or wholesale *nursery*.

17.3.7.2 Notwithstanding any provision 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* except in accordance with the following provisions:

17.3.7.2.1 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.

(Added by By-Law 15-2009)

June 25/12