

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> .

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(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)	
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)

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
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 m ² (1,001.1 ft ²)	70 m ² (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 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
- 17.3.1.2.2.2 LOT DEPTH
- Minimum **40 m** (131.2 ft)
- 17.3.1.2.2.3 REAR YARD
- Minimum depth **7 m** (23.0 ft)
- 17.3.1.2.2.4 INTERIOR SIDE YARD
- Minimum width **1.5 m** (4.9 ft)
- 17.3.1.2.2.5 EXTERIOR SIDE YARD
- Minimum width **13 m** (42.7 ft)
- 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 ft²)
- 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

17.3.3.2.2 NUMBER OF MOTEL UNITS

Maximum 112 only

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)

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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:

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)

Dec.30/19 (Added by By-Law 10-2007)

- 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)

**17.3.8 LOCATION: PART LOTS 10 AND 11, CONCESSION 4 (WEST OXFORD), HC-8
(KEY MAP 46)**

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

all *uses* permitted in Section 17.1 of this Zoning By-Law;
a *Converted Dwelling*, in accordance with the provisions of Section 6.4.

- 17.3.8.2 All of the other provisions of the RE 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 79-2019)