

15.1 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 15.1:

TABLE 15.1: USES PERMITTED
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a <i>converted dwelling</i> , in accordance with Section 5.4 of this Zoning By-Law;
• a <i>daycare centre</i> ;
• 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 <i>financial institution</i> ;
• a <i>fraternal lodge or institutional hall</i> ;
• a <i>funeral home</i> ;
• a <i>group home</i> , in accordance with Section 5.13 of this Zoning By-Law;
• a <i>home occupation</i> ; in accordance with the provisions of Sec. 5.14;
• a <i>laundromat</i> ;
• 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> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>retail store</i> ;
• a <i>retail outlet</i> , a <i>wholesale outlet</i> or a <i>business office accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;

TABLE 15.1: USES PERMITTED
<ul style="list-style-type: none"> • a <i>studio</i>;
<ul style="list-style-type: none"> • a <i>veterinary clinic</i>.

15.2 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 15.2:

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 15.1 unless the *lot* is served by *sanitary sewers* and a public *water supply*.

TABLE 15.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
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)
Lot Area Minimum where serviced 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	450 m² (4,844 ft ²)	2,025 m² (21,797.6 ft ²)
Lot Frontage, Minimum where sanitary sewers are not available	35 m (114.8 ft)	No Provision	40 m (131.2 ft)	50 m (164 ft)

TABLE 15.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Lot Frontage where serviced 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>	No Provision	18 m (59.1 ft)	45 m (147.6 ft)
Lot Depth Minimum where sanitary sewers are not available	80 m (262.5 ft)	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)
Lot Depth, where serviced by both sanitary sewers and public water supply	30 m (98.4 ft)	No Provision	30 m (98.4 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	No Provision	No Provision	15 m (49.2 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	5 m (16.4 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 1.5 m (4.9 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	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	23 m (75.5 ft)	23 m (75.5 ft)	23 m (75.5 ft)	26 m (85.3 ft)
Lot Coverage, Maximum	40%	No Provision	60%	20%

TABLE 15.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	11 m (36.1 ft)
Landscaped Open Space, Minimum	No Provision	No Provision	10%	5%
Gross Floor Area, Minimum	93 m ² (1,001 ft ²)	70 m ² (753.5 ft ²)	No Provision	No Provision
Number of Dwelling Units per Lot, Maximum	1 dwelling	The <i>gross floor area</i> of the residential dwellings shall not exceed the <i>gross floor area</i> of the commercial uses in the building.	No Provision	No Provision
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.			

(Amended by By-Law 86-07)

15.2.1 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*.

(Added by By-Law 31-09)

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15.2.2. RESTRICTION ON GROUND FLOOR RESIDENTIAL

Notwithstanding the residential *uses permitted* in Table 15.1, no residential *use* shall be permitted on the ground floor of any *building* located within the lands fronting and flanking on Dundas Street between Patrick Street and George Street within the Village of Thamesford.

(Added by By-Law 31-09)

15.2.3 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:

- 15.2.3.1 such *open storage* is *accessory* to the *use* of the main non-residential *building* on the *lot*;
- 15.2.3.2 such *open storage* complies with the yard and setback requirements of this Section; and
- 15.2.3.3 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.

15.2.4 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:

- 15.2.4.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 15.2.4.2 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.

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15.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS

Notwithstanding the provisions of Section 5.19 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 15.2.5.1 there shall be a minimum of two *driveways* per *lot*;
- 15.2.5.2 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);
- 15.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 15.2.5.4 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);
- 15.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft).

15.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (CC-C)

In accordance with the provisions of Section 5.4, all CC-C zoned *lots* shall contain a *converted dwelling*, or any non-residential *use* permitted in Section 15.1, in accordance with the provisions of Section 15.2.

15.4 SPECIAL PROVISIONS

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