

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 <i>accessory</i> to a permitted <i>use</i> on the lot;
• an <i>eating establishment</i> ;
• a <i>farm implement dealership</i> ;
• a farm produce retail outlet;
• a <i>home occupation</i> , in accordance with Section 5.14;
• a <i>hotel</i> ;
• a laundromat;
• a <i>motel</i> ;
• a motor vehicle washing establishment;
• a motor vehicle sales establishment;
• a <i>nursery</i> ;
• a <i>parking lot</i> ;
• a <i>public garage</i> ;
• a public use, in accordance with the provisions of Section 5.21;
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling accessory</i> to a permitted <i>use</i> ;
• a <i>veterinary clinic</i> , with no outdoor kennels, pens or runs.

(Deleted and Replaced by By-Law 2267-2021)

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 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)	
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 ft)	No Provision	30 m (98.4 ft)	80 m (262.5 ft)	
Lot Depth: Minimum, where served by both sanitary sewers and public water supply	30 m (98.4 ft)			45 m (147.6 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
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	7.5 m (29.6 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 1.2 m (3.9 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 County Road	22 m (72.2 ft)			28 m (91.9 ft)	23 m (75.5 ft)
Lot Coverage for All Buildings: Maximum	40%			25%	
Landscaped Open Space: Minimum	No Provision		10%		30%
Gross Floor Area: Minimum	No provision	55 m ² (592 ft ²)	No Provision		
Height of Building: Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)		15 m (49.2 ft)
Number of Dwelling Units per Lot: Maximum	1 <i>dwelling</i>	1 <i>dwelling unit</i>	No Provision		
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.				

(Deleted and Replaced by By-Law 2267-2021)

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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, 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, 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.”

(Deleted and Replaced by By-Law 2267-2021)

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;
- 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:

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- 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;
- 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 Lot 20, Concession 7 (Blenheim) HC-1 (Key Map 33)

- 17.3.1.1 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* 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, confectionary, 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*.

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(Deleted and Replaced by By-Law 2267-2021)

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* for any purpose except in accordance with the following provisions:

17.3.1.2.1 LOT COVERAGE

Maximum for all *buildings* and *structures* (excluding breezeways, *pump islands* and kiosks)

1200 m² (12,917.1 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 5.18.1.7.2 shall not apply.

17.3.1.2.5 PROVISIONS FOR STORAGE OF PREFILLED PROPANE STORAGE TANKS

Maximum

24 Tanks

17.3.1.3 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*.

(Deleted and Replaced by By-Law 2267-2021)

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17.3.2 **Location: Part Lot 24, Concession 10 (Blenheim), Part 1, 41R-3124, Bright, HC-2 (Key Map 20)**

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 That all of 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.

(Deleted and Replaced by By-Law 2267-2021)

17.3.3 **Location: Part Lot 12, Concession 1 (Blenheim), Part 1, 41R-5171, Princeton, HC-3 (Key Map 59)**

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 ha** (9.9 ac)

17.3.3.2.2 That all of 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.

(Deleted and Replaced by By-Law 2267-2021)

17.3.4 **Location: Part Lot 17, Concession 12 (Blenheim), Parts 1 & 2, 41R-8446, Plattsville, HC-4 (Key Map 6)**

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 5.14;*
- 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)
 (Deleted and Replaced by By-Law 2267-2021)

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