

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:

<b>TABLE 16.1: USES PERMITTED</b>
• 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 5.5 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> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.22 of this Zoning By-Law;
• a <i>recreational, or athletic facility</i> or <i>club</i> ;
• a <i>retail store</i> ;

TABLE 16.1: USES PERMITTED
• 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		
<b>Lot Frontage, Minimum</b>	<b>14.0 m</b> (45.9 ft) or <b>18.0 m</b> (59.0 ft) in the case of a <i>corner lot</i>	No Provision	<b>18.0 m</b> (59.1 ft)	<b>45.0 m</b> (147.6 ft)
<b>Lot Area, Minimum</b>	<b>420.0 m<sup>2</sup></b> (4,520.9 ft <sup>2</sup> ) or <b>540.0 m<sup>2</sup></b> (5,812.7 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	<b>90.0 m<sup>2</sup></b> (968.8 ft <sup>2</sup> )	<b>450.0 m<sup>2</sup></b> (4,843.9 ft <sup>2</sup> )	<b>2,025.0 m<sup>2</sup></b> (21,797.6 ft <sup>2</sup> )
<b>Lot Depth, Minimum</b>	No Provision		<b>30.0 m</b> (98.4 ft)	<b>45.0 m</b> (147.6 ft)
<b>Front Yard, Minimum Depth</b>	<b>7.0 m</b> (23.0 ft)	No Provision		<b>15.0 m</b> (49.2 ft)
<b>Exterior Side Yard, Minimum Width</b>	<b>6.0 m</b> 19.7 ft)	No Provision		<b>15.0 m</b> (49.2 ft)
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)	<b>5.0 m</b> (16.4 ft)	<b>10.0 m</b> (32.8 ft)	

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		
Interior Side Yard, Minimum Width	1.2 m (3.9 ft)	No provision, or 5.0 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone	5.0 m (16.4 ft) or 10.0 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	22.0 m (72.2 ft)		26.0 m (85.3 ft)	
Lot Coverage, Maximum	30%	No Provision	60%	20%
Height of Building, Maximum	11.0 m (36.1 ft)	No Provision	11.0 m (36.1 ft)	
Landscaped Open Space, Minimum	No Provision	10%	10%	5%
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)

(Deleted and Replaced by By-Law 2021-09)

**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 3.0 m (9.8 ft) is required between such *buildings*.

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**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.
- 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 **3.0 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 **15.0 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 5.19 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 **15.0 m** (49.2 ft);

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16.2.4.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3.0 m** (9.8 ft);

**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:

16.2.5.1 New *single detached dwellings* shall not be permitted on *lots* with frontage on Woodstock Street, between William Street and Jacob Street; and

16.2.5.2 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 (Key Map 4)**

(Amended by By-Law 2021-09)

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 (Key Map 7)**  
(Amended by By-Law 2021-09)

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
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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 (Key Map 7)**

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.

16.4.3.3 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)

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16.4.4 **Location: Part Lot 14, e/s of Woodstock Street N & n/s of Hope Street E,  
Plan 307 (Tavistock), CC-4 (Key Map 4)**  
(Amended by By-Law 2021-09)

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)

16.4.4.3 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 (Key Map 4)**  
(Amended by By-Law 2021-09)

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.

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(Added by By-Law 2015-32)

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)

16.4.5.3 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)