

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, a wholesale outlet or a business office accessory to a permitted use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> .

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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		
<b>Lot Area</b> , Minimum where sanitary sewers are not available	<b>2,800 m<sup>2</sup></b> (30,140 ft <sup>2</sup> )	<b>300 m<sup>2</sup></b> (3,230 ft <sup>2</sup> )	<b>3,700 m<sup>2</sup></b> (39,828 ft <sup>2</sup> )	<b>0.4 ha</b> (1 ac)
<b>Lot Area</b> Minimum where serviced by both sanitary sewers and public water supply	<b>450 m<sup>2</sup></b> (4,844 ft <sup>2</sup> ) or <b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	No Provision	<b>450 m<sup>2</sup></b> (4,844 ft <sup>2</sup> )	<b>2,025 m<sup>2</sup></b> (21,797.6 ft <sup>2</sup> )
<b>Lot Frontage</b> , Minimum where sanitary sewers are not available	<b>35 m</b> (114.8 ft)	No Provision	<b>40 m</b> (131.2 ft)	<b>50 m</b> (164 ft)
<b>Lot Frontage</b> where serviced by both sanitary sewers and public water supply	<b>15 m</b> (49.2 ft) or <b>20 m</b> (65.6 ft) in the case of a <i>corner lot</i>	No Provision	<b>18 m</b> (59.1 ft)	<b>45 m</b> (147.6 ft)
<b>Lot Depth</b> Minimum where sanitary sewers are not available	<b>80 m</b> (262.5 ft)	No Provision	<b>92.5 m</b> (303.5 ft)	<b>80 m</b> (262.5 ft)
<b>Lot Depth</b> , where serviced by both sanitary sewers and public water supply	<b>30 m</b> (98.4 ft)	No Provision	<b>30 m</b> (98.4 ft)	<b>45 m</b> (147.6 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		
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%
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 <sup>2</sup> (1,001 ft <sup>2</sup> )	70 m <sup>2</sup> (753.5 ft <sup>2</sup> )	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.			

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(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)

**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:

- 15.2.41 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 15.2.42 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**15.4.1 **Location: Part Lot 1, Registered Plan No. 140, Thamesford (Key Map 67)**

- 15.4.1.1 Notwithstanding any provisions of By-Law Number 35-99 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 *uses permitted* in Section 15.1 of this By-Law.

- 15.4.1.2 Notwithstanding the provisions of By-Law Number 35.99 to the contrary, no person shall within any CC-1 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

15.4.1.2.1 *LOT AREA*

Minimum **434 m<sup>2</sup>** (4,671 ft<sup>2</sup>)

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(Added by By-Law 38-21)

15.4.1.2.2 *LOT DEPTH*

Minimum **25.4 m** (83.3 ft)

15.4.1.2.3 *REAR YARD DEPTH*

Minimum **5 m** (16.4 ft)

15.4.1.2.4 *FRONT YARD DEPTH*

Minimum **7 m** (23 ft)

15.4.1.2.5 *EXTERIOR SIDE YARD WIDTH*

Minimum **5 m** (16.4 ft)

15.4.1.2.6 *LOT COVERAGE*

Maximum **45%**

15.4.1.3 That all other provisions of the CC Zone in Section 15.2 to this By-law, as amended, shall apply, and further that all other provisions of this Zoning Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 38-21)

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