

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 <i>additional residential unit</i> , within an <i>existing single detached dwelling</i> and/or in a <i>building accessory</i> to an <i>existing single detached dwelling</i> , in accordance with Section 5.5;
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a <i>community centre</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</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 <i>dwelling</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a <i>financial institution</i> ;
• a <i>fire hall</i> or <i>police station</i> ;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a <i>funeral home</i> ;
• a <i>group home</i> , in accordance with the provisions of Section 5.13;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a <i>laundromat</i> ;
• a <i>medical centre</i> ;
• a <i>motor vehicle washing establishment</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;
• a <i>recreational or athletic facility</i> or <i>club</i> ;
• a <i>retail store</i> ;

<b>TABLE 16.1: USES PERMITTED</b>
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>tent and awning shop</i> ;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

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

(Deleted and Replaced by By-Law 2379-2023)

## 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 any of the uses in Table 16.1 unless the *lot* is served by a *municipal sewage system* and *municipal water system*.

(Deleted and Replaced by By-Law 2379-2023)

<b>TABLE 16.2: ZONE PROVISIONS</b>				
<b>Zone Provision</b>	<b>Single Detached Dwelling</b>	<b>Dwelling Unit in a Non-Residential Building</b>	<b>Non-Residential Uses</b>	<b>Automobile service station</b>
<b>Lot Area:</b> Minimum	<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> (4,843.9 ft <sup>2</sup> )	<b>2,025 m<sup>2</sup></b> (21,797.6 ft <sup>2</sup> )
<b>Lot Frontage:</b> Minimum	<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	No Provision		<b>30 m</b> (98.4 ft)	<b>45 m</b> (147.6 ft)
<b>Front Yard,</b> Minimum Depth <b>Exterior Side Yard,</b> Minimum Width	<b>7.5 m</b> (24.6 ft)	No Provision		<b>15 m</b> (49.2 ft)
<b>Rear Yard,</b> Minimum Depth	<b>7.5 m</b> (24.6 ft)	<b>5 m</b> (16.4 ft)		<b>10 m</b> (32.8 ft)

TABLE 16.2: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile service station
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 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		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	22 m (72.2 ft)			26 m (85.3 ft)
Lot Coverage, Maximum	40%	No Provision	60%	20%
Landscaped Open Space, Minimum	No Provision		5%	
Gross Floor Area, Minimum	No provision	55 m <sup>2</sup> (592 ft <sup>2</sup> )	No Provision	
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	
Number of Dwelling Units per Lot, Maximum	1	The <i>gross floor area</i> of the residential <i>dwelling</i> s shall not exceed the <i>gross floor area</i> of the commercial <i>uses</i> in the <i>building</i> .	No Provision	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

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

**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 *yard* of 2 m (6.6 ft) is required between such *buildings*.

## 16.2.1.1 RESTRICTION ON GROUND FLOOR RESIDENTIAL

Notwithstanding the residential uses *permitted* in Table 16.1, no *dwelling unit* shall be permitted on the ground floor of any *building* located within the lands fronting and flanking on Albert Street between Hume Street and Ann Street in the Village of Plattsville or within lands fronting and flanking on Wilmot Street North between Oxford Street and Station Street in the Village of Drumbo.

(Added by By-Law 1576-2009)

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 non-residential *use* 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 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.

16.2.4 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*:

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 m** (49.2 ft);
- 16.2.4.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);

16.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (CC-C)**

(Amended by By-Law 2267-2021)

(Deleted by By-Law 2379-2023)

16.4 **SPECIAL PROVISIONS**

16.4.1 **LOCATION: LOTS 17 & 18, PLAN 162 (BLENHEIM), PLATTSVILLE, CC-1 (KEY MAP 4)**

- 16.4.1.1 Notwithstanding any provision 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 uses *permitted* in Section 16.1 of this Zoning By-law.

- 16.4.1.2 Notwithstanding any provision 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 in accordance with the following provisions:

16.4.1.2.1 *DWELLING* UNITS IN A PORTION OF A NON-RESIDENTIAL BUILDING

Maximum 13 units

16.4.1.2.2 *GROSS FLOOR AREA*

Maximum, for Non-Residential  
uses on the Ground Floor **227 m<sup>2</sup>** (2,443.5 ft<sup>2</sup>)

- 16.4.1.2.3 Notwithstanding the maximum number of residential units and the maximum *gross floor area* for non-residential uses on the ground floor, an additional **170 m<sup>2</sup>** in the cellar may be used for storage *accessory* to a permitted residential or non-residential *use*.

16.4.1.2.4 NUMBER OF PARKING SPACES

Minimum (on-site) 26 spaces

16.4.1.2.5 SPECIAL PROVISIONS FOR AN ACCESSORY STRUCTURE USED FOR GARBAGE STORAGE

*REAR YARD DEPTH*

Minimum nil

SETBACK TO THE CENTRELINE OF COUNTY ROAD

Minimum **10.2 m** (33.5 ft)

16.4.1.3 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.

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

**16.4.2 LOCATION: PART LOT 8, BLOCK C & PART BLOCK C, PLAN 104 (BLENHEIM), DRUMBO, CC-2 (KEY MAP 30)**

16.4.2.1 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 the following:

*a dwelling* house containing not more than 2 units;  
*a home occupation* in a *permitted dwelling* house.

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:

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

16.4.2.2.1 *LOT AREA*

Minimum **263 m<sup>2</sup>** (2,831 ft<sup>2</sup>)

16.4.2.2.2 *LOT FRONTAGE*

Minimum **12 m** (39.4 ft)

16.4.2.2.3 *LOT DEPTH*

Minimum **20 m** (65.6 ft)

## 16.4.2.2.4 YARDS AND SETBACKS

The minimum *yards, setbacks, landscaped open space* and maximum *lot coverage* shall be the *yards, setbacks, landscaped open space* and *lot coverage* existing as of the passage of this Zoning By-law.

## 16.4.2.3 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.

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

16.4.3 LOCATION: PART LOTS 1 AND 10, PLAN 57 (BLENHEIM), PLATTSVILLE, CC-3 (KEY MAP 4)16.4.3.1 Notwithstanding any provision 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 *uses permitted* in Section 16.1 of this Zoning By-Law;  
an electronic communications contractor establishment.

16.4.3.2 Notwithstanding any provision 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 in accordance with the following provisions:16.4.3.2.1 *INTERIOR SIDE YARD WIDTH*

Minimum **1.8 m (6 ft)**

## 16.4.3.2.2 OFF STREET PARKING REQUIRED

Notwithstanding any other provisions of this Zoning By-law to the contrary, an electronic communications contractor establishment shall have a minimum of 6 *parking spaces*.

## 16.4.3.2.3 LOADING SPACE

Notwithstanding any other provision in this Zoning By-law to the contrary, no loading spaces shall be required for an electronic communications contractor establishment.

## 16.4.3.2.4 WIDTH BETWEEN DRIVEWAYS

Notwithstanding any other provision in this Zoning By-law to the contrary, a separation of **3.9 m (13.0 ft)** shall be permitted between the two *driveway* accesses on River Road.



- 16.4.4.3 That all of the 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 1845-2014)

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

16.4.5 **LOCATION: PART LOTS 2 & 3, NORTH OF OXFORD STREET, PLAN 199 (BLENHEIM), DRUMBO, CC-5 (KEY MAP 28)**

- 16.4.5.1 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* for any purpose except the following:

*all uses permitted* in Section 16.1 of this Zoning By-Law.

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

16.4.4.2.1 *LOT FRONTAGE*

Minimum **13.7 m (44.9 ft)**

16.4.4.2.2 *INTERIOR SIDE YARD WIDTH*

Minimum, from easterly property line **1.1 m (3.6 ft)**

- 16.4.4.3 That all of the 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 1845-2014)

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

16.4.6 **LOCATION: PART LOT 1, BLOCK B, PLAN 199, VILLAGE OF DUMBO, CC-6 (KEY MAP 31)**

- 16.4.6.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any CC-6 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  
*a street fronting townhouse*, in accordance with Section 13.2 of this Zoning By-law.

- 16.4.6.2 Notwithstanding any provision of this by-law, no *person* shall within any CC-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

**Township of Blandford-Blenheim Zoning By-Law Number 1360-2002**

16.4.6.2.1 SPECIAL PROVISIONS FOR A *STREET FRONTING TOWNHOUSE*16.4.6.2.1.1 *LOT FRONTAGE*

Minimum for an interior unit	<b>6.7 m</b> (21.9 ft)
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Minimum for an end unit on a corner lot	<b>16.9 m</b> (55.4 ft)
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16.4.6.2.1.2 *LOT DEPTH*

Minimum	<b>29 m</b> (95.1 ft)
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## 16.4.6.2.1.3 DRIVEWAY WIDTH

A maximum of 55% of the *front yard* of an interior *street fronting townhouse dwelling* may be occupied by a *driveway*.

16.4.6.3 That all of the 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 2012-2017)

(Deleted and Replaced by By-law 2128-2019)

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