

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 building if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> ;
• an <i>eating establishment</i> ;
• a <i>farm implement dealership</i> ;
• a <i>farm produce retail outlet</i> ;
• a <i>home occupation</i> , in accordance with Section 5.13 of this Zoning By-Law;
• a <i>hotel</i> ;
• a laundromat;
• a <i>motel</i> ;
• a motor vehicle washing establishment;
• a motor vehicle sales establishment;
• a <i>parking lot</i> ;
• a <i>public garage</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.22 of this Zoning By-Law;
• a <i>retail store</i> , if located outside of the Village of Tavistock, as defined in Section 2.7.2.1
• a <i>nursery</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> ;
• a <i>veterinary clinic</i> , with no outdoor kennels, pens or runs.

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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* 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*.

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 m ² (30,140 ft ²)	300 m ² (3,230 ft ²)	3,700 m ² (39,828 ft ²)	0.4 ha (1 ac)	0.4 ha (1 ac) provided that an additional 200 m ² (2,152.9 ft ²) of lot area be provided for each guest room in excess of 4 guest rooms
Lot Area, Minimum, where served by both sanitary sewers and public water supply	450 m ² (4,844 ft ²) or 600 m ² (6,458.6 ft ²) in the case of a corner lot	90m ² (968.8 ft ²)	550 m ² (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)	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 corner lot	18 m (59.1 ft)		45 m (147.6 ft)	45 m (147.6 ft)
Lot Depth, Minimum, where sanitary sewers are not available	50 m (164.0 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)	
Front Yard, Minimum Depth	9 m (29.5 ft)			15 m (49.2 ft)	10 m (32.8 ft)
Exterior Side Yard, Minimum Width					

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
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 <i>the 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%	
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)		15 m (49.2 ft)
Landscaped Open Space, Minimum	No Provision	10%	10%		30%
Gross Floor Area, Minimum	93 m ² (1,001.1 ft ²)	55 m ² (592 ft ²)	No Provision		
Number of Dwelling Units per Lot, Maximum	1 dwelling	1 <i>dwelling unit</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)

17.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Dwellings, buildings or structures hereafter *erected* outside of a settlement, as defined in Section 2.7.2.1, 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 located outside of a settlement, as defined in Section 2.7.2.1, 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.

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Dwellings, buildings or structures hereafter erected, within a settlement defined in Section 2.7.2.1, 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.

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 *setback* of **3 m** (9.8 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; and
- 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:

- 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.

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17.2.5 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*:

- 17.2.5.1 there shall be a minimum of two *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 PROVISIONS17.3.1 Location: Part Lot 6, Concession 12 (East Zorra), HC-1 (Key Map 43)

(Amended by By-Law 2021-09)

- 17.3.1.1 Notwithstanding any provisions 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:

- all the *uses* permitted in Section 17.1;
- a *contractors shop* or *yard*;
- a machine shop;
- a retail outlet, a wholesale outlet or a business office *accessory* to a permitted *use*;
- a woodworking shop.

- 17.3.1.2 That all the other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

17.3.2 Location: Part Lot 36, Concession 14 (East Zorra), HC-2 (Key Map 10)

(Amended by By-Law 2021-09)

- 17.3.2.1 Notwithstanding any provisions 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:

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all the *uses* permitted in Section 15.1;
a *contractors shop* or *yard*.

- 17.3.2.2 That all the other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

17.3.3 **Location: Part Lot 126, Registered Plan 307, Parts 1, 2, and 3 of Reference Plan 41R-7342: HC-3 (Key Map 8)**

- 17.3.3.1 Notwithstanding any provisions 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:

all *uses* permitted in Section 17.1 of this Zoning By-Law; and
a fire hall and police station.

- 17.3.3.2 Notwithstanding any provisions of this Zoning By-Law the contrary, no *person* shall within any ‘HC-3’ zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions.

- 17.3.3.3 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*.

(Added by By-Law 2004-31)

17.3.4 **Location: North Part Lot 49, Plan 307 (Tavistock) HC-4 (Key Map 4)**

- 17.3.4.1 Notwithstanding any provisions 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:

all the *uses* permitted in Section 17.1;
a woodworking shop;
a *contractor’s shop* or *yard*;
a *business office accessory* to a permitted *use*.

- 17.3.4.2 Notwithstanding any provisions of this Zoning By-Law the contrary, no *person* shall within any ‘HC-4’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions.

(Added by By-Law 2006-12)

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17.3.4.3 That all the other 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*.

(Added by By-Law 2006-12)

17.3.5 **Location: Part Lot 126, Plan 307 (Village of Tavistock) HC-5 (Key Map 8)**

(Amended by By-Law 2021-09)

17.3.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any HC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

an appliance store;
 an auction establishment;
 an automated teller machine;
 an automobile service station;
 a *business office accessory* to a permitted use;
 a convenience store;
 a drug store with a minimum of **930.0 m²** (10,010.0 ft²) of *gross floor area*;
 an *eating establishment*;
 a *farm auction barn*;
 a *farm implement dealership*;
 a farm produce retail outlet;
 a furniture store;
 a *hotel*;
 a *motel*;
 a motor vehicle washing establishment;
 a motor vehicle sales establishment;
 a *nursery*;
 a *parking lot*;
 a *public garage*;
 a public use in accordance with the provisions of Section 5.22 of this By-Law;
 a *recreational, or athletic facility or club*;
 a retail food store;
 a *retail store* or wholesale outlet for home improvement, agricultural supplies and/or building supplies;
 a service shop;
 a tourist kiosk;
 a *personal service shop*;
 a *place of entertainment*;
 a printing/copying store;
 a *veterinary clinic* with no outdoor runs, pens or kennels;
 a video rental establishment.

(Added by By-Law 2009-30)

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17.3.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any HC-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.5.2.1 DEFINITION

Drugstore: means a retail store which dispenses prescription drugs and sells non-prescription medicine, medical devices and supplies, health and beauty products and associated sundry products and may also sell other non-medical related products such as, but not limited to, books, magazines, toys and food.

17.3.5.2.2 OUTDOOR STORAGE

Notwithstanding 17.2.3.4, the *open storage* of finished goods or materials for the purpose of display or sale shall have a minimum *setback* of **9.0 m** (29.5 ft) from the *front lot line*.

17.3.5.3 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*.

(Added by By-Law 2009-30)

17.3.6 **Location: Part Lot 36 Concession 14, HC-6 (Key Map 10)**

(Amended by By-Law 2021-09)

17.3.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'HC-6' 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 17.1;
a *contractor's shop* or *yard*;
a public storage warehouse

17.3.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'HC-6' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.6.2.1 LOT AREA

Minimum where sanitary sewers are not available **2,084.0 m²** (22,432.0 ft.²)

(Added by By-Law 2013.34)

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17.3.6.2.2 LOT FRONTAGE

Minimum where sanitary sewers are not available **29.0 m** (95.1 ft)

17.3.6.2.3 INTERIOR SIDE YARD

Minimum Width **5 m** (16.4 ft) or **7.5 m** (24.61 ft) where the *interior side lot line* abuts a Residential zone

17.3.6.3 That all the other provisions of the HC Zone in Section 17.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 2013-34)