

Section 9
Commercial Zones**SECTION 9 - COMMERCIAL ZONES**

No **person** shall within any C1, C2, C3 and C4 **zone use** any **land** or **erect, alter, or use** any **building** or **structure** for any purpose except in accordance with the following provisions:

9.1 Permitted Uses, Buildings, and Structures

Uses permitted in a Commercial Zone are denoted by the symbol '✓' in the column applicable to the Zone and corresponding with the row for a specific permitted use in Tables 9A and 9B. A number(s) following the symbol '✓' or identified permitted use indicates that one or more special provisions apply, which are listed below Table 9A and 9B.

Table 9A Commercial Zones C1, C2 and C4 – Permitted Uses			
Use	C1	C2	C4
Adult Day Service Facility	✓		
Assembly hall	✓		
Antique store	✓		
Artisan's establishment	✓		✓
Automobile Automotive gas bar	✓ (1)	✓	
Automobile parts supply store	✓		
Bakery	✓		✓
Bank or a financial institution	✓		✓
Barber shop or a hairdresser shop	✓		✓
Beer parlour or a cocktail bar or a tavern	✓		✓
Bed and Breakfast Establishment	✓ (3)		
Boutique	✓		
Bowling alley	✓		✓
Bus Transit station			✓
Business or professional office	✓		✓
Church Place of Worship	✓		✓
Convenience or variety store	✓	✓	
Convenience business services establishment	✓		
Clinic, medical	✓		✓
Club, private	✓		✓
Club, commercial	✓		✓
Commercial use, excluding adult entertainment parlours, billiards parlours and video arcades	✓		
Community centre or a banquet hall or a dance hall or an auditorium	✓		✓
Day Nursery Child Care Centre	✓		
Department store	✓		
Dressmaking or tailor shop	✓		✓

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Table 9A Commercial Zones C1, C2 and C4 – Permitted Uses			
Dry cleaning outlet	✓		✓
Dry cleaner's establishment Laundry Plant	✓		✓
Dwelling units (only permitted in the upper portion or upper floor levels of a commercial building)	✓ (2)		✓ (2)
Eating establishment, restaurant	✓	✓	✓
Eating establishment, take-out	✓		✓
Fire hall			✗
Farmer's market	✗		
Florist shop	✓		
Funeral home	✓		
Government administrative office	✓		✓
Grocery store	✗		
Home decorating store	✓		
Home improvement store	✓		
Hospital	✓		
Hotel	✓		✓
Laundromat	✓		
Library	✓		
Liquor, beer or wine store	✓		
Movie video rental and sales business	✗		
Office	✓		
Office, business	✓		
Office, medical/dental	✓		
Office, service	✗		
Office, support	✓		
Parking lot			✓
Parking lot, commercial	✓		
Personal service shop	✓	✓	
Pet Hotel	✓		
Pet shop	✓		
Pharmacy	✓		
Place of entertainment	✓		
Photographic studio	✗		✗
Police station	✗		✗
Postal outlet	✓		
Printing and/or publishing establishment	✗		
Public library	✓		✓
Public park	✓		✓
Commercial Recreational Use	✓		✓
Rental shop	✓		
Repair shop	✓		
Retail store	✓		✓

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Table 9A Commercial Zones C1, C2 and C4 – Permitted Uses			
Service commercial centre	✓		
School, commercial	✓		
Shopping centre	✓		
Shopping plaza	✓		
Supermarket	✓		
Studio	✓		
Taxi stand and office	✓		
Theatre	✓		✓
Accessory uses, buildings and structures	✓	✓	✓

Table 9A Additional Regulations:

- (1) Existing only.
- (2) **Dwelling Unit Gross Floor Area, Minimum**
- | | | |
|----------------------------------|------|---------------------------|
| (a) Bachelor unit | 40.5 | square metres |
| (b) 1 bedroom unit | 54.0 | square metres |
| (c) 2 bedroom unit | 72.0 | square metres |
| (d) 3 bedroom unit | 90.0 | square metres |
| (e) Additional bedrooms beyond 3 | 9.0 | square metres per bedroom |
- (3) Only permitted within an existing **single-detached dwelling**.

Table 9B Commercial Zones C3 – Permitted Uses			
	Uses are permitted subject to minimum Commercial Zone Standards identified in columns of Table 9D Commercial Zone Standards – C3 as follows:		
Use	C3 (Column A)	C3 (Column B)	C3 (Column C)
Assembly hall	✓		
Auction Establishment	✓		
Automobile -Automotive gas bar	✓		
Automobile parts supply store	✓		
Automobile rental establishment	✓		
Automobile repair establishment	✓ (1)	✓	
Automobile sales and service establishment			✓
Automobile service station		✓	
Automobile washing establishment		✓	
Bowling alley	✗		
Building supply outlet	✓		✗
Bus depot Transit Station	✓		
Convenience or variety store	✓		
Convenience business services establishment	✓		

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Table 9B Commercial Zones C3 – Permitted Uses			
Clinic, animal	✓		
Department store (3)			✓
Eating establishment, restaurant	✓		
Eating establishment, take-out	✓		
Farm implement sales and service			✓
Farmer's market	✗		
Funeral home	✓		
Fuel pump island		✓	
Golf course, miniature	✓		
Greenhouse, commercial	✓		
Home decorating store			✓
Home improvement store			✓
Hotel or motel	✓		
Landscaping business and/or garden centre	✓		✗
Lumber Yard			✓
Liquor, beer or wine store	✓		
Office, business	✓		✗
Office, medical/dental			✓
Parking lot, commercial	✓		
Place of entertainment			✓
Recreational commercial use	✓		
Rental shop	✓		
Repair shop	✓		
Self-storage establishment	✓		
Service commercial centre	✓		✗
Supermarket			✓
Taxi stand and office	✓		
Tire sales establishment	✓		
Accessory uses, buildings and structures	✓	✓	✓

Table 9B Additional Regulations:

(1) Excluding body and fender repair shops

(2) **Accessory uses, buildings and structures** are permitted in accordance with the standards for **accessory uses, buildings and structures** applicable to the Table 9D column for the main use.(3) Maximum **Gross Floor Area** for use shall be limited to 1,000 m².**9.2 Requirements for Permitted Uses, Buildings, and Structures**

A number(s) following the Zone standards, Zone heading, or the standard, indicates that one or more special provisions apply, which are listed below in Tables 9C and

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9D.

Table 9C Commercial Zone Standards – C1, C2 and C4			
Standard	C1 (2)(3)	C2 (3)	C4 (3)(6)
Lot Area, Minimum (m ²)	225.0	900.00	450.0
Lot Frontage, Minimum (m)	7.5	30.0	15.0
Lot Depth, Minimum (m)	30.0	30.0	30.0
Front Yard, Minimum (m)	0.0	6.0	6.0
Interior Side Yard, Minimum (m)	(1)	6.0	0.0 (5)
Exterior Side Yard, Minimum (m)	1.5	6.0	6.0
Rear Yard, Minimum (m)	6.0	9.0	9.0
Building Height, Maximum (m)	13.5	10.5	10.5
Lot Coverage, Maximum (%)	75.0	50.0	40.0
Gross Floor Area, Minimum (m ²)	N/A	250	
Landscaped Open Space, Minimum (%)	N/A	20	20.0

Table 9C Additional Regulations:

- (1) No **interior side yard** is required except where a "C1" **zone** abuts a Residential **zone** in which case a **minimum side yard** of 3.0 metres is required.
- (2) No **parking spaces** are required with the exception of new **dwelling units** and hotels in accordance with Section 5.

Notwithstanding the provisions of Section 5.6 and Section 5.24.8 of this By-law, the following provisions shall apply with respect to **daylight or sight triangles** in the "C1" **zone**:

- a. a **daylight or sight triangle** with distances of 6.0 metres measured along the **lot lines** abutting the **streets** shall be required.
- b. Clause (a) above shall not apply so as to prevent the projection of a second or higher **storey** of a **building** or **structure** into the required **daylight or sight triangle** provided that a vertical height of 3.0 metres measured vertically above **finished grade level** is kept free of any **buildings** and **structures**.
- c. Clause (a) above shall not apply so as to prevent the **erection** of one structural support column, with a maximum diameter of 450 mm, in the required **daylight or sight triangle** provided that the column is required for the structural support of the second or higher **storey** of a **building** or **structure**.
- d. Clause (a) above shall not apply to those **buildings** on **lots** at the at the following intersections:

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- i. Queen Street E. and Water Street;
- ii. Queen Street E. and Wellington Street;
- iii. Queen Street E. and Church Street.

The **outdoor display and sale areas** for goods or materials shall not be **permitted** in the **front yard**.

- (3) A **planting strip** shall be required in accordance with the provisions of Section 5.25 where an **interior side or rear lot line** for a **lot** being developed for commercial purposes abuts a **lot** that is in a Residential **Zone** or a Residential (-H) Holding **Zone**.
- (4) The outdoor storage of goods or materials shall not be permitted.
Fuel pumps and canopies over a **pump island** shall not be located closer than 3.0 metres to any **street line** or within a radius of 15.0 metres of the corner of intersecting **street lines** on a **corner lot**.
Fuel storage tanks shall not be located closer than 4.5 metres to a **front, interior side, exterior side, or rear lot line**.
- (5) Except where a "C4" **zone** abuts a Residential **zone** in which case a **minimum interior side yard** of 6.0 metres is required.
- (6) No ingress or egress **driveway** shall be located closer than 1.5 metres to any **side or rear lot line**.

Table 9D Commercial Zone Standards – C3			
Standard	Column A Uses	Column B Uses	Column C Uses
Lot Area, Minimum (m ²)	900.0	1350.0	4000.0
Lot Frontage, Minimum (m)	30.0	45.0	45.0
Lot Depth, Minimum (m)	30.0	30.0	45.0
Front Yard, Minimum (m)	10.0	10.0	10.0
Interior Side Yard, Minimum (m)	3.0 is required except where a "C3" zone abuts a Residential zone in which case a minimum interior side yard of 7.5 is required.	7.5 or one half the building height, whichever is greater.	10.0 or one half the building height, whichever is greater.
Exterior Side Yard, Minimum (m)	6.0	7.5	7.5
Rear Yard, Minimum (m)	4.5 is required except where a "C3" zone abuts a Residential zone in which case a minimum rear yard of 7.5 is required.	7.5	10.0

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Building Height, Maximum (m)	10.5	10.5	13.5
Lot Coverage, Maximum (%)	40.0	40.0	40.0
Planting Strip Requirement	A planting strip shall be required in accordance with the provisions of Section 5.25 where an interior side or rear lot line for a lot being developed for commercial purposes abuts a lot that is in a Residential Zone or a Residential (-H) Holding Zone.		
Landscaped Open Space, Minimum (%)	20	20	20
Notwithstanding any provisions of this By-law, a landscaped open space strip with a minimum width of <u>3.0 metres</u> shall be required for all lands zoned "C3" with a front or side lot line along Queen Street or James Street.			
Outdoor Storage	The outdoor storage of goods or materials shall be permitted in accordance with the provisions of Section 5.19.		
Outdoor Display and Sales Area	An outdoor display and sale area shall be permitted in accordance with the provisions of Section 5.20.		

9.3 Requirements for Permitted Dwelling Units

9.3.1 **Location:**

Dwelling units shall be **permitted** only on the upper portion or upper floor levels of **buildings used** for **commercial/business** purposes.

9.3.2 **Dwelling Unit Gross Floor Area, Minimum**

- | | | | |
|-----|------------------------------|------|---------------------------|
| (a) | Bachelor unit | 40.5 | square metres |
| (b) | 1 bedroom unit | 54.0 | square metres |
| (c) | 2 bedroom unit | 72.0 | square metres |
| (d) | 3 bedroom unit | 90.0 | square metres |
| (e) | Additional bedrooms beyond 3 | 9.0 | square metres per bedroom |

9.4 Requirements for Accessory uses, Buildings, Structures

In accordance with the provisions of Section 5.1A.

9.5 Requirements for Public Parks

In accordance with the provisions of Section 15.

9.6 Special Provisions

9.6.1 Central Commercial Zone One (C1) Special Provisions

9.6.1.1 **C1-1**

- (a) **Location:** All land within the "C1-1" **zone** as shown on Schedule "A" to this By-law and identified as being within in the **Special Policy Area** designation(s) of the Town's Official Plan

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- (b) Notwithstanding the provisions of Section 9.1 of this By-law, the following **uses** are prohibited within the "C1-1" **zone** as shown on Schedule "A" to this By-law:
 - (i) a **day nursery**;
 - (ii) a firehall;
 - (iii) a **government administrative office**;
 - (iv) ~~a police station~~ **emergency service facility**;
- (c) Notwithstanding any provision of this By-law, no new building permits nor any change in **use** shall be **permitted** without the written approval of the Upper Thames River Conservation Authority stating that the proposed development or redevelopment satisfies the flood proofing measures as required by the Town's Official Plan and the Upper Thames River Conservation Authority.
- (d) All other provisions of the "C-1" **zone**, as amended, shall apply.

Amended by By-law No. Z4-1997 and Z5-1997

9.6.1.2 C1-2

- (a) Location: Pt. Lot 1 and 2, Block S, w/s of Wellington St., and pt. of Block N, e/s of Water St., Registered Plan No. 235,
Lots 1-3, and Block I, s/s of Elgin St., w/s of Wellington St., and
Lots 10-13 s/s of Elgin St., e/s of Water St., Registered Plan No. 225.
- (b) Notwithstanding the provisions of Section 9.1 to the contrary, an additional **use** described as an **Automobile Repair Establishment**, Minor shall also be permitted within the "C1-2" **zone** as shown on Key Map 13 of Schedule "A" to this By-law:
- (c) For the purpose of paragraph (b) of Section 9.6.1.2 an **Automobile Repair Establishment**, Minor shall mean:
a **building** or part thereof or other **structure**, associated with an automotive part and accessories **retail store**, where the repairing, rebuilding or conditioning of **motor vehicles** or parts thereof, is carried on as a **use** but does not include body or fender work, painting, steam cleaning, an **automobile service station** or an automobile wrecking yard.
- (d) Notwithstanding the provisions of Section 5.21.2 to the contrary, the maximum width of **driveways** on the land within the "C1-2" **zone** as shown on Key Map 13 of Schedule "A" to this By-law shall be 11 metres.
- (e) All other provisions of By-law No. Z1-1997, as amended, including the provisions of the **Special Policy Area** Constraint Zone, shall apply.

Amended by By-law No. Z11-1999

9.6.1.3 C1-3-H

- (a) Location: Part of Lots 1, 2, and 3, west side of Peel Street, Registered Plan No. 225.
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. Z1-1997 to the contrary, an additional **use** described as a **bed and breakfast establishment**, containing not more than two guest bedrooms, shall be **permitted** on the land within the "C1-3-H" **zone** as shown on Key Map 13 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z11-1999).
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

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Amended By By-law No. Z18-2000

9.6.1.4 C1-4

- (a) Location: Lot 1 and Part of Lot 2, north side of Jones Street and west side of Church Street, and
Part of Lot 10, south side of Queen Street, Registered Plan No. 225.
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. Z1-1997 to the contrary, an additional **permitted use** consisting of one additional ground level **single-detached dwelling** and **accessory uses** shall be **permitted** in the “C1-4” **zone** as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z18-2000).
- (c) Notwithstanding any provision of By-law No. Z1-1997 to the contrary, the additional residential **use permitted** in Clause (b) above shall only be **permitted** within an **existing 1 ½ storey frame building** (**existing** as of the day of adoption of By-law No. Z18-2000) situated in the “C1-4” **zone** as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z18-2000).
- (d) Notwithstanding any provision of By-law No. Z1-1997 to the contrary, the maximum **gross floor area** for the additional ground level **single-detached dwelling permitted** in Clause (b) above and located in the “C1-4” **zone** as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z18-2000) shall be the **existing building area** (**existing** as of the day of adoption of By-law No. Z18-2000) or 100 square metres, whichever is less.
- (e) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z74-2008

9.6.1.5 C1-5

- (a) Location: Lot 1, and Lot 2 N/S Queen Street, W/S Wellington Street, Part of Lots 1 and 2 N/S Queen Street, E/S Water Street, Registered Plan No. 225.
- (b) Notwithstanding the provisions of Section 9.2 of this By-law to the contrary, the minimum **lot depth** and the **minimum rear yard** for the land within the “C1-5” **zone** as shown on Key Map 2 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z74-2008) shall be 27.5 metres and 3.5 metres, respectively.
- (c) Notwithstanding any provisions of By-law No. Z1-1997 to the contrary, the provisions of Section 9.6.1.1 (b) and (c) shall apply to the land within the “C1-5” **zone** as shown on Key Map 2 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z74-2008).
- (d) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z111-2014

9.6.1.6 C1-6

- (a) Location: Lots 7, 8, and 9 north side Elgin Street, west side Church Street, Registered Plan No. 225 (Key Map 13)
- (b) Notwithstanding the provisions of Section 9.3.1 of this By-law to the contrary, the conversion of an existing ground level Dentist Office into one residential

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- apartment dwelling unit** shall be permitted on a **lot** within the “C1-6” **zone** as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z111-2014).
- (c) Notwithstanding any provision of this By-law to the contrary, the conversion of an existing ground level Dentist Office into one residential **apartment dwelling unit**, as described above, shall be **permitted** without a Site Plan Agreement pursuant to Section 41 of the *Planning Act RSO 1990*.
 - (d) All other provisions of this By-law shall apply.

9.6.2 Limited Commercial Zone One (C2) Special Provisions

Amended By By-law No. Z20-2000

9.6.2.1 C2-1

- (a) Location: Part of Lots 19 and 20, Concession 17
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. Z1-1997 to the contrary, only the following **uses** shall be **permitted** on the lands located within the “C2-1” **zone** as shown on Key Map 18 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z20-2000).
 - (i) an **automobile sales and service establishment**;
 - (ii) an **automobile service station**;
 - (iii) an **automobile washing establishment**;
 - (iv) a **barber shop or a hairdresser shop**;
 - (v) a building supply shop or yard;
 - (vi) a **business or professional office**;
 - (vii) a **church**;
 - (viii) a **clinic, animal**;
 - (ix) a **clinic, medical**;
 - (x) a **convenience store** with a maximum **gross floor area** of 250 square metres;
 - (xi) a **dress making or tailor shop**;
 - (xii) a dry cleaner’s establishment;
 - (xiii) a **government administrative office**;
 - (xiv) an **eating establishment, restaurant**;
 - (xv) an **eating establishment, takeout**;
 - (xvi) a parking lot;
 - (xvii) ~~a photographic studio~~ **artisan’s establishment**;
 - (xviii) ~~a police station~~ **emergency service facility**;
 - (xix) a **repair shop**;
 - (xx) a **rental shop**;
 - (xxi) a small engine **repair shop**;
 - (xxii) **accessory uses, buildings and structures**.
- (c) The provisions of Section 9.2, Table 9C of By-law No. Z1-1997 shall not apply to any **uses permitted** in clause (b) above. However, the maximum **gross floor area** for a **convenience store permitted** pursuant to item (x) of clause (b) above shall be 250 square metres.
- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

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- (a) Location: Lots 69 to 72, s/s of Queen St., and
Lots 70 to 72 and part of Lot 69, n/s of Jones St.,
Registered Plan No. 235;
- (b) Notwithstanding the provisions of Section 9.1, only the following **uses, buildings, and structures** are **permitted** on the land within the "C3-1" zone as shown on Schedule "A" to this By-law.

Permitted Uses, Buildings, and Structures

- (i) an **automobile sales and service establishment**;
- (ii) an **automobile service station**;
- (iii) an **automobile washing establishment**;
- (iv) a building supply shop and yard;
- (v) an **eating establishment, restaurant**;
- (vi) an **eating establishment, take out**;
- (vii) a farm implements dealership;
- (viii) a **parking lot**;

Amended By By-law No. Z97-2012

- (ix) a home health care establishment;
- (x) **accessory uses, buildings, and structures**.
- (c) All other provisions of the C3 **zone** shall apply.

9.6.3.2 C3-2

- (a) Location: Part of Lot 19, Thames Concession.
- (b) Notwithstanding the provisions of Section 9.1 to the contrary, the following **uses, buildings, and structures** are also **permitted** on the land within the "C3-2" zone as shown on Schedule "A" to this By-law.
 - (i) a hardware/automotive type merchandise store;
 - (ii) a **supermarket**.
- (c) Notwithstanding any provision to this By-law to the contrary, the maximum **Gross Floor Area** for a hardware/automotive type merchandise store as **permitted** in Section 9.6.3.2 (b)(i) shall be 1,858 square metres and the maximum **Gross Floor Area** for a **supermarket** as **permitted** in Section 9.6.3.2 (b)(ii) shall be 2,137 square metres.
- (d) All other provisions of the C3 **zone** shall apply.

9.6.3.3 C3-3

- (a) Location: Part of Lot 20, Thames Concession.

Amended By By-law No. Z90-2011

- (b) Notwithstanding the provisions of Section 9.1 to the contrary, the following **uses, buildings, and structures** are also **permitted** on the land within the "C3-3" zone as shown on Schedule "A" to this By-law.
 - (i) a **business and professional office**;
 - (ii) a **personal service shop**;

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- (iii) a **laundromat**.
- (c) All other provisions of the C3 **zone** shall apply.

Amended By By-law No. Z17-2000

9.6.3.3.1 C3-3-H

- (a) Location: Part of Lot 20, Thames Concession.
- (b) Notwithstanding any provision of this By-law to the contrary, the only **permitted uses** on the land in the “C3-3-H” **zone** as shown on Key Map 5 of Schedule “A” to this By-law (also shown on Schedule “A-1” to By-law No. Z17-2000) are those **buildings, structures, and uses** that lawfully existed on the day of adoption of this By-law.
- (c) Prior to the removal of the “H” provisions as established by this By-law, the owner/developer of the land within the “C3-3-H” **zone** must enter into a **site plan** agreement pursuant to Section 41 of the Planning Act R.S.O. 1990.
- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z13-1999

9.6.3.4 C3-4

- (a) Location: Part of Lot 17, Concession 15 (formerly in the Township of Blanshard).
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. Z1-1997 to the contrary, one accessory residential use, with a total **gross floor area** not exceeding 185 square metres, shall be **permitted** in the upper portion of a **building** used for **highway commercial uses** in the “C3-4” **zone** as shown on Key Map 5 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z13-1999).
- (c) Notwithstanding any provisions of By-law No. Z1-1997 to the contrary, no **landscaped open space** shall be required along the southerly **lot line** of the land within the “C3-4” **zone** as shown on Key Map 5 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z13-1999).
- (d) Notwithstanding any provisions of By-law No. Z1-1997 to the contrary, an access **driveway** with a width of 53 metres shall be **permitted** along the southerly **lot line** (along Queen Street) of the land within the “C3-4” **zone** as shown on Key Map 5 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z13-1999).
- (e) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z22-2000 and By-Law No. Z150-2022

9.6.3.5 C3-5

- (a) Location: Part of Lot 18, Concession 19.
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. Z1-1997 to the contrary, an additional **use** described as an egress and ingress **driveway** used in conjunction with **uses permitted** in the abutting “Industrial Zone One (M1)” **zone** to the south shall be **permitted** on the lands located within the “C3-5” **zone**.
- (c) Additional permitted uses: pet food and pet supplies sales, pet grooming and washing, and pet adoptions.

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- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z22-2000 and Z107-2014

9.6.3.5.1 C3-5-H

- (a) Location: Part of Lot 18, Concession 19.
- (b) Notwithstanding the provisions of Section 9.1 and Section 18.1 of By-law No. Z1-1997 to the contrary, only the following **uses** shall be **permitted** on the lands located within the “C3-5-H” **zone** as shown on Key Map 10 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z22-2000):
 - (i) **existing** uses, **existing** as of the day of passing of By-law No. Z1-1997;
 - (ii) an egress and ingress **driveway** used in conjunction with **uses permitted** in the abutting “Industrial Zone One (M1)” **zone** to the south;
 - (iii) sediment and erosion control fencing;
 - (iv) **accessory uses, buildings and structures.**
- (c) The provisions of Section 18 of By-law No. Z1-1997, as amended, shall be satisfied prior to the removal of the holding (H) symbol and the **permitted uses** as established in Section 9.6.3.5 of By-law No. Z1-1997, as amended, shall apply.
- (d) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended By By-law No. Z52-2004

9.6.3.6 C3-6

- (a) Location: Part of Lot 20, Concession Thames.
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. Z1-1997 to the contrary, an additional **permitted use** described as a specialty food store and **accessory uses** shall be **permitted** within the “C3-6” **zone** as shown on Key Map 5 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z52-2004).
- (c) For the purposes of Section 9.6.3.6 of this By-law, a specialty food store **use** means:
 - “a **use** located in a **building** or part thereof having a maximum **gross floor area** of 250.0 square metres in which frozen prepared food products are offered for retail sale to the general public over a counter for home preparation and consumption.”
- (d) For the purposes of Section 9.6.3.6 of this By-law, a **convenience store use** located in the “C3-6” **zone** means:
 - “a **use** located in a **building** or part thereof in which a small quantity but large variety of articles, such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, magazines, housewares, personal hygiene products, tobacco products, and lottery tickets are offered for retail sale to the general public primarily to serve the daily needs of people and may include the rental of movie videos and DVDs, an automated teller machine, and/or a depot for such items as film, laundry or dry-cleaning but does not include a ~~grocery-store~~ **supermarket.**”
- (e) All other provisions of By-law No. Z1-1997, as amended, shall apply.

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- (a) Location: Part of Lot 18, Concession 19 (Key Map 10).
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. Z1-1997 to the contrary, the following **uses** will also be **permitted** on the land within the “C3-7” **zone** as shown on Key Map 10 of Schedule “A” to this By-law:
 - (i) ~~a grocery store~~ **supermarket**;
 - (ii) **personal service shops**;
 - (iii) service retail uses; and
 - (iv) **accessory uses, buildings, and structures**.
- (c) Notwithstanding the provisions of Section 9.2 and 9.4 of this By-law to the contrary, the following provisions shall apply to the **permitted uses** in clause (b) above on the land within the “C3-7” **zone** as described in Section 9.1 of By-law No Z1-1997 and clause (b), above:

(i)	Lot Area , Minimum	4.0 hectares;
(ii)	Lot Frontage , Minimum	40 metres;
(iii)	Front Yard , Minimum	7.5 metres;
(iv)	Side Yard , Minimum	3.0 metres;
(v)	Rear Yard , Minimum	4.5 metres;
(vi)	Gross floor area , Maximum	
(A)	Grocery Store supermarket	5,800 square metres; consisting of not more than 500 square metres of pharmacy type uses;
(B)	Personal Service Shops and Service retail uses	1,000 square metres.
- (d) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z77-2008 and By-Law No. Z151-2022**9.6.3.8 C3-8**

- (a) Location: Part of Lots 19 and 20, Concession 17, Part of Lot 35, Thames Concession, (formerly in the Township of Blanshard) and Lots 3 to 9, inclusive, and Gore Street, Registered Plan No. 235.
- (b) Notwithstanding the provisions of Section 9.1 of this By-law to the contrary, only the following **uses** are **permitted** on the land within the “C3-8” **zone** as shown on Key Map 19 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z77-2008):
 - (i) a building supply outlet;
 - (ii) a bus depot;
 - (iii) an **clinic, animal**;
 - (iv) a **convenience store**;
 - (v) an **eating establishment, restaurant**;
 - (vi) an **eating establishment, take-out**;
 - (vii) a **farm market**;
 - (viii) a gas bar;

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- (ix) a **greenhouse, commercial**;
- (x) a landscaping **business** and/or garden centre;
- (xi) a parking lot, commercial;
- (xii) a **rental shop**; and
- (xiii) contractor's yard or shop and ancillary uses.
- (xiv) **accessory uses, buildings, and structures**.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law Nos. Z92-2011 and Z113-2015

9.6.3.9 C3-9

- (a) Location: Part of Lot 15, Concession 18.
- (b) Notwithstanding the provisions of Section 9.1 of this By-law, the following uses, **buildings**, and **structures** are also **permitted** on the land within the "C3-9" **zone** as shown on Schedule "A" to this By-law.
 - (i) a **business and professional office**;
 - (ii) ~~a police station~~ **emergency service facility**;
 - (iii) a specialty store; and
 - (iv) a **taxi stand and office**.
- (c) For the purpose of Section 9.6.16 (b) (iii) above,
A specialty store means – a retail commercial establishment in which orders are accepted for the purchase of goods listed in a catalogue provided by the establishment and in which some or all of the goods so listed may also be available within the establishment for sale at retail and which a majority of the retail floor area is devoted to the sale of physically large bulky items.
- (d) Notwithstanding the provisions of Section 9.2 or 9.4 of this By-law to the contrary, the **minimum front yard** for an **existing building** (**existing** on the date of adoption of By-law No. Z92-2011) for the land within the "C3-9-T" **zone** as shown on Key Map 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z92-2011) shall be 3.0 metres.

Amended By By-law No. Z102-2013

9.6.3.10 C3-10

- (a) Location: Lots 6 and 7, Registered Plan No. 235 and Part of Lot 35, Thames Concession.
- (b) Notwithstanding the provisions of Section 9.1 of this By-law to the contrary, only the following **uses** are **permitted** on the land within the "C3-10" **zone** as shown on Key Map 10 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z102-2013):
 - (i) a building supply outlet;
 - (ii) a bus depot;
 - (iii) a **clinic, animal**;
 - (iv) a **clinic, medical**;
 - (v) a **convenience store**;
 - (vi) an **eating establishment, restaurant**;
 - (vii) an **eating establishment, take-out**;

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- (viii) a **farm market**;
 - (ix) a gas bar;
 - (x) a **greenhouse, commercial**;
 - (xi) a landscaping **business** and/or garden centre;
 - (xii) a parking lot, commercial;
 - (xiii) a **rental shop**; and
 - (xiv) **accessory uses, buildings, and structures**.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z124-2017

9.6.3.11 C3-11-H

- (a) Location: Part of Lot 17, Concession 19, Key Map 10
- (b) Notwithstanding the provisions of Section 9.1 of this By-law to the contrary, two existing **single detached dwellings** shall be permitted on the land within the "C3-11-H" **zone** as shown on Key Map 10 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law Z124-2017).
- (c) Notwithstanding any provision of Section 9.2 of By-law No. Z1-1997 to the contrary, the following regulations shall apply for existing residential **uses** on the land within the "C3-11-H" **zone** as shown on Key Map 10 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law Z124-2017):
 - (i) **Lot Area**, Minimum 3,000 square metres;
 - (ii) **Lot Area**, Maximum 4,000 square metres;
 - (iii) **Lot Frontage**, Minimum 45.0 metres;
 - (iv) **Lot Depth**, Minimum 65.0 metres;
 - (v) **Front Yard**, Minimum 35.0 metres;
 - (vi) **Interior Side Yard**, Minimum 5.0 metres;
 - (vii) **Rear Yard**, Minimum 10.0 metres;
 - (viii) **Building Height**, Maximum height of existing **dwelling**;
 - (ix) **Lot Coverage**, Maximum 35 percent.
- (d) Notwithstanding the definition of **front lot line** in Section 3 of By-law No. Z1-1997 to the contrary, the **lot line** adjacent to Road 120 shall be deemed to be the **front lot line** for the purposes of any **through lot** on the land within the "C3-11-H" **zone** as shown on Key Map 10 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law Z124-2017);
- (e) The minimum **interior side yard** requirement for any existing non-residential **building** is 1.0 metres;
- (f) All other provisions of this By-law, as amended, shall apply.

Amended By By-law No. Z137-2020

9.6.3.12 C3-12

- (a) Location: Part of 465 Water Street South and 481 Water Street South, Part of Lots 21 and 35, Thames Concession, Key Map 19
- (b) Notwithstanding the provisions of Section 9.1, permitted uses are limited to the following on those lands zoned "C3-12":
 - (i) business or professional office;
 - (ii) contractor's yard or shop;
 - (iii) convenience store or variety store;

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- (iv) equipment sales and rental business;
- (v) laboratory or research facility;
- (vi) office;
- (vii) office, business;
- (viii) office, support
- (ix) private club;
- (x) production studio;
- (xi) repair shop;
- (xii) restaurant;
- (xiii) retail store including the sale of cannabis and related products and vitamins; and,
- (xiv) accessory uses, buildings, and structures.
- (c) For the purpose of those lands zoned "C3-12", a production studio means premises used for producing motion pictures, or audio or video recordings or transmissions.
- (d) Notwithstanding the provisions of Section 9.2, Table 9C, the following provisions shall apply to those lands zoned "C3-12":
 - (i)

Front Yard, Minimum	5
	metres (Alexander McDonald House)
	8.5 metres (new buildings)
 - (ii) Interior Side Yard, Minimum 1.5 metres
- (e) All other provisions of this By-law, as amended, shall apply.

Amended By-By-Law No. Z132-2019**9.6.3.13 C3-13**

- (a) Location: 481 Water Street South, Part of Lot 35, Thames Concession, Key Map 19
- (b) Notwithstanding the provisions of Section 9.1, permitted uses are limited to the following on those lands zoned "C3-12":
 - (i) business or professional office;
 - (ii) convenience store or variety store;
 - (iii) equipment sales and rental business;
 - (iv) laboratory or research facility;
 - (v) private club;
 - (vi) production studio;
 - (vii) restaurant;
 - (viii) accessory uses, buildings, and structures.
- (c) For the purpose of those lands zoned "C3-12", a production studio means premises used for producing motion pictures, or audio or video recordings or transmissions.
- (d) Notwithstanding the provisions of Section 9.2, Table 9C, the following provisions shall apply to those lands zoned "C3-12":
 - (i) Front Yard, Minimum 5 metres
 - (ii) Interior Side Yard, Minimum 2.5 metres
 - (iii) Rear Yard, Minimum 2.5 metres
- (e) All other provisions of this By-law, as amended, shall apply.

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9.6.3.14 C3-14

- (a) In addition to the permitted **uses** identified in Section 9.1, Table 9B, **Dwelling Units** shall be permitted above the first floor of a **building** containing a permitted **use** within the **C3 Zone**.
- (b) Notwithstanding the Maximum **Building Height** requirements of Section 9.2, Table 9D, the maximum **building height** on lands zoned C3-14 shall be the lesser of 4 **storeys** and 15 metres.

9.6.4 Special Commercial Zone Four (C4) Special Provisions

9.6.4.1 C4-1

- (a) Location:
 - (i) Lots 4, 5, and 6 and part of Lot 3, s/s of Queen St., Registered Plan No. 209;
 - (ii) Lot 14 and part of Lot 15, s/s of Queen St., Registered Plan No. 207;
 - (iii) Lot 16 and part of Lot 15, s/s of Queen St., Registered Plan No. 207;
 - (iv) part of Lot 15, s/s of Queen St., Registered Plan No. 207 and Lot 23 and part of Lots 21 and 22, s/s Queen St., Registered Plan No. 211;
 - (v) part of Lot 15, s/s of Queen St., Registered Plan No. 235;
 - (vi) part of Lots 2,3,4, and 5, s/s of Queen St., Registered Plan No. 217.
- (b) Notwithstanding the provisions of Section 9.1, only the following **uses, buildings, and structures** are **permitted** on the land within the "C4-1" **zone** as shown on Schedule "A" to this By-law.

Permitted Uses, Buildings, and Structures

- (i) a **barber shop or a hairdresser shop**;
- (ii) a **business or professional office**;
- (iii) a **dressmaking or tailor shop**;
- (iv) a **dry cleaning outlet**;
- (v) a **convenience store**;
- (vi) a **laundromat**;
- (vii) a retail food store;
- (viii) a shoe repair store;
- (ix) an **automobile service station**;
- (x) **dwelling units**
- (xi) **accessory uses, buildings, and structures.**
- (c) In addition to the **zone** provisions of Section 9.2 of this By-law, fuel pumps and canopies over a **pump island** used in association with an **automobile service station** shall not be located closer than 3.0 metres to any **street line** or within a radius of 15.0 metres of the corner of intersecting **street lines** on a **corner lot**. Fuel storage tanks shall not be located closer than 4.5 metres to a **front, interior side, exterior side, or rear lot line**.
- (e) All other provisions of the C4 **zone** shall apply.
- (f) All other provisions of By-law No. Z1-1997, as amended, shall apply.

9.6.4.2 C4-2

- (a) Location: All lands within the "C4-2" **zone** as shown on

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Schedule "A" to this By-law.

- (b) Notwithstanding the provisions of Section 9.1, only the following **uses, buildings, and structures** are **permitted** on the land within the "C4-2" zone as shown on Schedule "A" to this By-law.

Permitted Uses, Buildings, and Structures

- (i) an **automobile sales and service establishment**;
- (ii) an **automobile service station**;
- (iii) an **automobile washing establishment**;
- (iv) a building supply shop and yard;
- (v) an **eating establishment, restaurant**;
- (vi) an **eating establishment, take out**;
- (vii) a farm implements dealership;
- (viii) a **parking lot**;

Amended By By-law No. Z26-2001

- (ix) a **business or professional office**;

Amended By By-law No. Z44-2004

- (x) appliance sales & service;
- (xi) auto detailing;
- (xii) auto glass;
- (xiii) auto part & accessories;
- (xiv) awnings & canopies;
- (xv) **bakery**;
- (xvi) barbecues & patio furniture;
- (xvii) bathroom & kitchen accessories;
- (xviii) bicycle sales & service;
- (xix) billiard equipment & supplies;
- (xx) boating marines sales & service;
- (xxi) bridal shop;
- (xxii) bulk foods;
- (xxiii) camping supplies;
- (xxiv) collectibles (cards, etc.);
- (xxv) concrete products, sales;
- (xxvi) contractor's shop;
- (xxvii) custom meat market;
- (xxviii) electrical supply;
- (xxix) exercise equipment;
- (xxx) financial institution;
- (xxxi) fireplace sales & service;
- (xxxii) furniture;
- (xxxiii) health foods;
- (xxxiv) hearing aid services;
- (xxxv) home entertainment sales & service; kitchens & cabinets sales & service;
- (xxxvi) lighting supplies;
- (xxxvii) locks & locksmith;
- (xxxviii) mattress & bedding;

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- (xxxix) monument, sales;
- (xl) motorcycles & snowmobiles sales;
- (xli) office furniture (new & used);
- (xlii) orthopedic appliances;
- (xliii) plumbing & heating supplies;
- (xliv) pools sales & services;
- (xlv) RV dealer sales;
- (xlvi) telecommunication sales & service;
- (xlvii) upholstery;
- (xlviii) vacuums sales & service;
- (xlix) wholesale retail outlet;
- (l) **accessory uses, buildings, and structures.**
- (c) In addition to the **zone** provisions of Section 9.2 of this By-law, fuel pumps and canopies over a **pump island** used in association with an **automobile service station** shall not be located closer than 3.0 metres to any **street line** or within a radius of 15.0 metres of the corner of intersecting **street lines** on a **corner lot**. Fuel storage tanks shall not be located closer than 4.5 metres to a **front, interior side, exterior side, or rear lot line**.
- (d) All other provisions of the C4 **zone** shall apply.

9.6.4.3 Deleted By By-law No. Z107-2014

9.6.4.4 C4-4

- (a) Location: Part of lots 73, 74, and 75, n/s of Jones St., Registered Plan No. 235 and Lots 1, 2, 3, and 4, s/s of Queens St., Registered Plan No. 228.
- (b) Notwithstanding the provisions of Section 9.1, the only **permitted uses** on the land within the "C4-4" **zone** as shown on Schedule "A" to this By-law shall be a **parking lot**.
- (c) All other provisions of the C4 **zone** shall apply.

9.6.4.5 Deleted By By-law No. Z107-2014.

9.6.4.6 Deleted By By-law No. Z107-2014.

Amended By By-law No. Z93-2011

9.6.4.7 C4-7

- (a) Location: Part of Lot 19, Concession 18
- (b) Notwithstanding the provisions of Section 9.1, only the following uses, **buildings**, and **structures** are **permitted** on the land within the "C4-7" **zone** as shown on Schedule "A" to this By-law.

Permitted Uses, Buildings and Structures

- (i) an **automobile sales and service establishment**;
- (ii) an **automobile service station**;
- (iii) an **automobile washing establishment**;
- (iv) a bicycle repair/sales establishment;

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- (v) a building supply shop and yard;
 - (vi) an **eating establishment, restaurant**;
 - (vii) an **eating establishment, take out**;
 - (viii) a farm implements dealership;
 - (ix) a landscaping outlet;
 - (x) a small engine repair establishment;
 - (xi) a parking lot;
 - (xii) **accessory uses, buildings, and structures**.
- (c) For the purposes of Section 9.6.4.7 (b), a “landscaping outlet” shall be defined as “a **building** and area used for the parking, storage, and servicing of equipment such as lawn mowers, tillers, trucks, and **trailers** associated and used for the maintenance and upkeep of lawns, shrubs, trees, and similar vegetation and may include storage of small quantities of materials used in conjunction with the operation such as fertilizers and herbicides, as well as the bulk storage of materials used in conjunction with the operation such as top soil, mulch, and gravel and may also include limited sales of products directly to the public.”
- (d) In addition to the **zone** provisions of Section 9.2 of this By-law, fuel pumps and canopies over a **pump island** used in association with an **automobile service station** shall not be located closer than 3.0 metres to any **street line** or within a radius of 15.0 metres of the corner of intersecting **street lines** on a corner lot. Fuel storage tanks shall not be located closer than 4.5 metres to a front, interior side, exterior side, or **rear lot line**.
- (e) All other provisions of the C4 **zone** shall apply.

9.6.28 Deleted By By-law No. Z113-2015.