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## **SECTION 6**

### **COMMERCIAL ZONES**

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No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Commercial Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

#### **6.1 General Commercial (CG) Zone**

##### **(1) Permitted Uses:**

- antique shop
- assembly hall
- auction barn
- automobile dealership
- automobile service station
- automotive store
- bake shop
- bank
- boutique
- business
- catering establishment
- clinic
- commercial patio
- communications facility
- dressmaker
- dry cleaning – outlet
- dry cleaning – plant
- farmers= market
- financial service
- funeral home/chapel
- garden centre
- gift shop
- home improvement centre
- hotel
- laundromat
- motel
- office
- parking area or parking garage
- personal service establishment/shop
- pet shop
- place of entertainment
- printing shop
- private club
- rental establishment
- restaurant
- retail store
- service outlet
- shopping centre
- studio (photo, artistic)
- tailor shop

tavern  
 theatre  
 tourist lodging establishment  
 transportation depot  
 vehicle sales or rental establishment  
 veterinary establishment  
 dwelling units located above and/or attached to a permitted commercial use, in the same building as the commercial use  
 existing residential uses.

**(2) Zone Requirements:**

	With full municipal <u>services</u>	Without full municipal <u>services</u>
Lot Area (minimum)	450 m <sup>2</sup>	2000 m <sup>2</sup>
Lot Frontage (minimum)	15 m	30 m
Front Yard Depth (minimum)	7.5 m	7.5 m
Exterior Side Yard Width (minimum)	7.5 m	7.5 m
Interior Side Yard Width (minimum)	3 m	3 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	6.0 m	6.0 m
Building Height (maximum)	12.0 m	12.0 m
Lot Coverage (maximum)	40%	30%

**(3) Special Exceptions**

**CG-1** (Pt. Lot 22, Concession 1) Iroquois

Notwithstanding the provisions of Section 6.1(1) to the contrary, the only permitted use on lands zoned CG-1 shall be:

funeral home/chapel

**CG-2** (Pt. Lot 19, Concession 6) Brinston

Notwithstanding the provisions of Section 6.1(2) to the contrary, for the lands zoned CG-2, the following provisions shall not be permitted:

No Building or Open Storage within 3 m of a Lot line (3 m strip shall only be used for Landscaped Open Space).

**CG-3** (Pt. Lot Common, Concession 5) 4146 County Road 16, Brinston

Notwithstanding the provisions of Section 6.1(1) and (2) to the contrary, for the lands zoned CG-3, the following permitted uses and zone requirements shall apply:

contractor's yard  
apartment dwelling

Lot Area (minimum) 1600 m<sup>2</sup>  
Lot Frontage (minimum) 20 m  
Yard Requirements (minimum):  
Front 2.5 m  
Maximum Dwellings per Lot: 2

**CG-4** (Pt. Lot 30, Concession 5) Williamsburg

In addition to the permitted uses of Section 6.1(1) for the lands zoned CG-4, the following uses shall also apply:

storage  
dwelling units to the limit of one (1) for each storage use

**CG-5** (Pt. Lot 29, Concession 1) Morrisburg

Notwithstanding the provisions of Section 6.1(2) to the contrary, for the lands zoned CG-5, the following zone requirements shall apply:

no Side Yard required

**CG-6** (Pt. Lot 31, Concession 1) 12438 County Road 2, Morrisburg

In addition to the permitted uses of Section 6.1(1) for the lands zoned CG-6, the following uses shall also apply:

take-out and drive-in restaurant

**CG-7** (Pt. Lot 30, Concession 1) 15 Fifth Street East, Morrisburg

In addition to the permitted uses of Section 6.1(1) for the lands zoned CG-7, the following use shall also apply:

apartment dwellings

**CG-8** (Pt. Lot 30, Concession 1) Morrisburg

Notwithstanding the provisions of Section 6.1(1) to the contrary, for the lands zoned CG-8, the following only use shall apply:

funeral home/chapel

**CG-9** (Pt. Lot 24, Concession 1) Iroquois

Notwithstanding the provisions of Section 6.1(1) and (2) to the contrary, for the lands zoned CG-9, the following permitted uses and zone requirement shall also apply:

woodworking shop  
take-out restaurant

an existing row dwelling including up to two accessory apartments with a Side Yard (minimum) 2.9 m

**CG-10** (Pt. Lot 18 Common, Concession 5) Brinston

In addition to the permitted uses of Section 6.1(1) for the lands zoned CG-10, the following use shall also apply:

contractor's yard

**CG-11** (Pt. Lot Common, Concession 5) Dixon Corners

In addition to the permitted uses of Section 6.1(1) for the lands zoned CG-11, the following use shall also apply:

feed mill

**CG-12** (Pt. Lot 31, Concession 5) Williamsburg

In addition to the permitted uses of Section 6.1(1) for the lands zoned CG-12, the following use shall also apply:

autobody shop

**CG-13** (Pt. Lots 25 and 26, Concession 1, Range 1) Matilda

Notwithstanding the provisions of Section 6.1 (1) to the contrary, for the lands zoned CG-13, the following uses are also permitted:

building supply store  
associated retail and warehousing

**CG-14** (Pt. Centre Commons Lot, Concession 6) Brinston

Notwithstanding the provisions of Section 6.1(1) and (2) to the contrary, for the lands zoned CG-14, the following permitted uses and zone requirement shall also apply:

A warehouse shall also be permitted.

Notwithstanding the provisions of Section 6.1 (2) to the contrary, a warehouse is permitted to be developed using the following:

Front Yard Depth (minimum) 6 m  
Exterior Side Yard Depth (minimum) 6 m.

**(4) Holding Zones**

**CG-1-h** (Pt. Lot 25, Concession 1) Iroquois

Notwithstanding the provisions of Section 6.1 to the contrary, the following lands will be zoned CG-1-h according to Section 4.4 (Holding Zones)

**(5) Temporary Zones**

**6.2 Local Commercial (CL) Zone****(1) Permitted Uses:**

antique shop  
 bake shop  
 convenience store  
 financial services  
 laundromat  
 office  
 personal service shop  
 retail  
 snack bar or coffee shop  
 one dwelling unit situated within the same building as the commercial use.

**(2) Zone Requirements:**

	With full municipal <u>services</u>	Without full municipal <u>services</u>
Lot Area (minimum)	450 m <sup>2</sup>	2000 m <sup>2</sup>
Lot Frontage (minimum)	15.2 m	45 m
Front Yard Depth (minimum)	7.5 m	7.5 m
Exterior Side Yard Width (minimum)	7.5 m	7.5 m
Interior Side Yard Width (minimum)	3 m	3 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	7.5 m	7.5 m
Building Height (maximum)	9 m	9 m
Lot Coverage (maximum)	35%	30%

**(3) Special Exception Zones:****CL-1**

Notwithstanding the provisions of Section 6.2(1) the lands zoned as General Commercial Exception 1 (CG-1) shall be used only as a funeral home.

**CL-2**

Notwithstanding the provisions of Section 6.2(1) the lands zoned as General Commercial Exception 1 (CG-2) shall be used only as a retail store.

**CL-3**

Notwithstanding the provisions of Section 6.2(1) the lands zoned as General Commercial Exception 1 (CG-3) shall be used only as an office and food bank.

**CL-4**

Notwithstanding the provisions of Section 6.2 (1) the lands zoned as Local Commercial Exception 4 (CL-4) shall be used only as a clinic and office.

**(4) Holding Zones****(5) Temporary Zones**

### 6.3 Highway Commercial (CH) Zone

#### (1) Permitted Uses:

automobile dealership  
 automobile service station  
 bake shop  
 car washing establishment  
 catering establishment  
 commercial garage  
 commercial patio  
 communications facility  
 farm equipment dealer  
 farm service business  
 financial services  
 flea market  
 garden centre  
 home improvement centre  
 parking area or parking garage  
 place of entertainment  
 private club  
 rental establishment  
 restaurant  
 service outlet  
 tavern  
 tourist lodging establishment  
 transportation depot  
 vehicle sales or rental establishment  
 veterinary establishment  
 accessory dwelling

#### (2) Zone Requirements:

	With full municipal <u>services</u>	Without full municipal <u>services</u>
Lot Area (minimum)	N/A	4000 m <sup>2</sup>
Lot Frontage (minimum)	15 m	45 m
Front Yard Depth (minimum)	7.5 m	9 m
Exterior Side Width (minimum)	7.5 m	9 m
Interior Side Width (minimum)	3 m	6 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	7.5 m	9 m
Building Height (maximum)	12 m	12 m
Lot Coverage (maximum)	40%	30%



**(3) Special Exception Zones:****CH-1** (Pt. Lot 24, Concession 1) 5547 Carman Road, Iroquois

In addition to the permitted uses of Section 6.3(1) for the lands zoned CH-1, the following uses shall also apply:

Ontario Motor Vehicle Inspection Certificates (OMVIC) Dealer License  
MTO Motor Vehicle Inspection Station

**CH-2** (Pt. Lot 31, Concession 2) Glen Becker  
(Pt. Lot 12, Concession 1) Williamsburg

In addition to the permitted uses of Section 6.3(1) for the lands zoned CH-2, the following use shall also apply:

single detached dwelling

**CH-3** (Pt. Lot 31, Concession 5) 4304 County Road, Williamsburg

Notwithstanding the provisions of Section 6.3(1) and (2) to the contrary, for the lands zoned CH-3, the following permitted use and zone requirements shall apply:

retail stores

Yard Requirements (minimum):

Front 0.8 m

Rear 4.8 m

Side 1.35 m

**CH-4** (Pt. Lot 30, Concession 6) 4084 County Road 31, Williamsburg

Notwithstanding the provisions of Section 6.3(1) and (2) to the contrary, for the lands zoned CH-4, the following permitted uses and zone requirements shall apply:

single detached dwelling

commercial garage

Yard Requirements (minimum):

Front 8 m

Rear 2 m

Side 3 m

**CH-5** (Pt. Lots 23 & 24, Concession 1) Highway 2, Iroquois

In addition to the permitted uses of Section 6.3(1) for the lands zoned CH-5, the following permitted uses shall also apply:

shopping centre  
convenience store with associated drive-thru facilities  
dwelling units located above and/or attached to a permitted commercial or office use in the same building.

**CH-6** (Pt. Lot 29, Concession 1) Morrisburg

In addition to the permitted uses of Section 6.3(1) for the lands zoned CH-6, the following permitted use shall also apply:

Ambulance station

**CH-7** (Pt. Lot 28, Concession 1) Morrisburg

Notwithstanding the provisions of Section 6.3 (1) to the contrary, for the lands zoned CH-7, the following uses are also permitted:

the sale of monuments and related products

**CH-8** (Pt. Lots 10 and 11, Concession 1) Williamsburg

Notwithstanding the provisions of Section 6.3 (1) to the contrary, for the lands zoned CH-7, the following uses are also permitted:

An amusement park

**(4) Holding Zones**

**(5) Temporary Zones**

**6.4 Tourist Commercial (CT) Zone****(1) Permitted Uses:**

boat sales and/or service establishment  
 golf course  
 laundromat  
 marina  
 outdoor recreational facility  
 park  
 private club  
 restaurant  
 retail store  
 tent and trailer park  
 tourist lodging establishment  
 accessory dwelling

**(2) Zone Requirements:****(a) All uses except a tent and trailer park:**

Lot Area (minimum)	2000 m <sup>2</sup>
Lot Frontage (minimum)	30 m
Front Yard Depth (minimum)	9 m
Exterior Side Width (minimum)	9 m
Interior Side Width (minimum)	6 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	9 m
Building Height (maximum)	12 m
Lot Coverage (maximum)	25%

**(b) Tent and trailer park:**

Lot Area (minimum)	40,000 m <sup>2</sup>
Lot Frontage (minimum)	100 m
Front Yard Depth (minimum)	9 m
Exterior Side Width (minimum)	9 m
Interior Side Width (minimum)	9 m provided that when the Interior Side Lot line abuts another lot in a Commercial Zone, no Interior Side Yard will be required.
Rear Yard Depth (minimum)	9 m
Building Height (maximum)	9 m
Density (maximum for Trailer Park)	15 campsites per 4,000 m <sup>2</sup>

(c) Water Frontage (minimum)

Any tourist establishment or trailer park with water access must have a minimum water frontage of 75 m, and an additional water frontage of 3 m for each tourist establishment guest room in excess of 30 units.

(d) Water Body/Watercourse Setback (minimum)

No building or structure except for a boathouse, dock, marina, and related facilities shall be located within 30 m of the high water mark.

**(3) Special Exception Zones:**

**CT-1** (Pt. Lots 2, and 3, Concession 1)

Notwithstanding the provisions of Section 6.4(2) and Section 3.35 to the contrary, for the lands zoned CT-1, the following zoning requirements shall apply:

Lot Frontage (minimum) 22 m

Deck Area (maximum) 20 m

Total Area of all Porches (which shall be enclosed by solid, glass or screen walls) and/or gazebos shall not exceed the floor area of the trailer located on that site or 25 m<sup>2</sup> (whichever is less)

Porch or Gazebo Height (maximum) 2.75 m

Accessory Shed Height (maximum) 2.1 m

Tent or Trailer Site Coverage (maximum) 35%

For the purpose of this subsection, site coverage shall mean the percentage of the site occupied by all tents, trailers, additions, and any other structures, including decks, porches, gazebos and sheds.

**CT-2** (Pt. Lot 17, Concession 1) 11128 County Road 2, Iroquois

Notwithstanding the provisions of Sections 6.4 (1), 6.4 (2) and 6.6 (4) (c) to the contrary, for the lands zoned CT-2, the following uses and zone requirements shall also apply:

Museum as a private commercial interest

Interior side for a tent and trailer park (minimum) 6 m

**(4) Holding Zones**

**(5) Temporary Zones**



**6.5 Rural Commercial (CR) Zone****(1) Permitted Uses:**

abattoir  
 auction barn  
 bake shop  
 commercial garage  
 commercial greenhouse  
 communications facility  
 custom workshop  
 farm equipment dealer  
 farm produce outlet  
 farm supply centre  
 garden centre  
 laundromat  
 nursery  
 transportation depot  
 veterinary establishment  
 retail accessory to any of the above uses  
 accessory dwelling

**(2) Zone Requirements:**

Lot Area (minimum)	4000 m <sup>2</sup>
Lot Frontage (minimum)	45 m
Front Yard Depth (minimum)	12 m
Exterior Side Width (minimum)	12 m
Interior Side Width (minimum)	6 m
Rear Yard Depth (minimum)	12 m
Building Height (maximum)	9 m
Lot Coverage (maximum)	30%

**(3) Special Exception Zones:****CR-1** (Pt. Lot 2, Concession 5) 4385 Billy Lane, Matilda

In addition to the permitted uses of Section 6.5(1) for the lands zoned CR-1, the following uses shall also apply:

masonry services  
 fireplace and wood stove sales and services  
 contractor's yard

**CR-2** (Pt. Lot 2, Concession 5) 4389 Billy Lane, Matilda

In addition to the permitted uses of Section 6.5(2) for the lands zoned CR-2, the following uses shall also apply:

Wood, pellet and gas stove and fireplace sales and services  
contractor's yard

Yard Requirements (minimum):  
Interior Side Yard on South Side 7.5 m

**CR-3** (Pt. Lot 26, Concession 2) 5156 Carman Road, Matilda

In addition to the permitted uses of Section 6.5(1) for the lands zoned CR-3, the following uses shall also apply:

trophy shop  
sign shop  
apparel embroidery business

**CR-4** (Pt. Lot 21, Concession 3) 10910 Seibert Road, Matilda

In addition to the permitted uses of Section 6.5(1) for the lands zoned CR-4, the following uses shall also apply:

fertilizer storage warehouse facility  
chemical fertilizer spreader business

**CR-5** (Pt. Lot 15, Concession 6) 11225 Henderson Road, Brinston

In addition to the permitted uses of Section 6.5(1) for the lands zoned CR-5, the following uses shall also apply:

apartment dwellings  
agricultural sales and service  
dairy bulk tank supplier business

**CR-6** (Pt. Lot 2, Concession 5) 11916 County Road 18, Matilda  
(Pt. Lot 18, Concession 8) Dunbar

In addition to the permitted uses of Section 6.5(1) for the lands zoned CR-6, the following use shall also apply:

contractor's yard

**CR-7** (Pt. Lot 24, Concession 4) Matilda

In addition to the permitted uses of Section 6.5(1) for the lands zoned CR-7, the following use shall also apply:

a steepwater containment structure

**CR-8** (Pt. Lots 23 & 24, Concession 5) Matilda

In addition to the permitted uses of Section 6.5(1) for the lands zoned CR-8, the following uses shall also apply:

grain drying facility  
pet supplies and sales  
agricultural product sales  
customized agricultural related product sales

**CR-9** (Pt. Lot 20 and 21, Concession 5) Matilda

Notwithstanding the provisions of Section 6.5 (1) to the contrary, for the lands zoned CR-9, the following uses are also permitted:

office  
indoor storage  
recreational and athletic facility  
assembly hall  
communications centre  
health services centre

**(4) Holding Zones****(5) Temporary Zones**



**6.6 Additional Provisions for Commercial Zones****(1) Accessory Dwellings**

Accessory dwellings shall conform to the requirements of the R1 zone where piped services are available and the RR zone where services are private.

**(2) Dwelling Units**

Where dwelling units are permitted on the same lot as CG or CL uses, the following provisions shall apply:

- (a) pedestrian access to each dwelling unit shall be from an adjacent street and for the sole use of the dwelling unit or units.
- (b) dwelling unit floor area shall conform to the following minimum standards:

Bachelor Unit	45 m <sup>2</sup>
One Bedroom Unit	55 m <sup>2</sup>
Two Bedroom Unit	60 m <sup>2</sup>
More than Two Bedrooms	65 m <sup>2</sup>

**(3) Automobile Service Stations and Commercial Garages**

Automobile service stations and commercial garages shall also conform to the provisions set out in Section 3.34 of this By-law.

**(4) Increased Yard Requirements**

Notwithstanding any other provisions of this By-law to the contrary:

- (a) Where a General Commercial (CG) Zone abuts a Residential Zone, the Side Yard requirement shall be increased to 4.5 m of which 3 m shall be Landscaped Open Space and the Rear Yard requirement shall be increased to 9 m of which 3 m shall be Landscaped Open Space.
- (b) Where a Highway Commercial (CH) Zone abuts a Residential Zone, the minimum Side Yard shall be increased to 4.5 m of which 3 m shall be Landscaped Open Space, and the minimum Rear Yard shall be increased to 12 m of which 3 m shall be Landscaped Open Space.
- (c) Where a Tourist Commercial (CT) Zone abuts a Residential or Institutional Zone, the minimum Interior Side Yard requirement shall be increased to 9 m and the minimum Rear Yard requirement shall be increased to 12 m. In the case of a tent and trailer park, all minimum yard requirements shall be increased to 15 m.

**(5) Special Provisions for Tourist Lodging Establishments**

Where the exterior wall of a guest room contains a window, such wall shall be located not closer than 9 m from any Interior Side or Rear Lot line.

**(6) Open Storage**

Open storage shall be permitted in accordance with the provisions of Section 3.22 of this By-law.

**(7) Other General Provisions**

Other general provisions shall be in accordance with Section 3 of this By-law.