

## **12.0 CORRIDOR COMMERCIAL (CC) ZONE**

### **12.1 Permitted Uses**

Auction Sales Facility  
Automotive Repair, in accordance with Section 5.41 of this By-law  
Automotive Sales, in accordance with Section 5.41 of this By-law  
Automotive Service Station, in accordance with Section 5.41 of this By-law  
Building Supplies Retail Outlet  
Existing Use, lawfully existing as of the date of the passing of this By-law  
Farm Equipment Sales and Service  
Furniture Retail Outlet  
Greenhouse, wholesale and retail, in accordance with Section 5.40 of this By-law  
Home and Auto Supply Store  
Motel or Hotel  
Office  
Outdoor Storage  
Public Storage Unit  
Restaurant, including drive-thru facility  
Tradesperson or Contractor's Establishment  
Veterinary Services  
Warehouse  
Wholesaling  
Accessory Office within the main building

### **12.2 Regulations**

Minimum lot area:	0.4 ha
Minimum lot width:	30 m
Minimum front yard:	6 m
Minimum internal side yard:	3 m
Minimum external side yard:	6 m
Minimum side yard abutting a residential, open space, institutional zone or use:	12 m
Minimum rear yard abutting a residential, open space, institutional zone or use:	12 m
Minimum rear yard:	6 m
Maximum lot coverage:	40%
Minimum landscape / open space:	10%
Maximum building height:	10 m

**Servicing and Site Plan Requirements:**

All new development / redevelopment requires confirmation of adequate municipal services are available in consultation with both the Township of Adelaide Metcalfe and the Municipality of Strathroy-Caradoc.

All new development / redevelopment requires a site plan agreement to be entered into with the Township, as per the Section 41 of the Planning Act and the Township's Site Plan Control By-law, as amended or updated.

**Parking requirements:**

Minimum parking space requirements:

Shall be in accordance with section 5.23 of this by-law

Maximum parking areas:

40% of lot area

Parking location:

Parking areas in the front and exterior side yard shall be limited to 15% of the total permitted parking area.

**Minimum building floor area:**

Building supplies retail outlet:

465 square metres

Furniture retail outlet:

465 square metres

Home and auto supply store:

465 square metres

Office:

465 square metres

**Maximum building floor area:**

Building supplies retail outlet

4,000 square metres

Furniture retail outlet

3,000 square metres

Home and auto supply store

4,000 square metres

Office

2,500 square metres

Accessory Office:

Maximum of 25% of the total

floor area or 30 square meters,  
whichever is the lesser.

Accessory Convenience Store

186 square metres

associated with an automotive

service station:

**Visual Screen:**

Adjacent to residential zones

Shall be in accordance with section 5.36 of this by-law

**Centre Road Gateway Design:**

Where development / redevelopment is proposed along Centre Road within the Municipal Service Area, each proposal shall be required to include:

- a) a 3 m wide landscape / open space area adjacent to a public street to form a distinctive edge along the lot line in addition to the required landscape / open space area provided for within Section 12.2 and
- b) a landscape plan to the satisfaction of the Township.

### 12.3 Special Provisions

12.3.1 Within the land zoned CC-1 as shown on Schedule “A”, Map 23A and as described as West Part of Lot 22, Concession 3, S.E.R, permitted uses include a home and auto supply store with an automotive service centre and garden centre. Prohibited uses include:

- Contractor’s yard
- Dry cleaning and laundry plant
- Product assembly
- Product processing
- Truck operation
- Warehouse and storage

12.3.2 Within the land zoned CC-2 as shown on Schedule “A”, Map 23A and as described as Part Lot 22, Concession 3, S.E.R., permitted uses include one outdoor billboard sign. The following regulations shall apply:

a)	Minimum setback from County Road 81:	24.4 metres
b)	Minimum setback from north side yard:	3.0 metres
c)	Minimum setback from south side yard:	67.4 metres
d)	Maximum area of sign:	18.6 m <sup>2</sup>
e)	Maximum height of sign:	9.1 metres

12.3.2.1 Within the land zoned CC-2 as shown on Schedule “A”, Map 23A and as described as Part of Lot 22, Concession 3, S.E.R., permitted uses include a funeral home. The following regulations apply:

a) Required Parking Spaces: 1 per 25 sq.m of BFA or 20 spaces whichever is greater.

12.3.3 Within the land zoned CC-3 as shown on schedule “A”, Map 23B and as described as Part Lot 22, Concession 2, S.E.R. permitted uses include a restaurant.

12.3.5 Within the land zoned CC-5 as shown on Schedule “A”, Map 23B and as described as Part Lot 22, Concession 3, S.E.R, permitted uses include one or more signs not exceeding in total cumulative display area 60.91 square metres.