

## **SECTION 11 – C1 Zone – Hamlet Commercial Zone**

---

### **(1) SCOPE**

The provisions of this Section shall apply in all Hamlet Commercial (CI) Zones except as otherwise provided in the Special Provisions Subsection hereto.

### **(2) USES PERMITTED**

No person shall, within any CI Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following CI uses, namely:

- (a) an accessory dwelling unit;
- (b) a bank;
- (c) a business or professional office;
- (d) a clinic;
- (e) a home occupation accessory to a permitted existing single dwelling;
- (f) a parking lot;
- (g) a personal service shop;
- (h) a public use;
- (i) a restaurant;
- (j) a retail store;
- (k) a service trade.

### **(3) ZONE REQUIREMENTS**

No person shall, within any CI Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (MINIMUM) - 1 000 m<sup>2</sup>
- (b) LOT FRONTAGE (MINIMUM) - 20 m
- (c) INTERIOR SIDE YARD WIDTH (MINIMUM)

No minimum, except that where an interior side yard abuts a lot in a zone other than a C1 Zone, the minimum width of such interior side yard shall be three metres.

- (d) REAR YARD DEPTH (MINIMUM) - 7 m
- (e) LOT COVERAGE (MAXIMUM) - 35%
- (f) ADJACENT TO A RESIDENTIAL ZONE

A privacy fence or a planting area 1.5 metres wide shall be provided and maintained adjacent to every portion of any lot line that abuts any Residential Zone not separated by a public road.

(g) EXEMPTION FROM LOADING SPACE

Notwithstanding any other provision of this By-Law to the contrary, no loading spaces shall be required for any building, structure or use located in a C1 Zone.

(h) LANDSCAPED OPEN SPACE (Minimum) - 25%

(i) AN ACCESSORY DWELLING UNIT

A lot used for a permitted commercial use may also contain one accessory residential dwelling unit for the owner or operator of said commercial use, subject to the following regulations:

- (i) That the dwelling unit shall form part of the main building and shall be located on the ground floor to the rear of the commercial use or on the second or higher floors of the main building;
- (ii) That the dwelling unit shall be fully self-contained and have a minimum floor area in accordance with provisions of Section 3(5)(e) of this By-law;
- (iii) That the dwelling unit shall have direct means of access to a public street by means of stairs or halls;
- (iv) That only one accessory dwelling unit is permitted per lot; and
- (v) That the requirements of Section 3(5), and any other applicable regulations of this By-law, shall be complied with.

**(4) SPECIAL PROVISIONS**

(a) **C1-1 (FLEA MARKET)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated C1-1 on Schedule 'A' hereto, the following special provisions shall apply:

- (i) **Uses Permitted Restricted To**
  - a flea market involved in the outdoor display and sale of used merchandise at booths or concessions;
  - a single dwelling unit;
  - a retail store;
  - a restaurant.
- (ii) **Zone Requirements**
  - The total floor area devoted to permitted commercial uses shall not exceed 525 m<sup>2</sup> (5,650 sq. ft.)
  - Off-street parking to be provided on the property in accordance with the requirements of subsection 3(16)

(b) **C1-2 (FURNITURE, ANTIQUES AND HOME FURNISHINGS RETAIL STORE)**

Notwithstanding any provisions in this By-law to the contrary, the land zoned **C1-2** on Schedule 'A' hereto, shall be subject to the following special provisions:

(i) **Uses Permitted Restricted To**

a furniture, antiques, and home furnishings retail store and accessory office including design consultation services

(ii) **Zone Requirements**

- **Maximum Floor Area** The total floor area shall not exceed 630 m<sup>2</sup>
  
- **Minimum Front Yard Setback** As existing as of the date of passing of this by-law
  
- **Parking Regulations** Off-Street Parking Requirements (Minimum)  
A minimum of twelve (12) parking spaces shall be provided

Dimension of Parking Spaces

A parking space shall have a minimum rectangular dimension of 2.7 m by 6.0 m, with the exception of a parking space in the front yard which shall have a minimum rectangular dimension of 2.7 m by 5.5 m

Yards Where Permitted

Notwithstanding Section 3(16)(g), where a parking area is provided in a required side yard, a buffer area with a minimum width of 0.6 m shall be maintained. A buffer area shall consist of one or more of the following screening devices:

- an opaque fence; or
- a continuous row of trees; or
- a continuous hedgerow of evergreens or shrubs.

A buffer area less than 0.6 m wide shall also be permitted consisting of an opaque fence where a parking area is provided in a required side yard.

Access to Parking Area

Access to the parking area behind the existing building shall be a minimum unobstructed width of 5.6 m

(c) **C1-3 (ANTIQUÉ SALES)**

Notwithstanding any provisions of this By-law to the contrary, within any area designated **C1-3** on Schedule 'A' hereto, the following special provisions shall apply:

- i) **Uses Permitted Restricted to:**
  - an existing single detached dwelling
  - storage and sales of antiques, arts and crafts.
  
- ii) **Zone Requirements**
  - The total floor area devoted to permitted commercial uses shall not exceed 525 m<sup>2</sup> (5,650 sq. ft.).
  
  - Off-street parking to be provided on the property in accordance with the requirements of subsection 3(16)

(d) **C1-4 (COMMERCIAL MALL)**

Notwithstanding Sections 3(13)(b), 11(2), 11(3)(a), 11(3)(b) and any other provision of this By-law to the contrary, the lands zoned C1-4 may be used for a commercial mall containing any of the following permitted uses subject to the following special regulations;

- i) **Uses Permitted Restricted to:**
  - a bakery
  - a bank
  - a business or professional office
  - a catering establishment
  - a clinic
  - a dry cleaner's distribution station
  - a merchandise service shop
  - a personal service shop, as defined, but limited to a barber shop, a beauty salon, a shoe repair shop, and a tailor
  - a public use
  - a refreshment room
  - a restaurant
  - a retail store, excluding automotive uses
  - a variety store
  - a veterinarian's clinic
  - uses, buildings and structures accessory to a permitted use.
  
- ii) **LOT AREA (MINIMUM)** 1.7 hectares (4.23 acres)
  
- iii) **LOT FRONTAGE (MINIMUM)** 100.0 metres (320.0 feet)
  
- iv) All other applicable regulations of this By-law shall apply to the land within this C1-4 Zone, except as specifically set out by this exception.

(e) **C1-5 (Antiques, Arts & Crafts)**

Notwithstanding subsections 3(18), 11(3)(a), 11(3)(c) or any provisions of this By-law to the contrary, the land zoned **C1-5** on Schedule 'A' hereto, shall be subject to the following special provisions:

(i) **Uses Permitted Restricted To**

the sale of antiques, arts and crafts within the existing building an accessory dwelling unit within the basement of the existing building

(ii) **Zone Requirements**

The applicable provisions of this By-law, including Section 3 and Section 13.3, shall apply to the subject land together with the following special regulations:

- The total floor area devoted to the permitted commercial use shall not exceed 232 square metres (2500 sq. ft.);
- All existing of six (6) parking spaces shall be provided on the property in accordance with the requirements of subsection 3(16) of the Zoning By-law;
- No outdoor storage shall be permitted on the subject property;
- All other applicable regulations of the Zoning By-law, as amended, shall apply to the subject property.