

SECTION 16 – HAMLET MIXED USE (C3) ZONE

16.1 PERMITTED USES

Within any Hamlet Mixed Use (C3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- Accessory residential apartment(s)
- Accessory single detached dwelling
- An accessory use in accordance with Section 5.2 of this By-law
- Any use permitted in the RR Zone
- Antique shop
- Boutique, craft or speciality shop
- Business or professional office
- Convenience store
- Farm supply dealer
- Farmer's market
- Funeral home
- Institutional uses
- Library
- Medical clinic
- Personal service shop
- Processing, storage and sales of agricultural products
- Restaurant
- Retail store
- Service shop
- Veterinary clinic
- Video rental

16.2 REGULATIONS

Within any Hamlet Mixed Use (C3) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following requirements:

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| 16.2.1 | Minimum Lot Area | 0.4 ha (1.0 ac) |
| 16.2.2 | Minimum Lot Frontage | 30.0 m (98.4 ft) |

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| 16.2.3 | Minimum Front Yard | 7.5 m (24.6 ft) subject to Section 5.18 |
| 16.2.4 | Minimum Rear Yard | 7.5 m (24.6 ft) |
| 16.2.5 | Minimum Interior Side Yard | 3.0 m (9.8 ft) |

Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum side yard width is 7.5 m (24.6 ft).

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| 16.2.6 | Minimum Exterior Side Yard | 4.5 m (14.8 ft) subject to Section 5.18 |
| 16.2.7 | Maximum Lot Coverage | 35% |
| 16.2.8 | Maximum Building Height | 11.0 m (36.1 ft) |
| 16.2.9 | Residential Uses: | |

Permitted residential uses are subject to the provisions of the RR zone.

16.2.10 C3 Zone Flood Plain Area - (f) Suffix

- 1) Residential uses are subject to the provisions of the RR Zone;
- 2) Conversion of existing residences to a permitted commercial use will require flood proofing measures approved by the Grand River Conservation Authority.
- 3) An existing commercial building shall not be converted to a residential use.
- 4) Additions or enlargements to structures existing on the date of passage of this By-law will be permitted up to a maximum of fifty (50) percent of the existing ground floor area with flood proofing measures approved by the Grand River Conservation Authority.
- 5) Prior to the approval or enlargement of an existing structure or change in use, a "Fill, Construction and Alteration to Waterways" permit is required from the Grand River Conservation Authority pursuant to Ontario Regulation 149/90 as amended by 69/93 for land located below the elevation of the Regulatory Flood Line.
- 6) The exact delineation of the Zone C3 (f) limits shall be determined in consultation with the Grand River Conservation Authority. The applicant may be required to

obtain the services of a qualified professional to determine the exact elevations on their land.

16.2.11 Outdoor Display

The display of goods and materials is permitted outside any building in accordance with the provisions outlined in Section 5.20.