

SECTION 12 – HAMLET MIXED USE (C3) ZONE

12.1 Permitted Uses

Within any Hamlet Mixed Use 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 Use** (Section 4.2)
- **Accessory Dwelling Unit** (Section 4.4.4)
- **Assembly Hall**
- **Dwelling, Detached**
- **Dwelling, Group Home**
- **Farmer's Market**
- **Funeral Home**
- **Institutional Uses**
- **Office**
- **Restaurant**
- **Retail Store**
- **Service Shop**
- **Veterinary Clinic**

Notwithstanding the above list, permitted **uses** may be restricted through the General Provisions (Section 4).

12.2 Regulations

Within any Hamlet Mixed Use 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:

12.2.1	Minimum Lot Area	4,000 m ² (0.4 ha)
12.2.2	Minimum Lot Frontage	30 m
12.2.3	Minimum Front Yard	7.5 m (Section 4.19 & Section 4.20)
12.2.4	Minimum Rear Yard	7.5 m
12.2.5	Minimum Interior Side Yard	3 m

	Where the interior side lot line abuts a Residential Zone or lands used for residential purposes, the minimum interior side yard width is 7.5m unless abutting uses are both residential.
12.2.6	Minimum Exterior Side Yard 4.5 m (Section 4.19 & Section 4.20)
12.2.7	Maximum Lot Coverage 35%
12.2.8	Maximum Building Height 11 m

12.3 Flood Plain Area – (f)

In addition to Section 12.2 any new development or redevelopment proposed within the C3 (f) area are also subject to the regulations of the Grand River Conservation Authority which include the following:

1. Conversion of **existing** residences to a permitted commercial **use** will require flood proofing measures approved by the Grand River Conservation Authority.
2. An **existing** commercial **building** shall not be converted to a residential **use**.
3. Additions or enlargements to **structures existing** on October 19, 1999 will be permitted up to a maximum of 50% of the **existing ground floor** area with flood proofing measures approved by the Grand River Conservation Authority. No basements or accessory second units, or enlargements of existing basements or accessory second units will be permitted.
4. Prior to the approval or enlargement of an **existing structure** or change in **use**, a permit is required from the Grand River Conservation Authority for land located below the elevation of the Regulatory Flood Line.
5. The exact delineation of the C3 (f) Zone 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.
6. Notwithstanding any uses permitted by the underlying Zone the following uses shall be prohibited in a C3 (f) Zone - Flood Plain Area:
 - a. an **institutional use** such as hospitals, **long-term care facilities**, **retirement homes**, pre-schools, school nurseries, **child care centres** and **schools**;
 - b. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or
 - c. uses associated with the disposal, manufacturing, treatment or storage of hazardous substances.