

**5.20 HAMLET COMMERCIAL (C1) ZONE**

No person shall within any Hamlet Commercial (C1) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

**5.20.1 Uses Permitted****a) Residential Uses**

- Accessory dwelling unit.

**b) Non-Residential Uses**

- Antique sales establishment;
- Artist studio;
- Bakery or bake shop;
- Bank or financial establishment;
- Business, professional or administrative office;
- Convenience store;
- Custom workshop;
- Day nursery;
- Dry cleaner's distribution station;
- Eating establishment;
- Flea Market;
- Fraternal lodge;
- Furniture and appliance dealer;
- Gasoline retail facility, motor vehicle dealership, motor vehicle sales used, motor vehicle service station, motor vehicle repair garage;
- Park;
- Parking lot;
- Personal service shop;
- Public use in accordance with the General Provisions of this By-law;
- Retail establishment;
- Service shop, merchandise.

(By-law No. 2016-0049)

**c) Accessory Uses**

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law, including Shipping Containers.

(By-law 2020-0016)

**5.20.2 Zone Provisions for Residential Uses****a) Dwelling Unit in Portion of Non-Residential Building:**

- A maximum of one dwelling unit may be permitted over a non-residential building. In no case shall a dwelling unit be permitted in or over a motor vehicle dealership, a motor vehicle repair garage, or a motor vehicle service station.

**b) Gross Floor Area per Dwelling Unit (minimum):**

i)	One Bedroom Dwelling Unit .....	56 square metres
ii)	Two Bedroom Dwelling Unit .....	70 square metres
iii)	Three Bedroom Dwelling Unit .....	84 square metres
iv)	More Than Three Bedrooms .....	84 square metres plus 9 square metres for each bedroom in excess of three

### 5.20.3 Zone Provisions for Non-Residential Uses

- a) Lot Area (minimum) ..... 0.5 ha
- b) Lot Frontage (minimum) .....30 metres
- c) Yards (minimum):
- |      |                     |          |
|------|---------------------|----------|
| i)   | Front.....          | 6 metres |
| ii)  | Exterior Side ..... | 6 metres |
| iii) | Interior Side ..... | 3 metres |
| iv)  | Rear.....           | 6 metres |
- d) Landscaped Open Space (minimum)..... 20 percent
- e) Lot Coverage (maximum).....50 percent
- f) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- g) Floor Area for Retail and Service Shop (maximum)..... 400 square metres
- h) Height of Building (maximum) ..... 10 metres
- i) Planting Strip:
- In accordance with the General Provisions of this By-law.

### 5.20.4 Provisions For Outside Display and Sales Area

Lands used for the outside display and/or sales of goods and materials shall:

- Be accessory to the main use on the lot;
- Not be located closer than 3 metres to the front lot line;
- Not be located closer than 2 metres to an interior side or rear lot line where the lot line abuts a lot zoned for commercial or industrial purposes or 6.0 metres of an interior side or rear lot line where the lot line abuts a lot zoned for other than commercial or industrial purposes;
- Not exceed 50 percent lot coverage; and
- No open storage of goods and materials is permitted.

(By-law No. 03-61)

### 5.20.5 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

**5.20.6 Exception Provisions - Hamlet Commercial (C1) Zone****5.20.6.1 Hamlet Commercial Exception One (C1-1) Zone**

(Lot 21, Concession 4 (Selby), in the Geographic Township of Richmond)

Within the C1-1 Zone, the permitted uses are restricted to:

- auction sales barn;
- flea market; and
- uses accessory and considered incidental and subordinate to the principle uses.

**5.20.6.2 Hamlet Commercial Exception Two (C1-2) Zone**

(Part of Lot 22, Concession 9, Geographic Township of Richmond)

Within the C1-2 Zone, the following provisions apply:

**i) Uses Permitted**

- a) Residential Uses
  - Accessory dwelling unit.
- b) Non-Residential Uses
  - Antique sales establishment;
  - Artist studio;
  - Auction outlet;
  - Bakery or bake shop;
  - Bank or financial establishment;
  - Business, professional or administrative office;
  - Convenience store;
  - Custom workshop;
  - Day nursery;
  - Dry cleaner's distribution station;
  - Eating establishment;
  - Flea Market;
  - Fraternal lodge;
  - Furniture and appliance dealer;
  - Parking lot;
  - Personal service shop;
  - Public use in accordance with the General Provisions of this By-law;
  - Retail establishment;
  - Service shop, merchandise.

(By-law No. 2016-0049)

**ii) Definition**

Within the C1-2 zone the following definition applies:

“AUCTION OUTLET” means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered for sale to the general public by an auctioneer but does not include a livestock auction sales barn.

(By-law No. 03-03)

**5.20.6.3 Hamlet Commercial Exception Three (C1-3) Zone**

(Part of Lot 21, Concession 9, in the Geographic Township of Richmond)

Provisions for Non-Residential Uses

- a) Lot Area (minimum)..... 0.16 ha  
(By-law No. 06-21)