

## 95. HC – Hamlet Commercial District

### Purpose

To provide a range of commercial uses within hamlets which caters to the needs of local residents and the surrounding rural area.

Permitted Uses	
<ul style="list-style-type: none"> <li>(a) Accessory Building</li> <li>(b) Eating and Drinking Establishment</li> <li>(c) Financial Service</li> <li>(d) Office</li> </ul>	<ul style="list-style-type: none"> <li>(e) Personal Service Facility</li> <li>(f) Restaurant</li> <li>(g) Retail Store</li> <li>(h) Solar, Private – Ground Mounted</li> </ul>
Discretionary Uses	
<ul style="list-style-type: none"> <li>(a) Accessory Use(s)</li> <li>(b) Auction Mart</li> <li>(c) Automotive and Recreational Vehicle Sales and Rentals</li> <li>(d) Brewery/Distillery &amp; Sales</li> <li>(e) Bulk Fuel Depot</li> <li>(f) Campground/RV Park</li> <li>(g) Car/Truck Wash</li> <li>(h) Commercial Storage</li> <li>(i) Community Garden</li> <li>(j) Community Hall</li> <li>(k) Day Care Facility, Major</li> <li>(l) Equipment Rentals</li> <li>(m) Farm &amp; Industrial Equipment &amp; Machinery Sales &amp; Service</li> <li>(n) Funeral Home</li> <li>(o) Gas Bar</li> <li>(p) Hotel</li> <li>(q) Housing, Mixed Use</li> </ul>	<ul style="list-style-type: none"> <li>(r) Liquor Sales</li> <li>(s) Motel</li> <li>(t) Motor Vehicle Servicing, Repair &amp; Storage – Service Station</li> <li>(u) Museum</li> <li>(v) Portable Storage Container</li> <li>(w) Public or Quasi-public Use</li> <li>(x) Public Utility Building</li> <li>(y) Recreational, Minor</li> <li>(z) Recycling Collection Point</li> <li>(aa) Recycling Depot</li> <li>(bb) Sign</li> <li>(cc) U-Pick</li> <li>(dd) Veterinary Clinic</li> <li>(ee) Veterinary Hospital</li> <li>(ff) Warehousing</li> <li>(gg) Wind Energy Conversion System, Private</li> </ul>

### (1) Subdivision Regulations

#### (a) Minimum Lot Area:

As required by the Subdivision Authority

### (2) Development Regulations

#### (a) Maximum Lot Coverage:

Sixty Percent (60%)

#### (b) Maximum Height of any Principal or Accessory Structure:

12.0 m (39.4 ft.)

(3) Siting Regulations

- |  |  |
|--|--|
| (a) Minimum Yard, Front Setback  | As required by the Development Authority |
| (b) Minimum Yard, Rear Setback   | As required by the Development Authority |
| (c) Minimum Yard, Side Setback   | 1.5 m (5 ft.)                            |
| (d) Notwithstanding Subsection (3)(c), where a firewall is provided, the minimum Yard, Side Setback may be 0.0 m (0.0 ft.), subject to Building Code requirements. |  |

(4) Special Requirements

- (a) All uses which involve outdoor storage of goods, machinery, vehicles, building materials, waste materials, etc. shall be screened to the satisfaction of the Development Authority.
- (b) No variance to Yard, Side Setbacks shall be given if the site is located adjacent to residential district.
- (c) Additions to existing structures within setback requirements cannot be extended where further encroachment would occur without a relaxation.
- (d) Front yard setbacks for existing structures may be considered to be conforming, but no further encroachment may occur without a relaxation.

(5) In addition to the regulations listed above, other regulations may apply. These include Part VII – General Land Use Regulations, Part VIII – Specific Land Use Regulations, Part IX – Landscaping, Fencing and Screening, Part X – Parking and Loading Regulations, and Part XI – Sign Regulations.