

**SECTION 17. HAMLET COMMERCIAL (C2) ZONE**

*The Hamlet Commercial (C2) Zone applies to traditional commercial development in the hamlets of Clachan, Eagle, Port Glasgow and New Glasgow. Overall its application is limited insofar as commercial development in the hamlets themselves is limited. A range of traditional hamlet commercial uses is permitted. Due to the general lack of municipal services, minimum lot sizes are established to reflect the need for private on-site services.*

**17.1 GENERAL USE REGULATIONS**

**17.1.1 PERMITTED USES**

No land shall be used and no buildings or structures shall be erected, used or altered in the Hamlet Commercial (C2) Zone except for the following purposes:

- dwelling unit
- gas bar
- business or professional office
- parking lot
- public garage
- retail store
- restaurant
- service shop
- variety store

TABLE 17-1

**HAMLET COMMERCIAL (C2) ZONE STANDARDS**

1	<b>Minimum Lot Area</b> a) where connection to the municipal water supply system is available b) where connection to the municipal water supply system is not available	a) 1500 m <sup>2</sup> b) 2000 m <sup>2</sup>
2	<b>Minimum Lot Frontage</b> a) where connection to the municipal water supply system is available b) where connection to the municipal water supply system is not available	a) 25 m b) 30 m
3	<b>Maximum Lot Coverage</b>	50%
4	<b>Side Yard Width</b> where the yard abuts a Hamlet Residential (HR) Zone	4.5 m
5	<b>Rear Yard Depth</b>	7.5 m
6	<b>Maximum Building Height</b> a) main building	a) 10.5 m

**NOTES:**

- Unless specified otherwise, regulations expressed herein are minimums.

**17.2 SPECIAL USE REGULATIONS**

**17.2.1 DWELLING UNITS**

The following provisions shall apply to dwelling units:

- a) access to a dwelling unit shall be provided from outside the building and shall be

for the sole use of the occupants of the said dwelling unit and any other dwelling units located in the same building.

- b) dwelling units shall be situated over and above the ground floor

17.2.2 **GAS BARS**

A canopy, kiosk, or pump island accessory to a gas bar may be erected, used, or altered provided such canopy, kiosk, or pump island is located not closer than six (6.0) metres to a lot line.

17.3 **SITE-SPECIFIC ZONES**

17.3.1 a) **Defined Area** (*Natterjack Brewing Company*)

C2-1 as shown on Schedule “E”

b) **PERMITTED USES**

Microbrewery and Retail Store