

SECTION 10 – VILLAGE COMMERCIAL (C1) ZONE

10.1 Permitted Uses

Within any Village Commercial 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)
- **Commercial School**
- **Courier Service**
- **Dry Cleaning and Laundering Establishment**
- **Dwelling, Apartment** (Section 10.2.9)
- **Entertainment/Recreation Establishment**
- **Financial Institution**
- **Funeral Home**
- **Institutional Uses**
- **Office**
- **Parking Lot**
- **Pet Grooming**
- **Restaurant**
- **Retail Store**
- **Service Shop**
- **Taxi or Bus Depot**
- **Veterinary Clinic**

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

10.2 Regulations

Within any Village Commercial 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:

10.2.1	Minimum Lot Area	300 m ²
10.2.2	Minimum Lot Frontage	10 m
10.2.3	Minimum Front Yard	0.0 m (Section 4.19 & Section 4.20)

10.2.4	Minimum Rear Yard	7.5 m
10.2.5	Minimum Interior Side Yard	0.0 m
10.2.6	Minimum Exterior Side Yard	4.5 m (Section 4.19 & Section 4.20)
10.2.7	Maximum Lot Coverage	80%
10.2.8	Maximum Building Height	11 m
10.2.9	<p>Regulations for Apartment Dwellings <i>Apartments</i> are only permitted on the upper floors of commercial establishments. Commercial uses must occupy the entire ground floor, and for the purposes of this regulation, 1 or more dwelling unit(s) shall be permitted.</p>	

10.3 Flood Plain Area - (f)

In addition to Section 10.2 any new development or redevelopment proposed within the C1 (f) area are also subject to the regulations of the Grand River Conservation Authority which include the following:

1. Development, redevelopment or a major addition/renovation for permitted residential **uses** shall be permitted in the flood fringe provided that the **structure** is flood proofed to the regulatory level and that:
 - a. the habitable floor space elevation of any new residential **dwelling unit** is located above the regulatory flood elevation;
 - b. no **basements** are allowed;
 - c. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level; and
 - d. safe access is provided.
2. Minor renovation/addition to **existing** residential **buildings** in the flood fringe shall be permitted provided any new habitable floor space is, where feasible, above the regulatory flood level, and in no case lower than the elevation of the **existing** ground floor level.
3. Conversion of an **existing** commercial **building** to a residential **use** in the flood fringe will be permitted provided the **building** is flood proofed to the regulatory flood level and that:
 - a. the habitable floor space elevation of any new residential **use** is located above the regulatory flood elevation;
 - b. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level;
 - c. safe access is provided.
4. Any commercial development or redevelopment of **existing** commercial **structures** shall be permitted provided that the **building** or **structure** is flood proofed to the regulatory flood level and that:

- a. mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood level.
 - b. where practical, **building** openings will be located above the regulatory flood level. Where doorway elevations are permitted below the regulatory flood level, the openings will be flood proofed to the satisfaction of the Grand River Conservation Authority.
5. A permit will be required from the Grand River Conservation Authority for all construction and placement or removal of fill occurring within the flood fringe, in addition to any other necessary permits or approvals such as a building permit or site plan approval.
6. Notwithstanding any uses permitted by the underlying Zone the following uses shall be prohibited in a C1 (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.