

## MOTOR VEHICLE FUEL BAR AND MECHANICAL GARAGES

- ## (h) DRIVEWAYS

In accordance with the provisions of Section 5

**SECTION 13 - OTHER ZONE REQUIREMENTS FOR COMMERCIAL USES (cont.)**

hereof.

**13.2**

**HOTEL, MOTEL OR MOTOR HOTEL**

**(a) LOT FRONTAGE (MINIMUM)** 45 metres

- provided that, where served by municipal sanitary sewers, the minimum lot frontage shall be 25 metres.

- except that in the case of a lot fronting on Highway 48, the minimum lot frontage shall be 45 metres.

**(b) LOT AREA (MINIMUM)**

Private Sewage Disposal System

- 4 000 square metres (minimum) plus an area of 280 square metres for the first eight guest rooms and for each additional guest room thereafter.

Municipal Sanitary Sewers

- 900 sq metres (minimum) plus an area of 95 square metres for the first eight guest rooms and for each additional guest room thereafter.

**(c) FRONT YARD (MINIMUM)** 12 metres

- except that in the case of a lot fronting on Highway 48, the minimum front yard shall be 14 metres.

**(d) EXTERIOR SIDE YARD (MINIMUM)** 12 metres

- except that in the case of a lot fronting on Highway 48, the minimum exterior side yard shall be 14 metres.

**(e) REAR YARD (MINIMUM)** 8 metres

**(f) INTERIOR SIDE YARD (MINIMUM)** 8 metres

**(g) DWELLING UNIT AREA (MINIMUM)** 18 sq metres

**SECTION 13 - OTHER ZONE REQUIREMENTS FOR COMMERCIAL USES (cont.)**

(h) LOT COVERAGE (MAXIMUM) 35%

(i) HEIGHT OF BUILDING (MAXIMUM) 11 metres

(j) WALLS CONTAINING HABITABLE ROOM WINDOWS

Walls containing habitable room windows and facing each other shall be a minimum distance apart of 15 metres.

For the purpose of this subsection, walls with an angle of divergence of greater than 85 degrees are deemed not to face each other.

(k) NUMBER OF BUILDINGS PER LOT

Limited only by the other provisions of this Section.

(l) LANDSCAPED OPEN SPACE (MINIMUM) 35%

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING,  
PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER  
GENERAL PROVISIONS**

In accordance with the provisions of Section 5 hereof.