

SECTION 21 – OTHER ZONE REQUIREMENTS FOR COMMERCIAL USES

21.1

MOTOR VEHICLE FUEL BAR AND MECHANICAL GARAGES

- (a) **LOT FRONTAGE (MINIMUM)** 40 metres

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

- (b) **LOT DEPTH (MINIMUM)** 40 metres

- (c) **FRONT YARD (MINIMUM)** 15 metres

- (d) **EXTERIOR SIDE YARD (MINIMUM)** 15 metres

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

Except where there are no openings, other than a door without windows, in the wall adjoining the yard, the yard may be reduced to 3 metres.

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

- (g) **LOT COVERAGE (MAXIMUM FOR ALL BUILDINGS)** 20%

- (h) **DRIVEWAYS**

Driveways will be governed by the provisions of Section 5.28 (i), except that the minimum distance between an interior side lot line and the nearest driveway shall be 3 metres.

- (i) **FUEL PUMP ISLAND**

Fuel pump islands, accessory to a permitted use may be located within any front or exterior side yard, provided that the minimum distance between any part of the fuel pump island and any lot line or any sight triangle shall be 5 metres.

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

In accordance with the provisions of Section 5.

21.2

HOTEL, MOTEL OR MOTOR HOTEL

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

SECTION 21 - OTHER ZONE REQUIREMENTS FOR COMMERCIAL USES

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 sq. metres (minimum) plus an area of 280 sq. 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

(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

SECTION 21 - OTHER ZONE REQUIREMENTS FOR COMMERCIAL USES

Limited only by the other provisions of this Section.

(I) **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.

DRAFT