

COMMERCIAL 12 COM 12

- GENERAL -

03-3-1 All structures and buildings erected, altered or used in a COM. 12 Zone shall conform to the regulations of this subsection.

- Permitted Uses -

03-3-2 No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:
164/91

- a) Business or professional office.
- b) Service shop, including barber shop, beauty parlor, shoe repair, receiving office for laundry or dry cleaner.
- c) Self-service laundry.
- d) Retail shop, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50 per cent of the total floor area.
- e) Hotel, restaurant, motel.
- f) Food supermarket.
- g) Service station.
- h) Parking lot, private or public.
- i) Storage garage.
- j) Automobile Showroom.
- k) Retail outlet for automotive supplies.
- l) Commercial Garage.
- m) New and used car lot.
- n) Municipal, government offices.

03-3-2 PERMITTED USES (continued)

- o) Funeral Home.
- p) Accessory building incidental to any of the above uses.

149-07 q) Commercial school.

067-17 r) Vehicle Rental Agency

That notwithstanding anything else in this section, an Animal Hospital shall be permitted on the lands being composed of part of lot Number 15, on the south side of Fifth Street, as shown on the plan of Cornwall on file in the Registry Office for the Registry Division of Stormont, and measuring 75 feet frontage along the eastern limit of Pitt Street with an average depth of 124.495 feet.

6/83 Notwithstanding any else in this Section, up to and including eight (8) dwelling units may be permitted on the property hereinafter described: Part of Lot 16, north side of Fifth Street, municipal address 514, 516, 518 Pitt Street, provided that:

- a) Parking is provided for the dwelling units separately and distinctly from any non-residential parking; and
- b) Amenity space in the form of landscaping and/or recreational area be provided for the residents at a minimum standard of 50 square feet per unit.

18/84 Notwithstanding any other provisions of this Section, Residential uses may be permitted at 538 Pitt Street provided that all other general requirements for residential uses in the By-law are met.

153/86 Notwithstanding anything else in this Section, not more than 18 apartment units in one or two buildings shall be permitted on Part of Lots 14 and 15, north side of Fifth Street (Parts 1 and 2, R.P. 52R-1777), property known municipally as 511 Pitt Street, provided that:

- a) a minimum of 20 parking spaces are provided that conform to current By-law requirements, except that parking shall be allowed to within 10 feet of the front lot line.
- b) living space is no closer than ten (10) feet to any side lot line.
- c) living space is no closer than twenty (20) feet to the front line.
- d) living space is no closer than twenty-five (25) feet to the rear lot line except that living space will be permitted to within five feet of the 25 foot portion of the rear lot line which is parallel to and approximately 200 feet east of the front lot line.
- e) balconies and patios are no closer than five (5) feet to any lot line.

- 044/85 Notwithstanding anything else in this Section, a 29 unit apartment building shall be permitted on Part of Lot 15, south side Ninth Street, property known municipally as 12 Ninth Street East, provided that a minimum of 32 parking spaces are provided.
- 037/88 Notwithstanding anything else in this Section, apartment units, an aerobics school, a printing shop, and a senior citizen's recreational centre are permitted on the Hodgins City Centre property at 812 Pitt Street.
- 034/90 Notwithstanding any other provisions of this Section, the following uses shall be permitted at 314 Ninth Street West:
- a) Business or Professional Office
 - b) Service shop, including barber shop, beauty parlor, shoe repair, receiving office for laundry or dry cleaner
 - c) Self-service laundry
 - d) Retail shop, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 70 percent of the total floor area.
 - e) Restaurant
 - f) Parking lot, private or public
 - g) Automobile showroom
 - h) Retail outlet for automotive supplies
 - i) Municipal, government offices
 - j) Funeral Home
 - k) Accessory building incidental to any of the above
- 082/92 Notwithstanding any other provisions of this Section, a Private Club shall be permitted on Lots 49 and 51, Registered Plan 213, municipally known as 115 and 117 Eleventh Street West, provided parking lot improvements and perimeter screening fence are implemented, as approved by City staff, prior to establishment of the Private Club.

094/99 Notwithstanding any other provisions of this Section, a Tag Ball Adventure Game use shall be permitted on a site-specific basis on a property municipally described as 24 Ninth Street East, City of Cornwall. This shall not include an arcade as described in the Comprehensive Zoning Bylaw.

In addition, the existing number of parking spaces totaling approximately 35, shall be deemed to meet the required parking for (combined) uses on this subject site.

078/14 Notwithstanding any other provisions of this section, all existing residential single and two family dwellings on the day of the passing of this Bylaw shall be considered to be legal

028/16 Notwithstanding any other provision of this Section, a Place of Assembly or Recreation/Community Centre, including the Seaway Senior Citizens' Centre (SSCC), shall be permitted on Part of Lots 16 and 17, North Side of Fifth Street West, municipally known as 502 – 506 Pitt Street.

STANDARDS

BUILDING AND LOT REQUIREMENTS

03-3-3 MINIMUM YARD DIMENSIONS

Front yard 20 feet

Side yards Nil
Except that a corner lot, shall have a side yard of not less than 10 feet on the minor street.

Rear yard 25 feet

03-3-4 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE

067/17

038/02 An accessory building may be located in the rear yard or side yard not closer than 3 feet to a side or rear lot line.

Where a side line of the lot is identical with the limit of a road allowance, the setback of an accessory building shall not be less than the width of the side yard which is required for the main building.

092/98

On any lot the total area of accessory buildings (commercial) shall not exceed 10% of the area of the lot. Accessory buildings (commercial) are to be used for storage purposes only. Any accessory buildings containing any part of a commercial operation must meet main building setbacks.