

**COMMERCIAL 42
COM 42**

- G E N E R A L -

03-5-1 All structures and buildings erected, altered or used in a COM 42 Zone shall conform to the regulations of this subsection.

- Permitted Uses -

03-5-2 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:
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1038/71

- a) Hotel, motel or tourist court.
- b) Service station.
 - i) Automobile Showroom
 - ii) New and Used Car Lot
 - iii) Commercial garage
- c) Drive-in theatre.
- d) Restaurant.
- e) Trailer Sales.
- f) Any combination of the above uses designed primarily for the accommodation and convenience of the traveling public.
- g) Single family dwelling incidental to above uses.
- h) Accessory building incidental to any of the above uses

Notwithstanding anything else in this By-law, the lands described as Part of Lot 18, Conc. 3, situated at the south east corner of Power Dam Drive and Vincent Massey Drive (east of Power Dam Drive and North of Vincent Massey Drive), and rezoned to COM 42 by By-law 1416/73 shall be restricted to the following:

- a) The owner/occupant shall not park more than ten(10) used cars at anytime on the premises; and
- b) The owner/occupant undertakes to keep the lot clean and attractive in appearance at all times.

STANDARDS

03-5-3 MINIMUM LOT AREA AND FRONTAGE

a) Commercial Uses:

No building shall be erected on a lot of less than 1 acre in area nor less than 200 feet frontage.

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b) Residential Uses:

Where neither a public water supply nor sanitary sewers are available, the minimum area shall be 2,788 square meters and the minimum frontage 38.1 metres.

Where either a public water supply or sanitary sewer is available, but not both, the minimum lot area shall be 7,500 sq. ft. with a minimum frontage of 75 feet.

Where both public water supply and sanitary sewers are available, minimum area shall be 5,000 sq. ft. and minimum frontage 50 feet.

03-5-4 MINIMUM YARD DIMENSIONS

a) Commercial Uses:

Front yard Service station, 75 feet
..... Other buildings, 100 feet

Side yards Service station, 40 feet
..... Other buildings, 30 feet
Single or duplex units of a tourist court shall be separated by not less than 20 feet.

Rear yard Service station, 40 feet
..... Other buildings, 30 feet

b) Residential Uses:

Front yard 20 feet

Side yards 10 feet on one side
..... 5 feet on the other
provided that for attached garages and carports the required side yards shall be reduced to 5 feet and 3 feet, with the latter side yard adjacent to the garage or carport.

Rear yard 35 feet

BUILDING AND LOT REQUIREMENTS

03-5-5 ACCESSORY BUILDINGS

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.