

**COMMERCIAL 70
COM 70**

- G E N E R A L -

03-7-1 All structures and buildings erected, altered or used in a **COM 70 Zone** shall conform to the regulations of this subsection.

- Permitted Uses -

03-7-2 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) Municipal, government, or public utility building.
 - c) Institutional building.
 - d) Service shop, including barber shop, beauty parlour, shoe repair, receiving office for laundry or dry cleaner.
 - e) Self-service Laundry.
 - f) Retail shop, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50 percent of the total floor area.
 - g) Funeral Home.
 - h) Printing establishment or bookbindery.
 - i) Hotel, restaurant, motel.
 - j) Food supermarket.
 - k) Service station.
 - 021/01 l) Place of Assembly or Recreation.
 - m) Parking lot, private or public.
 - n) Storage garage.
 - 069/94 o) Dwelling units located over any non-residential use in this zone.
 - 133/90 p) Accessory buildings incidental to any of the above uses.
 - 099/16 q) Commercial school.
 - r) Multi family dwelling including apartment houses and row houses.
- 020/07 A private Seniors' Residence.
- 152/00 Notwithstanding any other requirements of this Section, a Commercial Hair Salon and Residential Apartment on the second floor, shall be a permitted use on Part of Lot 157, Registered Plan 16, municipally known as 17-17A Lawrence Avenue, City of Cornwall.

- 03-7-2** No building or part thereof and no land shall be used, caused to be used, or be
164/91 permitted to be used for purposes other than:
- 102/10 Notwithstanding any other requirements of this Section, a private student residence
shall be permitted at a property municipally known as 107 Belmont Street, City of
Cornwall.
- 086/12 Existing residential dwellings in Commercial 70 (COM 70) zone at the time of passing
of this By-law are permitted.

- Standards -

BUILDING AND LOT REQUIREMENTS

03-7-3 MINIMUM YARD DIMENSIONS

No front yard shall be required for a lot fronting on the north side of Montreal Road; and no front yard shall be required for a lot fronting on the south side of Montreal Road between Marlborough Street and Belmont Street.

No front yard shall be required for a lot fronting on Water Street between Gloucester Street and Marlborough Street.

20 feet shall be required elsewhere in this Zone.

Side yard Nil
Except that a corner lot which required a front yard of 20 feet in accordance with the above shall have a side yard of not less than 10 feet on the minor street.

Rear yard25 feet

03-7-4 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE

067/17

038/02 An accessory building may be located in the rear 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 be not 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.

03-7-5 PROPERTIES AND THE RELATED USES SUBJECT TO A HOLDING (H) CATEGORY

002/99

Notwithstanding any other provisions of this Bylaw, a Holding (H) category shall apply to all Commercial 70 (COM 70) uses, except a parking lot (private or public) on lands described municipally as 307 McConnell Avenue, City of Cornwall.

The Holding (H) category should not be removed until such time as the following item(s) are completed to the satisfaction of Council:

- i) Development Plans are submitted that are acceptable to Council as part of a more comprehensive Official Plan/Zoning Bylaw Amendment application review. This application may examine larger land area along McConnell Avenue.