

City of Cornwall

Comprehensive Zoning By-law

The Corporation of the City of Cornwall

Regular Meeting of Council

By-law 2022-001

Department: Planning, Development and Recreation

Division: Planning

By-law Number: 2022-001

Report Number: 2021-178-Planning, Development and Recreation

Meeting Date: January 10, 2022

Subject: By-law 2022-001 to enact a Zoning By-law for the Corporation of the City of Cornwall and to repeal By-law 751, 1969 as amended, (including By-law 1 177, 1971)

Whereas at the Council Meeting No. 21 dated July 28, 1969, the Council of the Corporation of the City of Cornwall enacted By-law 751-1969 as amended to adopt the City of Cornwall Zoning By-law; and

Whereas under Section 34(1) of the Planning Act, R.S.O., 1990, as amended, zoning by-laws may be passed to prohibit and regulate the use of land, buildings, and structures.

Now therefore be it resolved that the Council of The Corporation of the City of Cornwall, in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended, hereby enacts as follows:

1. That the City of Cornwall Zoning By-law, consisting of text and schedules available on the City's Web Page for the Zoning Review at <http://www.cornwall.ca/en/do-business/comprehensive-zoning-by-lawreview.aspx> as well as a paper copy at the Planning Department, is hereby approved.
2. That Zoning By-law 751-1969 (including By-law 1 177, 1971), as amended, and all previous Comprehensive Zoning By-laws passed under Section 34 of the Planning Act or any predecessor thereof, are hereby repealed in their entirety.

3. This By-law shall come into force and take effect on the day of the final passing thereof.
4. That the Mayor and Clerk be and are hereby authorized to execute all documents to complete this matter.

Read, signed, and sealed in open Council this 10th day of January 2022.

Passed and enacted this 10th day of January 2022.



Manon L. Levesque
City Clerk



Glen G. Grant
Mayor

City of Cornwall Comprehensive Zoning By-law

The City of Cornwall Comprehensive Zoning By-law No. 2022-001 came into effect on January 10, 2022.

The following Table lists all of the City of Cornwall Zoning By-law Office Consolidations prepared to incorporate all amendments approved following January 10, 2022. While every effort has been made to incorporate all approved amendments, the City of Cornwall does not warrant or guarantee that there are no errors or omissions in this Office Consolidation.

This Office Consolidation has been prepared for the purpose of convenience only. For accurate reference, the original Comprehensive Zoning By-law and amendments thereto should be consulted.

Office Consolidation Date
December 2025

The following Table lists all of the approved amendments to the City of Cornwall Zoning By-law following January 10, 2022.

By-Law Number	Date Passed by City Council	Effect of By-Law on Zoning By-Law Text and / or Zoning Map
2022-090	August 8, 2022	To Remove Hold (H) category at 1300 Marleau Avenue.
2022-116	October 11, 2022	Marleau Lots Subdivision
2023-010	February 13, 2023	1424 Aubin Avenue
2023-061	June 12, 2023	Housekeeping Exercise No. 1
2023-077	August 14, 2023	To further amend the site-specific By-law #148-2007 associated with 1950 Montreal Road
2023-096	October 23, 2023	10 Tollgate Road East
2024-014	February 13, 2024	Housekeeping Exercise No. 2
2025-007	January 27, 2025	Belfort Estates Phases 3-7
2025-008	January 27, 2025	1520 Cumberland Street
2025-027	March 24, 2025	Marleau Avenue School
2025-029	March 24, 2025	Emergency and Transitional Housing
2025-075	August 11, 2025	55 Water Street West
2025-110	November 10, 2025	Housekeeping Amendment No. 3

User Guide to the Comprehensive Zoning By-law

This User Guide is provided for information purposes, to assist readers in navigating the City of Cornwall Comprehensive Zoning By-law and how to apply provisions to a specific property of interest.

Structure of the Zoning By-law

The City of Cornwall Comprehensive Zoning By-law is divided into a series of Sections:

1

Administration and Interpretation

This section outlines how the Zoning By-law is administered and enforced by the City of Cornwall and directs how the Zoning By-law provisions and Zoning Map should be read and interpreted.

2

Definitions

This section contains definitions for key terms used in the Zoning By-law, including permitted uses. Some definitions contain illustrations to help clarify their meaning and correct interpretation.

3

General Provisions

This section contains provisions that may apply to all properties in all Zones, depending on the proposed development. For example, this includes provisions for specific types of uses which may be permitted in more than one Zone, such as accessory buildings and structures, as well as other provisions such as parking requirements.

4

to

29

Zones

These sections establish the 26 Zones in the City. Each Zone section outlines permitted uses, standards for lots and buildings, additional provisions which may apply only to certain uses, and Exception Zones which establish provisions for specific properties.

30

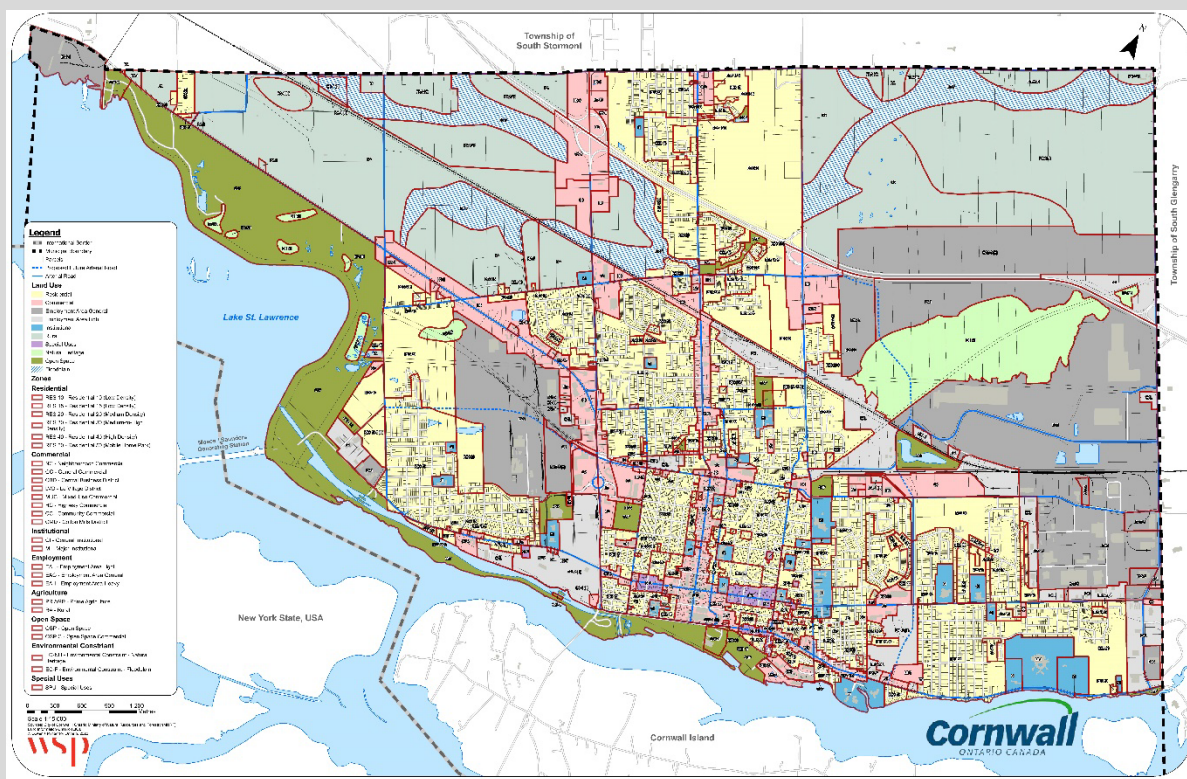
Zoning Map

This section introduces the Zoning Map, which forms a Schedule of the Zoning By-law and establishes Zone boundaries in the City of Cornwall.

How to Determine a Property's Zoning and Identify Applicable Regulations

To determine the zoning and regulations that apply to a specific property, such as the uses that are permitted or lot and building requirements, follow these steps:

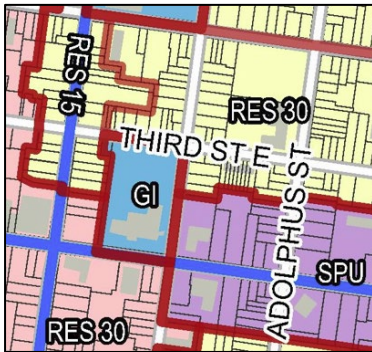
1 Identify the Property's Zoning on the Zoning Map



To determine the zoning for a property, you should first identify the property of interest on the City of Cornwall Zoning Map. The Zoning Map is available as a Schedule to the Comprehensive Zoning By-law, and is also available for review through the City's CornwallMaps gallery – an online and interactive mapping website prepared using ArcGIS.

City of Cornwall

User Guide to the Comprehensive Zoning By-law



Zone boundaries are outlined in red on the Zoning Map.

Each property is associated with a Zone symbol (e.g. RES 10, GC, OSP).

The different colours within the red Zone boundaries identify the land use classification of the properties within that Zone (e.g. Residential, Commercial, Open Space).

The Zoning Map Legend explains the Zone symbols and land use classification colours.

Land Use	Zones
 Residential	 RES 10 - Residential 10 (Low Density)
 Commercial	 RES 15 - Residential 15 (Low Density)
 Employment Area General	 RES 20 - Residential 20 (Medium Density)
 Employment Area Light	 RES 30 - Residential 30 (Medium-to-High Density)
 Institutional	 RES 40 - Residential 40 (High Density)
 Rural	 RES 50 - Residential 50 (Mobile Home Park)
 Special Uses	 Commercial
 Natural Heritage	 NC - Neighbourhood Commercial
 Open Space	 GC - General Commercial
 Floodplain	

Some properties will have more than one Zone symbol that applies. For example, some properties may be split up into more than one Zone, or may have a Zone symbol that contains a suffix.

The following summarizes the meaning of different types of Zone symbols:



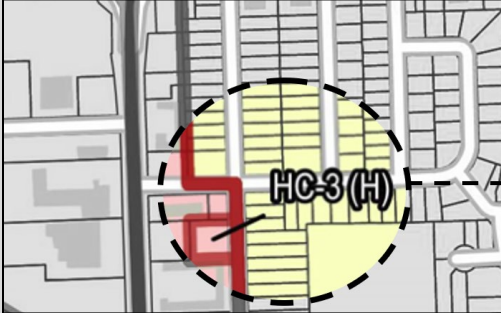
This is a base Zone. The acronyms for each base Zone are explained in the Zoning Map legend. For example, GI means the General Institutional Zone. Most properties in the City are identified only with a base Zone.

Each base Zone has its own section in this Zoning By-law (Sections 4 to 29) which details permitted uses, lot and building requirements, and additional provisions that apply to all properties within that Zone.



If a dash and a number follow the Zone symbol (e.g. "MUC-1"), then the property is subject to a site-specific Exception Zone. The provisions for each individual Exception Zone are found in the Zoning By-law document under a subsection within the base Zone section (e.g. Section 14 Mixed-Use Commercial Zone, Subsection 14.4. Exception Zones).

An Exception Zone contains provisions that override, or are in addition to, the base Zone provisions. For example, a property with the Exception Zone MUC-1 will be subject to the provisions of the Mixed-Use Commercial (MUC) Zone, and site-specific exception provisions.



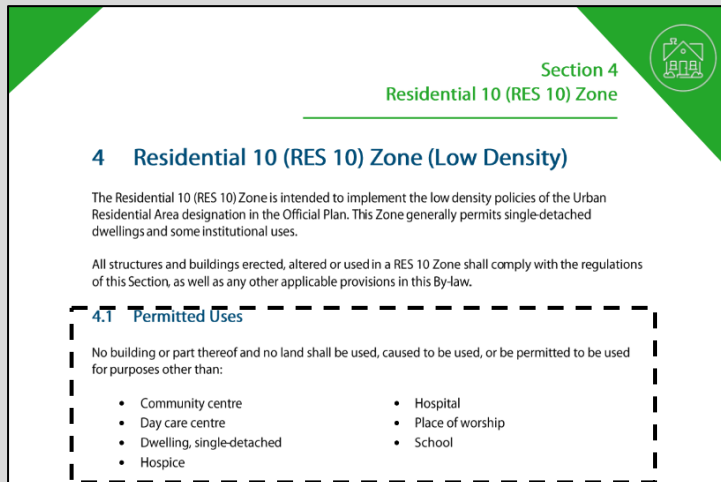
If an (H) symbol follows the Zone symbol and site-specific Exception Zone (e.g. "HC-3 (H)"), then the property is subject to a Holding Zone. Where a Holding Zone applies, no development can occur and only legally existing uses are permitted on the property, until such time that the holding is lifted by a by-law of Council, in accordance with the specific holding provisions for that property.

The specific holding provisions for each property with a Holding Zone are found under the Exception Zone (e.g. for the HC-3 (H) Zone, they are found under Section 15 Highway Commercial (HC) Zone, Subsection 15.4 Exception Zones).

2

Identify Permitted Uses

Once the applicable Zone symbol for the property of interest is identified, you should refer to Sections 4 to 29 to identify the types of uses that are permitted on the property under the applicable Zone.



Each of the sections for the 26 Zones in the City (Sections 4 to 29 in the Zoning By-law) contain a subsection entitled "Permitted Uses", where a list of permitted uses is provided.

If the property of interest has a site-specific Exception Zone, as identified in Step 1, the Exception Zone provisions may contain specific provisions regarding the types of uses which are permitted or prohibited on the property.

If the property is subject to a Holding Zone, only legally existing uses on the property are permitted until the holding provisions are fulfilled and the holding is lifted by a by-law of Council.

Each of the permitted uses have a corresponding definition in Section 2 Definitions of the Zoning By-law.

City of Cornwall User Guide to the Comprehensive Zoning By-law

3

Identify Lot and Building Requirements

Next, you should understand the requirements for lots and buildings which apply to a proposed development. Lot and building requirements are found under the subsection “Zone Standards” in each Zone (Sections 4 to 29 in the Zoning By-law).

29.2 Zone Standards

Provision	Requirement			
	Single-storey Buildings	Multi-storey Buildings	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
a) Minimum Front Yard	6 m	6 m	6 m	6 m
b) Minimum Interior Side Yard	3 m on one side and 1.5 m on the other side	4.5 m	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)
c) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
d) Minimum Rear Yard	10.5 m	7.5 m	8 m	N/A

Lot and building requirements are organized in a table under the “zone Standards” subsection in each Zone. Different types of permitted uses may have different requirements. Separate columns and subsections may be provided for different types of permitted uses (e.g. residential and non-residential uses).

Lot and building requirements may include minimum lot area, minimum lot frontage, yard setbacks, maximum building height, and other requirements.

If the property of interest has a site-specific Exception Zone, as identified in Step 1, the Exception Zone provisions may include specific lot and building requirements for the property, that differ from the Zone Standards.

4

Determine Applicable General Provisions

All of Section 3 General Provisions in the Zoning By-law document should be reviewed to determine the provisions that apply to a particular proposed development or property. The General Provisions apply to all Zones, unless specifically stated otherwise.

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For example, the General Provisions contain specific requirements for uses, buildings, and structures that are accessory to permitted uses (e.g. detached garages, sheds). Other General Provisions include detailed requirements related to parking and loading facilities, as well as permitted projections into required yards (such as porches, steps, bay windows, etc.). The General Provisions also contain requirements for specific uses, such as community gardens and

home occupations, and some are only applicable in certain situations, such as properties located within close proximity to railways.

5 Identify other Federal or Provincial Regulations and Requirements

Depending on a proposed development or location of a property, other permits may be required from various Federal or Provincial regulatory authorities, such as the Raisin Region Conservation Authority. The Zoning By-law is not intended to replace or incorporate the regulations or approval processes of other regulatory approval authorities. Additionally, other approvals from the City of Cornwall may be required to permit development.

Property owners should always consult with City of Cornwall staff to determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance or Zoning By-law Amendment application may be required.



Comprehensive Zoning By-law

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1 Administration and Interpretation

1.1 Title

This By-law shall be known as the "City of Cornwall Zoning By-law" or By-law No. 2022-001 of the Corporation of the City of Cornwall.

1.2 Lands Subject to By-law

The provisions of this By-law shall apply to the whole of the City of Cornwall.

1.3 Scope of this By-law

1. No person shall use or cause or permit to be used any land, or erect, alter or use or cause or permit to be erected, altered or used any building except in compliance with the provisions of this By-law.
2. No land shall be used and no building or structures shall be erected, altered, enlarged, or used within the municipal boundaries of the City of Cornwall except in compliance with the provisions of this By-law.
3. When the regulations or requirements of any Department of Government impose greater restrictions than the restrictions imposed by this By-law, then such greater restrictions shall govern.

1.4 Validity

If any Section or provision of this By-law, including anything contained in the Zoning Map attached hereto, is for any reason declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the Section or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining Sections or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

1.5 Effective Date

This By-law shall come into effect on the day it is passed by Council, subject to the appeal provisions of the Planning Act, as amended.

1.6 Repeal of By-laws

All previous By-laws and amendments thereto passed pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. 13, as amended, are hereby repealed, and such repeal shall come into effect upon the date this By-law comes into force.

1.7 Administrator

The Administrator of this Zoning By-law shall be such officer or employee of the Corporation of the City of Cornwall as the Council shall from time to time designate by By-law.

1.8 Permits, Licenses, and Approvals

1. No permit for the use of land, or for the erection of a building or structure, shall be issued unless the existing or proposed use of the land, building or structure is in compliance with the provisions of this By-law.
2. No land shall be changed in use, and no building hereafter erected or altered shall be used or changed in use until a Certificate of Occupancy has been issued by the Administrator stating that the building or the proposed use thereof is in accordance with the provisions of this By-law.
3. No license shall be issued, or approval given, in respect of any matter within the jurisdiction of the City of Cornwall, unless the existing or proposed use of the land, buildings or structures in connection with which such licence or approval is sought is in compliance with the provisions of this By-law.
4. Nothing in this By-law shall exempt any person from complying with the requirements of the Building By-law or any other By-law in force within the Municipality or from obtaining any permit, license, permission, authority or approval required by this or any other By-law of the Municipality or by any other law in force from time to time.

Section 1

Administration and Interpretation

1.9 Compliance with Regulations of the Raisin Region Conservation Authority

1. Nothing in this By-law shall exempt any person from complying with the requirements and regulations of the Raisin Region Conservation Authority.
2. Notwithstanding the generality of the above, within areas regulated by the Raisin Region Conservation Authority, including areas within the Environmental Constraint – Floodplain Zone, no person shall use, alter, or erect any building or structure, or undertake any site alteration with respect to the erection of a building or structure, without complying with the requirements and regulations of the Raisin Region Conservation Authority.
3. Development and site alteration in areas regulated by the Raisin Region Conservation Authority may require a permit from the Conservation Authority.
4. Where a permit has been issued by the Raisin Region Conservation Authority, the provisions or conditions set out in the permit shall take precedence over the provisions of this By-law.

1.10 Expropriation and Conveyance under the Planning Act

1. For the purposes of determining compliance with the regulations of this By-law, in the event of an expropriation or conveyance of a part of a lot by or to the City of Cornwall or any other authority having the power of expropriation, the lot or the building or the use, as the case may be, will not be found to be in conflict with the provisions of this By-law by reason only of that expropriation or conveyance.
2. For the purposes of provision (1) in this Section, expropriation means expropriation by the City of Cornwall or any other authority having the power of expropriation, and conveyance means the taking or receiving of land by the City of Cornwall or any other authority having the power of expropriation, either in satisfaction of a condition imposed on a consent to a severance by the Committee of Adjustment or as a condition of the City of Cornwall's site plan control approval process, or any other process allowing the City of Cornwall or any other expropriation authority having jurisdiction, the right to require such a conveyance.

1.11 Penalty

1. Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for by the Provincial Offences Act, R.S.O. 1990, Chapter c. P.33, as amended.
2. Every person who contravenes this By-law is guilty of an offence and upon conviction is liable to a fine of not more than \$2,000.00 for each day or part thereof upon which the contravention has continued, recoverable under provisions of the Provincial Offences Act, R.S.O. 1990, Chapter c. P.33, as amended.
3. Where a conviction is entered under provision (1) of this Section, in addition to any other remedy or any penalty provided by law, the Court in which the conviction has been entered, and any Court of competent jurisdiction, thereafter, may make an Order prohibiting the continuation or repetition of the offence by the person convicted.

1.12 Requests for Relief

1. Where an amendment to this Zoning By-law is requested by an Owner of land in the City, the said Owner shall complete and submit to the City, prior to the request being considered, an Application for Zoning By-law Amendment(s), and all information and material required in order for the Council of the City of Cornwall to make a decision.
2. Where a minor variance to the provisions of this Zoning By-law is requested by an Owner of land in the City, the said Owner shall complete and submit to the City, prior to the request being considered, an Application for a Minor Variance, and all information and material required in order for the Committee of Adjustment of the City of Cornwall to make a decision.

1.13 Interpretation

1. This Zoning By-law should be read in its entirety, in conjunction with the Zoning Map, to determine the provisions which apply to a lot, use, building or structure.
2. The provisions of this By-law shall be held to be the minimum requirements, except where the word maximum is used, in which case the maximum requirement shall apply.
3. In this By-law the word 'shall' is mandatory. Unless otherwise specifically indicated, words in the singular include the plural and vice versa; words in the present tense include the future and vice versa; and the masculine includes the feminine and vice versa.

Section 1

Administration and Interpretation

4. In this By-law, the definitions and interpretations set out in Section 2 Definitions shall apply, unless the context clearly requires otherwise, and any words not specifically defined in this By-law shall carry their customary meaning.
5. Where any provision in this By-law has been converted from imperial standards to metric standards, any use, building or lot which was previously in compliance with the imperial standard at the date of the passing of this By-law shall be deemed to comply. Rounding associated with conversions from imperial standards to metric standards shall be subject to the discretion of the City.

1.13.1 Zones

For the purpose of this By-law, the City of Cornwall is divided into a number of Zones which implement the land use designations in the City of Cornwall Official Plan. The boundaries of these Zones are shown on the Zoning Map, which is hereby declared to form a Schedule of this By-law.

Zone Symbol	Zone
Residential Zones	
RES 10	Residential 10 (Low Density)
RES 15	Residential 15 (Low Density)
RES 20	Residential 20 (Medium Density)
RES 30	Residential 30 (Medium-to-High Density)
RES 40	Residential 40 (High Density)
RES 50	Residential 50 (Mobile Home Park)
Commercial Zones	
NC	Neighbourhood Commercial
GC	General Commercial
CBD	Central Business District
LVD	Le Village District

Zone Symbol	Zone
MUC	Mixed-Use Commercial
HC	Highway Commercial
CC	Community Commercial
CMD	Cotton Mills District
Institutional Zones	
GI	General Institutional
MI	Major Institutional
Employment Zones	
EAL	Employment Area Light
EAG	Employment Area General
EAH	Employment Area Heavy
Agricultural Zones	
PR AGR	Prime Agricultural
RA	Rural Area
Open Space Zones	
OSP	Open Space
OSP C	Open Space Commercial
Environmental Constraint Zones	
EC-NH	Environmental Constraint-Natural Heritage
EC-F	Environmental Constraint-Floodplain
Special Uses Zones	
SPU	Special Uses

Section 1

Administration and Interpretation

1.13.2 Building, Structure, and Use Classification

The buildings, structures and uses specifically named as permitted uses in a particular Zone are the only uses permitted in the particular Zone in which they are named and classified, unless otherwise stated in Section 3 General Provisions or in the site-specific Exception Zone provisions in the particular Zone.

1.13.3 Exception Zones

Where a Zone symbol is followed by a dash and a number (e.g. "RES 10-1", "GC-2"), the lands zoned as such shall be subject to all of the provisions of the Zone represented by such symbol, except as otherwise provided by the site-specific Exception Zone provisions in the particular Zone. The site-specific Exception Zone provisions are listed separately under each Zone in the text of this By-law.

1.13.4 Holding (H) Zones

1. On any parcel or area of land where a Zone symbol (e.g. RES 10, GC) on the Zoning Map is followed by the symbol (H), such Zone shall be considered to be a Holding Zone. The intent of the Holding Zone is to signify Council's approval, in principle, of future development of the land for the purposes indicated by the symbol. Where a Holding Zone applies, no lands shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of passing of this By-law, until such time that this By-law has been amended to remove the Holding Zone there from, in accordance with the Holding Zone policies of the City of Cornwall Official Plan. The Holding Zone shall not apply to accessory buildings or to alterations or expansions to the main building, which do not exceed 10 percent of the total gross floor area of the original building existing when this By-law was passed.
2. Notwithstanding the above, the following uses shall not be affected by the symbol (H) indicated on the Zoning Map:
 - a) Uses which do not involve the erection of buildings and structures which are otherwise permitted in the Zone;
 - b) Agricultural uses, limited to crop production;
 - c) Conservation uses;
 - d) Golf courses, with the exception of golf ranges and miniature golf;

- e) Public parks.

1.14 Interpretation of Zoning Map and Zone Boundaries

1. The Zone boundaries are shown on the Zoning Map, which forms a Schedule of this By-law.
2. The extent and boundaries of all Zones set out on the Zoning Map shall be interpreted in accordance with the following provisions:
 - a) Boundaries of Zones shall be construed, wherever possible, to be concurrent with lot lines, property boundaries, street lines, high water marks, top of bank, boundaries of rights-of-way for railways, hydro-electric transmission corridors or pipelines, boundaries of registered plans or municipal boundaries existing on the date of passing of this By-law;
 - b) Wherever it occurs, the municipal limit of the City of Cornwall is the boundary of the Zone adjacent to it; and
 - c) Where a Zone boundary is shown on the Zoning Map, the Zone symbol within the boundary shall apply to all lands within such boundary.

2 Definitions

For the purpose of this By-law, the following definitions shall apply:

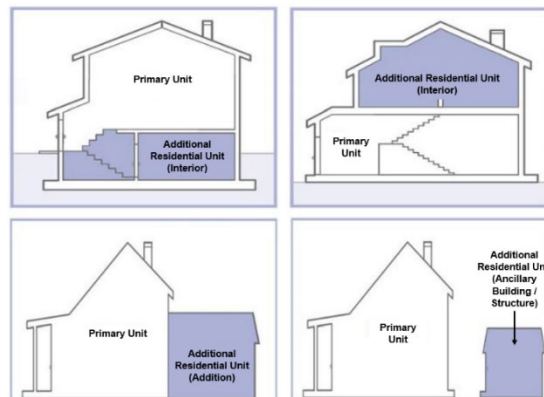
A

Accessory

when used to describe a use, building, or structure, shall mean a use, building, or structure that is normally incidental, subordinate, and functionally associated with a main use, building, or structure, is located on the same lot therewith, and is not used for human habitation. For example, an accessory building or structure may include a detached garage or shed, a temporary garage, unenclosed and uncovered decks, in-ground and above-ground pools, steps, ramps, trellises, or similar structures.

Additional residential unit

shall mean a self-contained residential dwelling unit with kitchen and bathroom facilities, which is secondary to a main dwelling unit, is contained within a permitted single-detached dwelling, semi-detached dwelling, duplex dwelling, link-detached dwelling or rowhouse dwelling, or is contained in a building or structure that is ancillary to a permitted single-detached dwelling, semi-detached dwelling, duplex dwelling, link-detached dwelling or rowhouse dwelling, and which is accessed through a separate entrance or through a common foyer with the main dwelling unit.



Source: Ministry of
Municipal Affairs and
Housing, 2019

**Adult entertainment
body rub parlour**

is included in the definition of 'adult entertainment parlour' in the Municipal Act, 2001 and includes any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business, or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario.

**Adult entertainment
establishment**

shall mean any premises or part thereof in which is provided, in a pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations:

- a) to provide when used in relation to services includes to furnish, perform, solicit or give such services in a pursuance of a trade, calling, business or occupation and "providing" and "provision" has corresponding meaning;
- b) "services" include activities, facilities, performances, exhibitions, viewings and encounters;
- c) "services designed to appeal to erotic sexual appetites or inclinations" includes:
 - i. Services of which a principal feature or characteristic is the nudity or partial nudity of any person;
 - ii. Services in respect of which the word "nude," "naked," "topless," "bottomless," "sexy," "nu," or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement;
 - iii. When used in reference to an adult entertainment establishment:
 - 1. "Attendant" means any person other than a licensed owner or operator who provides services designed to appeal to erotic or sexual appetites or inclinations at an adult entertainment establishment.
 - 2. "Owner" means a person who alone or with others has the right to possess or occupy an adult entertainment establishment or actually does possess or occupy an adult entertainment establishment and includes a lessee of an

Section 2

Definitions

adult entertainment establishment or of premises upon which an adult entertainment establishment is located.

Adult entertainment escort service	shall mean a business which provides the services of individuals who will accompany another individual to an event, function or social activities, whether or not such event, function or social activity is private or designed for public attendance.
Adult entertainment parlour (goods)	shall mean any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, goods designed to appeal to erotic or sexual appetites or inclinations and includes Class "A" and Class "B" Adult Entertainment Parlours (Goods), as identified further in the City's Business Licensing By-law. For the purposes of this By-law, only Class "B" Adult Entertainment Parlours (Goods) shall be considered as a "retail store" and, as such, shall be allowed in all Zones where a "retail store" is identified as being a permitted use.
Adult entertainment travelling show	shall mean any performance in pursuance of a business which provides services designed to appeal to erotic or sexual appetites or inclinations that do not necessarily occur frequently in any particular premises, but occur as part of a travelling show group.
Adverse effect	shall mean one or more of: a) impairment of the quality of the natural environment for any use that can be made of it; b) injury or damage to property or to plant or animal life; c) harm or material discomfort to any person; d) an adverse effect on the health of any person; e) impairment of the safety of any person; f) rendering any property or plant or animal life unfit for use by man; g) loss of enjoyment of normal use of property; and h) interference with the normal conduct of business.

Agricultural feed store	shall mean the use of land, buildings or structures for the sale of feed, products and supplies used in agriculture, but does not include heavy equipment repair or sales.
Agricultural uses	shall mean the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
Agriculture-related uses	shall mean those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Examples include farmers' markets, farm equipment repair, livestock assembly yards, abattoirs, feed mills, and grain dryers, among other uses.
Amenity area	shall mean an indoor or outdoor area associated with a residential building which may be provided as a private area, or a common area that is accessible by all units within such residential building, which is designed for the leisure and recreation of occupants of the building.
Amusement park	shall mean an indoor or outdoor entertainment facility including but not limited to a zoo or aquarium; electronic or mechanical rides; a go-cart track; laser tag; paint ball; or miniature golf facility.
Ancillary	when used to describe a use, building, or structure, shall mean a use, building or structure that is additional, secondary, and complementary to a permitted main use, but is not accessory to the permitted main use. For example, an ancillary use may include an additional residential unit that is ancillary to a permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling.
Animal hospital	shall mean a facility operated by one or more licensed veterinarians and associated staff which provides medical, surgical, or similar

Section 2

Definitions

services for animals and shelter in conjunction with medical or surgical services.

Animal shelter	shall mean a facility used for the care of lost, abandoned, or neglected animals and operated by a public authority or nongovernmental not-for-profit organization.
Arcade	shall mean a building or portion thereof which is used for video / pinball games, virtual reality / laser, computer games and other similar games, and in which there are more than three amusement devices in pursuance of any trade, business, calling, occupation, or for hire. For the purposes of this By-law, an arcade shall not be considered a place of assembly.
Art gallery	shall mean premises used for the preservation, production, exhibition, and/or sale of sculptures, paintings, photographs, or other art.
Artist studio	shall mean the workplace of an artist or craftsman, where goods including jewellery or fine art are produced and may be sold.
Assembly operation	shall mean a building or part of a building used for a manufacturing process in which parts are assembled to make a final product that is then transported to an end user.
Automobile body shop	shall mean a building or structure used for the painting or repairing of automobile bodies or fenders and frames, including frame straightening, fibreglassing, sanding, filling, painting, grinding and any other activity associated with restoration or replacement of body panels.
Automobile sales establishment	shall mean a place where new or used motor vehicles other than commercial vehicles are displayed and sold, rented, or leased.
Automobile service establishment	shall mean a building or structure where repair, refitting or customization of motor vehicles may be undertaken for compensation.

Automotive supply store

shall mean a building where auto supplies, such as tires, batteries, parts, and accessories are sold.

B

Bakery

shall mean a building or part thereof for producing, mixing, compounding, or baking bread, biscuits, cakes or other baked products and may include an accessory retail store which sells baked goods manufactured on the premises.

Bar

shall mean a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the public for consumption primarily on the premises, and includes a pub.

Barrier-free access aisle

shall mean an unobstructed and demarcated area with a minimum width of 1.5 m that is located parallel and adjacent to the length of a barrier-free parking space, for the purposes of allowing persons with disabilities to get in and out of their motor vehicles.

Basement

shall mean a portion of a building which is partly underground, but which has at least one-half of its height from finished floor to finish ceiling above the adjacent finished grade.

Bed and breakfast establishment

shall mean an establishment accessory to the main residential use of a single-detached dwelling, in which a maximum of five (5) guest rooms or suites are used to provide temporary overnight accommodation to the travelling or vacationing public not exceeding 28 consecutive days and includes auxiliary amenities and services including the preparation and service of breakfast for an all-inclusive fee. The definition of a bed and breakfast establishment shall not include a rooming house, emergency housing, hotel, motel or transitional housing.

Boathouse

shall mean a detached accessory building or structure constructed or anchored near the shore and used for the berthing and sheltering of watercraft or other marine-related equipment, that is roofed and enclosed by more than one wall. For the purposes of this definition, a boathouse shall not include living quarters for human habitation.

Section 2

Definitions

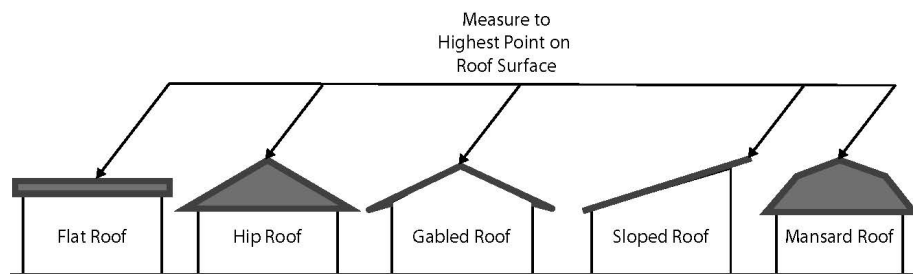
Brewpub

shall mean a building used for the production of beer or wine on a small scale, where 25% or more of the beer or wine produced is sold on site, and includes a restaurant component which involves the preparation and servicing of food and other refreshments to the public for consumption within, or outside of the building, as well as the preparation of food in a ready-to-consume state for consumption off the premises.

Building height

shall mean, when used with reference to a building, the vertical distance between the average finished grade at the base of a building and the highest point of the roof surface, exclusive of any roof construction used only as ornament, or for the mechanical operation of the building, such as penthouse, chimney, tower or steeple.

Illustration of building heights:



Building supply outlet

shall mean a building, structure or place where building supplies including lumber, siding, roofing, plumbing, electrical, heating, air conditioning and similar items are kept for display and/or sale and may include the assembly and/or finishing of the items and contracting the construction or installation of the items.

Bulk sales and storage yard

shall mean a place used for the purpose of storing, buying and selling coal, fuel, oil, propane, wood, lumber, building materials, feed, ice and chemicals but does not include any manufacturing, assembling or processing uses.

Business accelerator / incubator shall mean a building or part of a building used, rented or leased to different individuals, businesses or organizations for the purposes of conducting light commercial activities and/or light industrial uses, where a portion of the space is used communally.

C

Campground shall mean an establishment providing temporary accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, but does not include a residential mobile home park.

Cannabis shall mean the cannabis plant and anything referred to in Schedule 1 of the Cannabis Act, S.C. 2018, c. 16, as amended.

Cannabis production and processing facility shall mean lands, buildings or structures used for producing, processing, testing, destroying, packaging and/or shipping of cannabis authorized by a federally issued license or registration.

Carport shall mean a roofed parking area intended for the shelter of motor vehicles, attached to the dwelling or main building, but which is not enclosed more than 60% of its perimeter. The main wall of the dwelling shall not be included in the 60% calculation.

Car wash shall mean a building or structure containing facilities for washing motor vehicles, either using production line methods and mechanical devices or by a self-service operation.

Cemetery shall mean land that has been established as a cemetery under the Funeral, Burial and Cremation Services Act or under a predecessor of that Act for the interment of human and/or animal remains or for the scattering of cremated human and/or animal remains, or for both.

Change of use shall mean change of use from a use that is permitted in a zone to another permitted use, or from a non-conforming use to a permitted use in a zone.

Cinema shall mean a place where movies are exhibited for public viewing.

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Co-working space	shall mean a building or part of a building used, rented, or leased to different individuals, businesses, or organizations for the purposes of conducting light office activities such as creative, administrative or professional work, where a portion of the space is used communally.
Commercial storage	shall mean land and buildings used, rented, or leased to businesses for the storage of commercial goods, including equipment, commercial vehicles, and materials for road maintenance, construction, building, or landscaping.
Commercial vehicle and equipment	shall mean a commercial motor vehicle as defined in the Highway Traffic Act, as amended, or re-enacted from time to time, and includes a bus and any other passenger motor vehicle with capacity for more than ten passengers, fire apparatus, road-building machine, transport truck or farm vehicle as defined in that Act, and all other types of construction equipment, but excludes a motor vehicle.
Commercial vehicle and equipment sales and servicing	shall mean land, buildings, and structures used for the sale, rental, servicing, and storage of commercial vehicles including farm vehicles or equipment, and transport trucks or trailers.
Community centre	shall mean land, a building, or a structure used for community activities, including public recreation, assembly, cultural space, or similar public institutional purposes and is under the control of the Municipality, a local board, an agent thereof, or other public authority, registered non-profit or not-for-profit organization.
Community garden	shall mean communal premises open to community members and operated and maintained by a public authority, residents association, or a similar organization, for the small-scale cultivation of plants including vegetables, fruits, grains, flowers, or herbs for personal use, consumption, or donation, and not for commercial purposes, and shall exclude the cultivation or production of cannabis.
Concession facility	shall mean a building, structure, or part thereof where food and/or refreshments are sold in conjunction with another use, either operated

publicly or privately subject to a legal operating agreement with the municipality or other relevant landowner.

Conference centre	shall mean a facility used primarily for training, meetings, and conferences, or for large groups, and may include related uses such as recreational facilities, meeting rooms, lecture theatres, food operations, bars, and guest rooms which are used primarily in association with training, meetings, and conferences, but may be used by the general public from time to time.
Conservation uses	shall mean land used solely for the preservation, protection, and/or enhancement of the natural environment, and may include a conservation area, passive recreation, and buildings / structures related to protection against flood and erosion.
Contact centre	shall mean a building or part of a building used for the provision of customer service, marketing, reservations, fundraising, or technical support / assistance by internet, telephone or other electronic communication.
Contaminant	shall mean any solid, liquid, gas, odour, heat, sound, vibration, radiation or combination of any of them resulting directly or indirectly from human activities that may cause an adverse effect.
Continuum of care home	shall mean a building designed for and primarily occupied by senior citizens where care may be provided and may include a nursing home as well as accessory medical, recreational, and cafeteria facilities.
Contractor and utility trailer	shall mean any portable unit so constructed as to be suitable for attachment to a motor vehicle and capable of being used for the transportation of goods and/or equipment.
Convenience store	shall mean a retail store where a range of day-to-day items such as food, newspapers, confections, and other household items are sold in small quantities.

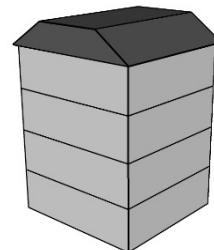
D

Data centre	shall mean a building, or a dedicated space within a building, used to house computer systems and associated components, such as telecommunications and data storage systems.
Day care centre	shall mean a facility where temporary care, protection, and supervision are provided to children or adults, but which shall not include overnight accommodation.
Development	shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act and shall be taken to include redevelopment but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, works subject to the Drainage Act, or underground or surface mining of minerals or advanced exploration on mining lands.
Drive-in theatre	shall mean an outdoor place of assembly intended for the public screening and viewing of movies primarily from parked motor vehicles.
Drive-through	shall mean a facility used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space, and may be in combination with other land uses.
Driveway	shall mean a vehicular access which connects a parking space or parking lot to a public street, and which provides ingress to and/or egress from a lot. This definition may include a shared driveway but shall not include a public lane.
Dwelling	shall mean a building, or part thereof in the case of a mixed-use building, that contains one (1) or more dwelling units and is used or designed to be occupied exclusively as a home or residence where

one (1) or more persons may sleep and prepare and serve meals, but shall not include hotels, motels, rooming houses, or institutional uses.

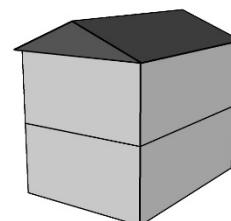
Dwelling, apartment

shall mean a residential use building which contains five (5) or more dwelling units all of which have a common entrance from the street, and includes common areas such as stairs, elevators, halls, amenity areas, and yards.



Dwelling, duplex

shall mean a residential building divided horizontally into two dwelling units.

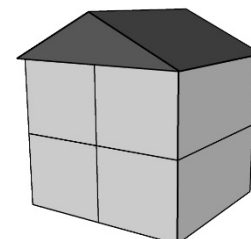


Dwelling, link-detached

shall mean a residential building containing two detached dwelling units that are only connected by the foundation.

Dwelling, quadruplex

shall mean a residential building that is divided horizontally or both vertically and horizontally into four (4) separate dwelling units, each of which has an independent principal entrance either directly or through a common entrance.

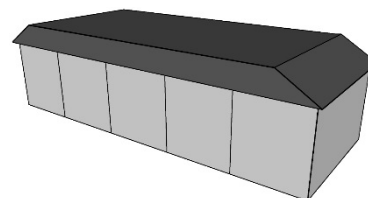


Dwelling, rowhouse - cluster

shall mean a building divided vertically and/or stacked horizontally into three (3) or more dwelling units sharing common open space, whether in one building or a group of buildings.

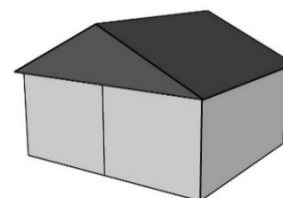
Dwelling, rowhouse - linear

shall mean a building divided vertically and/or stacked horizontally into three (3) or more dwelling units having a front and rear yard and a separate entrance from the street.



Dwelling, semi-detached

shall mean a residential building divided vertically into two dwelling units.

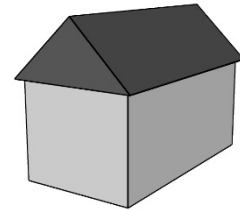


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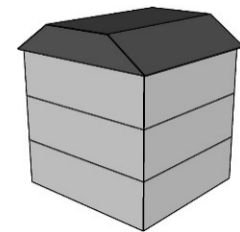
Dwelling, single-detached

shall mean a residential building containing one dwelling unit.



Dwelling, triplex

shall mean a residential building divided horizontally into three dwelling units, each of which has an independent entrance either directly or through a common vestibule but does not include a rowhouse.



Dwelling unit

shall mean a building or a portion thereof, depending on the type of dwelling, occupied or capable of being occupied as the residence of one (1) or more persons, where kitchen and bathroom facilities are provided. Examples of dwelling units may include a single-detached dwelling, an apartment in an apartment dwelling, a unit in a rowhouse dwelling, and a dwelling accessory to a commercial or industrial use.

Dwelling unit, accessory

shall mean a dwelling unit accessory to a permitted non-residential use on the same lot and occupied by either an owner of such lot or by a person employed thereon.

E

Emergency housing

shall mean a building or part thereof used for the purposes of providing temporary, short-term housing required in response to a crisis including, but not limited to, a natural or humanmade disaster and may also include accessory support services.

Employee

shall mean a person who performs work or supplies services to an employer for a fee, salary, or wage.

Enclosed

shall include structures that are fully closed and protected from the elements by a minimum of three solid walls. The word enclosed shall include glass or other solid materials but shall exclude screens.

F

Factory outlet

shall mean a building or part of a building accessory to a permitted industrial use, where the products manufactured by that industry are kept for wholesale or retail sale on the same lot as the principal industrial use.

Factory outlet mall

shall mean a group of retail stores within one or more buildings where such retail stores sell goods, wares, merchandise, substances, or articles produced by one factory or one manufacturer only, and are offered for sale directly to the public and may include storage for such goods, wares, merchandise, substances, or articles.

Farmers' market

shall mean the operator of a stall or other food premise that is located at a central location at which a group of persons who operate stalls or other food premises meet to sell or offer for sale to consumer products that include, without being restricted to, farm products, baked goods and preserved foods, and at which the majority of the persons operating the stalls or other food premises are producers of farm products who are primarily selling or offering for sale their own products.

Financial institution

means a place, building or structure wherein the principal activity involves money management services directly to the public, and may include a bank, trust company, credit union, securities dealer, or finance company.

Finished grade

shall mean:

- a) When used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the building;

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- b) When used with reference to a structure, shall mean the average elevation surrounding such structure; and
- c) When used with reference to a street, road or highway, means the elevation of the street, road or highway established by the Corporation or other designated authority.

Floodplain	for river, stream and small inland lake systems, shall mean the area, usually lowlands adjoining a watercourse, which has been or may be subject to flooding hazards.
Food processing	shall mean a building or part of a building used for the transformation of agricultural products into food and/or beverages, or of one form of food into other forms. This includes a bakery, meat processing plant, indoor farm, and aquaculture.
Footprint	shall mean the area of the ground floor of a building or structure, measured between the exterior faces of the exterior walls of the building or structure.
Forestry	shall mean land used for the development, management and cultivation of timber resources grown on-site and may include the establishment of an accessory portable sawmill.
Front wall	shall mean the main exterior wall of a residential building that is not a permitted projection or an attached private garage or carport, which is located closest to the front lot line.
Fugitive emissions	shall mean reasonably expected / predictable contaminant occurrences associated with normal operational practices and procedures (e.g. materials handling or outdoor storage) of industrial facilities, which are generally difficult to practically control at the source or on-site. These emissions are not point sources (i.e. not from stacks or vents). Fugitive emissions are from all other sources. These emissions may include odour, noise, vibration, and particulate such as dust. Emissions from a breakdown are also not considered "fugitive".

Breakdown emissions would be covered under a Certificate of Approval contingency plan, or are considered to be a "spill".

Funeral home

shall mean any premises used for preparation of human remains for interment or cremation, viewing of deceased persons and the holding of funeral services.

G

Garage

shall mean a building which is primarily used for the storage of motor vehicles, tools, and household equipment incidental to residential occupancy and in which there is no human habitation, and no business, occupation or service is conducted for profit, unless otherwise specifically permitted in this By-law. If a garage is attached to a dwelling by a common wall and/or common roof structure, it shall be considered to be part of the main dwelling and shall not be considered an accessory building.

Garbage receptacle

shall mean a dumpster, or other large garbage container used for the storage of refuse for collection and disposal.

Garden centre

shall mean the use of land, buildings, or structures or part thereof for growing, storing, transplanting, retailing, or wholesaling shrubs, trees, sod, plants, soil, planting materials, fertilizers, as well as landscaping and gardening supplies or machinery.

Garden suite

shall mean a one-unit, self-contained and portable detached residential structure containing kitchen and bathroom facilities that is ancillary to and located on the same lot as a permitted single-detached dwelling, semi-detached dwelling, or link-detached dwelling.

Gas station

shall mean a facility where gasoline and other automotive fuels are sold, along with small amounts of other automotive-related products such as pre-packaged motor oil or windshield washer anti-freeze and may include a car wash and the accessory sale of convenience items or food.

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Golf course	means a public or private area laid out, operated, and used for the purpose of playing or practicing the game of golf, including a golf driving range, miniature golf course, and facilities accessory to the golf course operation, including restaurant and banquet facilities.
Gross floor area	shall mean the aggregate of the horizontal areas of each floor, whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of any part of the building or structure used for heating equipment or mechanical equipment, parking, lockers, laundry facilities, common hallways, common corridors, common stairwells, elevator shafts and other voids, steps and landings.
Gross leasable area	shall mean the aggregate of the horizontal areas of each floor designed for tenant occupancy and exclusive use, measured from the interiors of outside walls excluding floor area occupied by party walls and excluding any part of the building or structure used for heating equipment or mechanical equipment, parking, common hallways, common corridors, common stairwells, elevator shafts and other voids, steps and landings.
Group home	shall mean a single housekeeping unit in a residential dwelling in which three (3) to ten (10) persons (excluding supervisory staff or the receiving of family) live together under responsible supervision consistent with the requirements of its residents, and which is licensed and/or approved under provincial statutes and in compliance with municipal by-laws. A group home does not include correctional facilities, emergency housing, shelters or transitional housing.

H

Heavy industrial uses	see definition for Industrial, Heavy (Class III)
Health club	shall mean an establishment that provides facilities and equipment for physical fitness activities, such as aerobic exercises, bodybuilding,

swimming, and may contain accessory facilities, such as a steam room or sauna, and can include the provision of therapeutic treatments, such as massage or physiotherapy.

High water mark shall mean the mark made by the action of water under natural conditions on the shore or bank of a water body which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

Home improvement centre shall mean an establishment which provides for the sale of building, construction, and home improvement materials, lumber, hardware, garden equipment and material, paint, glass, textiles, floor coverings, furniture, household appliances, pools and pool supplies.

Home occupation shall mean a privately-operated legal business carried out within a residential dwelling unit by the occupant or owner thereof.

Hospice shall mean an institution, building or other premises or place that is established for the purpose of providing palliative care.

Hospital shall mean an institution, building or other premises or place that is established for the purposes of providing medical, surgical or other treatment of patients and is approved under the Public Hospitals Act, as amended, or the Private Hospitals Act, as amended.

Hotel shall mean a hotel or inn used mainly for the purpose of supplying sleeping accommodation to the travelling public provided that all common rooms and sleeping units are accessible from a system of corridors completely enclosed within the building; and any associated conference centre, meeting rooms, lounge, banquet hall, bar, fitness facilities, or restaurant shall be accessory and ancillary to the main hotel use. Emergency housing and transitional housing are permitted as accessory uses to the main hotel use.

I

Industrial, Light (Class I)	shall mean a building or part of a building that produces, manufactures, assembles or stores a product and has a low probability of fugitive emissions (e.g. noise, odour, dust and vibration). Such industries operate primarily in the daytime with infrequent movement of products and minimal outside storage.
Industrial, Medium (Class II)	shall mean a building or part of a building where a product is produced, manufactured, assembled, or stored, and that have point source emissions with minimal risk of adverse effects, and that may have occasional outputs of fugitive emissions (e.g. noise, odour, dust, and/or vibration). Shift operations may occur along with frequent movement of products. Outside storage of raw material, waste and/or finished products may be a normal part of the operation.
Industrial, Heavy (Class III)	shall mean a place of business for uses characterized as having regular emissions such as noise, smoke, odour, fumes and/or vibrations. Such industries may operate continuously with frequent movement of products and extensive outside storage.
Industrial mall	shall mean premises consisting of a building or a group of buildings designed, developed, owned and managed as a unit by a single owner or tenant, or by a group of owners or tenants, and in which separate spaces or units are leased or occupied and used for any combination of permitted uses.
Influence area	shall mean the area or areas at, above or below grade, associated with a facility that is subject to one (1) or more adverse effects which may be of varying duration, frequency and distance of dispersal. This is an actual influence area. A potential influence area identifies where adverse effects are generally expected to occur. An influence area or potential influence area acts as a potential constraint for sensitive land use, or conversely, on the establishment of a facility.

Institutional uses

shall mean any institutional use whereby a building or part thereof is used by an organized body or society for promoting a particular purpose without limiting the generality of the foregoing, shall include buildings used for the medical, surgical, special or charitable treatment, care or lodging of persons; places of worship and religious institutions; education institutions and non-commercial schools, premises of fraternal organizations, lodge halls, private clubs and a YMCA; prisons, court halls and correctional institutions; institutional residences; armories and defence establishments; cultural facilities, such as art galleries, museums and concert halls; offices of a public authority or a public utility and community facility operated by the municipality or other public authority, such as fire or police halls, community centres, libraries, arenas, swimming pools, convention facilities, day care centres.

J

Reserved for future use

K

Kennel

shall mean a building or structure where domestic pets are kept, boarded, trained and/or bred for profit or for sale and may or may not be registered with an association incorporated under the Animal Pedigree Act (Canada). A kennel does not include an animal hospital or animal shelter.

L

Laboratory

shall mean a building, or part thereof, used for medical or non-medical testing, experimentation, research, observation, evaluation or investigation.

Landscaped area

shall mean the open unobstructed space at grade on a lot which is suitable for the growth and maintenance of grass, flowers, bushes, trees and other landscaping and includes any surfaced walkway, patio, path, play area or similar area, but does not include any driveway or

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ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

Landscape strip shall mean a landscaped area located inside and along the perimeter of a lot intended to screen or separate land uses either from one another or from a public street.

Library shall mean a public lending library.

Light industrial uses see definition for Industrial, Light (Class I)

Loading space shall mean an off-street space or berth on the same lot with a building, or contiguous with a group of buildings, for the temporary parking of a vehicle while loading or unloading merchandise or materials, and which abuts upon a street, lane, or other appropriate means of access.

Logistics / distribution centre shall mean an operation, or part thereof, engaged in redistributing goods, through the commercial activity of transporting and delivering goods including the movement and storage of raw materials, of work-in-process inventory, and of finished goods from point of origin to point of consumption.

Long-term care facility shall mean a residence which is licensed as a long-term care home under the Fixing Long-Term Care Act, as amended, and which provides care to meet the physical, emotional, social, spiritual and personal needs of persons. Long-term care facilities include homes for the aged, nursing homes, chronic care facilities, municipal homes, joint homes, and First Nations homes.

Lot shall mean a parcel, tract or block of land which is capable of being legally conveyed in accordance with the provisions of the Planning Act.

Lot, corner shall mean a lot situated at the intersection of two (2) streets having an angle of not more than one-hundred-and-thirty-five degrees (135°). Where such adjacent sides are curved, the angle of intersection

of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior side lot lines.

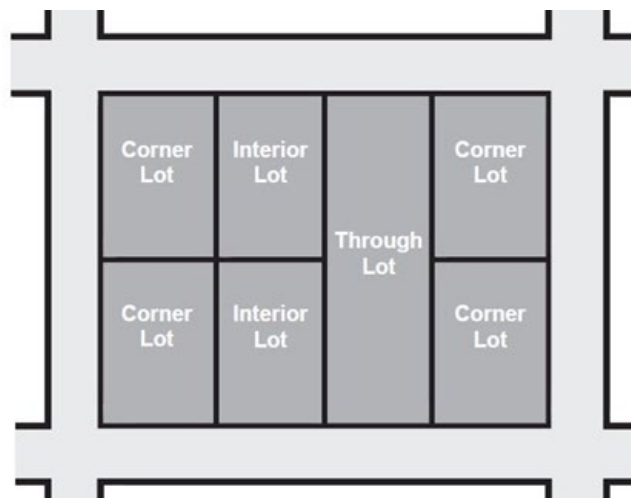
Lot, interior

shall mean a lot, other than a corner lot, situated between adjacent lots having access to only one (1) street.

Lot, through

shall mean a lot bounded on two (2) opposite sides by streets, provided, however, that if a lot qualifies as being both a corner lot and a through lot, such lot shall be conclusively deemed to be a corner lot.

Illustration of lot types:



Lot area

shall mean the total horizontal area measured within the limits of the lot lines of a lot.

Lot frontage

shall mean the width of a lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required front yard setback.

Lot line

lot line means the boundary of a lot and the vertical projection thereof.

Lot line, exterior side

shall mean a lot line located between the front and rear lot lines and abutting a street and is also one line of a conveyed corner sight triangle, or a sight triangle included as part of a road on a plan of

Section 2

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subdivision. In the case of a lot with at least three (3) lot lines that abut a street, the lot shall have at least two (2) exterior side lot lines.

Lot line, front

shall mean the lot line abutting a street, measured between the side lot lines. Where more than one lot line abuts a street, the shortest lot line abutting a street shall be the front lot line, whether or not that line jogs or curves. Where all lot lines abutting a street are of equal length, the front lot line shall be where the primary access is gained to the lot.

Lot line, interior side

shall mean a lot line other than a front, rear, or exterior side lot line.

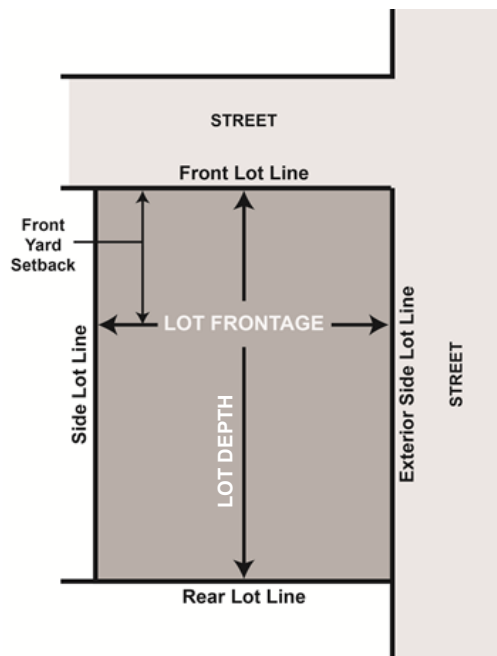
Lot line, rear

shall mean the lot line furthest from and opposite the front lot line but if there is no such line, that point furthest from and opposite the front lot line.

Lot line, side

shall mean a lot line other than a front lot line, a corner lot line, or a rear lot line.

Illustration of lot lines:



Lot occupancy shall mean the portion of a lot, expressed as a percentage of the total lot area, occupied by roof covered and enclosed buildings or structures, and carports, except where otherwise specified in this By-law. Lot occupancy excludes temporary structures and swimming pools.

M

Main when used to describe a use, building, or structure, shall mean the primary use of land or of a building or structure.

Manufacturing shall mean a building or part of a building used for the production of goods in which raw materials and other goods are transformed into finished goods, which are then transported to an end user.

Marina shall mean a place consisting of docking and boathouse facilities on a navigable waterway and may include facilities for the storage, service, and sale of boats and boating-related equipment.

Marine container shall mean any unlicensed trailer (whether or not mounted on wheels, and without a cab above or below grade), seacan, shipping container, storage container, cargo box, and storage trailer designed or once servicing as commercial shipping or cargo containers, and typically consisting of four units or sides locked together to form a steel box. For the purposes of this definition, unlicensed trailer means a trailer which does not have a valid permit under the Highway Traffic Act, R.S.O 1990, c. H.8., as amended.

Medical facility shall mean a place where a medical doctor(s), dentist(s) or other legally qualified health care practitioner(s) has their practice, including a medical or dental laboratory.

Medium industrial uses see definition for Industrial, Medium (Class II).

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Definitions

Mobile home shall mean a transportable dwelling unit, constructed complete with the necessary C.S.A approved plumbing, heating and electrical systems. It is designed to be transported on its own undercarriage or by other means to a prepared site and becomes suitable for permanent occupancy after proper installation on foundation supports with proper utility services. Foundation supports shall not include basements.

Motel shall mean a building or part thereof not greater than two (2) storeys in height, which provides the travelling public with sleeping accommodation for gain and profit, with or without cooking facilities; and any accessory restaurant, bar, meeting facilities, emergency housing, and transitional housing shall be accessory and ancillary to the main motel use. Access to each unit is gained from outside the building as opposed to a common interior corridor.

Museum shall mean an institutional place for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public a collection of artefacts of scientific, natural, artistic, or historical interest.

N

Non-complying shall mean a lot, building or structure which, on the date of the final passing of this By-law, did not comply with one (1) or more of the Zone provisions of the Zone in which such lot, building or structure is located.

Non-conforming shall mean an existing use, building or structure which, on the date of the final passing of this By-law, was not a permitted use in the Zone where such use, building or structure is located.

O

Office	means a place used by an agency, business or organization for the transaction of administrative, clerical, data processing or management business; the practice of a profession other than a medical facility; or the provision of government or social services and other similar services.
Official Plan	shall mean the City of Cornwall Official Plan, as amended from time to time.
On-farm diversified uses	shall mean uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Examples include wineries, petting zoos, limited accommodations such as farm stays, and retail uses such as antique shops and farm markets. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

P

Park	shall mean an area of land maintained for the enjoyment, health and wellbeing of the people and normally open to the public and may include a playground, sports field, botanical garden, outdoor public swimming pool, skating rink, tennis court, and accessory buildings or structures such as a maintenance building or washrooms.
Parking aisle	shall mean a passageway located in a parking area which abuts on one (1) or more sides, parking spaces to which it provides vehicular access, but is itself not used for parking.
Parking area	shall mean an area or structure provided and designated for the temporary storage of motor vehicles and includes any related aisles,

Section 2

Definitions

parking spaces, ingress and egress lanes, and private garages but does not include any part of a public lane or public street.

Parking garage shall mean a building used for the parking of four or more motor vehicles but excludes a garage accessory to a single-detached, linked-detached, semi-detached, duplex, rowhouse, triplex, or quadruplex dwelling.

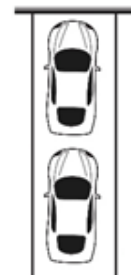
Parking lot shall mean a parking area used for the temporary parking of motor vehicles but does not include the sale of new or used vehicles or the storing of impounded or wrecked vehicles.

Parking space shall mean a rectangular area, exclusive of any aisles or ingress and egress lanes, for the temporary parking or storage of one (1) motor vehicle.

Parking space, barrier-free shall mean a rectangular area designated and used for the temporary parking of one (1) motor vehicle used by a person with a disability, exclusive of any aisles or driveways.

Parking space, bicycle shall mean an area used for parking or storing a bicycle.

Parking, tandem shall mean a parking space that is only accessed by passing through another parking space from a street, lane, or driveway. For example, tandem parking may include two vehicles parked in a single width driveway, one behind the other.



Personal service establishment shall mean a place where a service is performed for the personal grooming and personal effects or clothing of the consumer, including a hair styling salon; tattoo and piercing parlour; spa; tanning salon; shoe repair shop; dry cleaning outlet; laundromat; tailor shop or dressmaker shop; or massage therapy service but excluding a body rub parlour. A personal service establishment shall also include a place where consultation or information service is provided by a

professional, other than a medical professional, including a travel agency or an interior decorator, or other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service.

Pharmacy

shall mean a retail store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and non-prescription medicines.

Place of assembly or recreation

shall mean a building or structure or part thereof, intended for or used by people to meet in groups for the purpose of assembly or recreation. Such uses shall include but not be limited to a bowling alley, billiards club, dance hall, banquet hall, curling rink, skating rink, miniature golf, driving range, private club for racquetball, hand ball, squash, lawn bowling, tennis, badminton, union hall, health club and athletic facilities operated for profit, and place of worship.

Place of worship

shall mean a place or building that is used for the regular assembly of persons for the practice of religious worship, services, or rites.

Point source emissions

shall mean any single identifiable source of emissions from which emissions are discharged, such as a pipe, vent, or factory smokestack.

Portable asphalt plant

shall mean a small, portable facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant

shall mean a small, portable facility with equipment designed to mix and/or crush cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process, and which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

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Private snow dump	shall mean those lands used for the storage and melting of snow brought to the land from off-site, and managed / operated by a private company.
Production and broadcasting studio	shall mean an establishment used for producing and recording live broadcasts, motion pictures, or audio or video recordings or transmissions, which may include an office.
Public dock	shall mean a dock constructed and maintained to provide public access from public land to a water body.
Public lane	shall mean a municipally owned subsidiary thoroughfare providing access to the rear or side of one or more lots.
Public use	shall mean a building, structure or lot used for public services by the City of Cornwall or any Boards or Commissions thereof, and any Ministry or Commission of the Governments of Ontario and Canada, any telephone or railway company, or similarly recognized agencies.
Public utilities	shall mean premises or facilities used for rail or communication services, the collection, distribution, storage or treatment of water, wastewater or sewage, or the transmission and distribution of electricity, gas, steam, or other forms of energy.

Q

Queuing lane	shall mean a continuous lane on the same lot as a drive-through, used by drive-through customers. A queuing lane consists of a designated set of tandem parking spaces which are separated from other vehicular traffic, pedestrian traffic and the parking area using barriers, marking(s) or signs.
Queuing space	shall mean a standing space for vehicles within a queuing lane, waiting for service in a drive-through.

R

Recreational and athletic facility	shall mean a public place designed and equipped with facilities such as a swimming pool, arena, squash or tennis courts, gymnasias, weight-lifting facilities, and exercise rooms and may include an ancillary sports field but does not include a stadium.
Recreational vehicle	shall mean a type of vehicle or trailer that is specifically designed for short-term occupancy during travel, recreation, or vacations. It can be towed by a motor vehicle or be self-propelled and is commonly known as a travel trailer, camper trailer, truck camper, or motorhome. However, it excludes other types of vehicles such as Park Model Trailers, Tiny Homes, and Tent Trailers.
Recreational vehicle or marine sales and service establishment	shall mean land, structures, and buildings where new and/or used recreational vehicles, boats and other watercraft, snow machines, all-terrain-vehicles, and other similar vehicles and related accessories are displayed for sale or rent, serviced, repaired, and/or stored.
Recycling / salvage operation	shall mean land, a building and/or structure used for the collection, storage and dismantling of any discarded waste product, vehicles and/or other material for the purpose of sale, exchange, reuse, or similar reason.
Regulatory flood limit	shall mean the distance representing the maximum extent of the floodplain under a flow rate which has a one percent chance of being equaled or exceeded in any one-year period (1:100 year flood), plus an allowance, determined by the Conservation Authority, for regulatory purposes.
Research and development facility	shall mean a building or part thereof used for the purpose of conducting pure or applied research and experimentation in any field of science, medicine and technology and includes such facilities as lecture rooms, administrative offices, laboratories, display rooms, pilot units, simulating equipment and service and machine shops to serve the facility.

Section 2

Definitions

Residential mobile home park	shall mean land used for the parking of more than one mobile home on individual lots.
Restaurant	shall mean a building or part thereof where food is prepared and offered for retail sale to the general public for immediate consumption either on or off the premises.
Retail food store	shall mean a store where primarily food, as well as other personal, convenience and household items and services are provided for sale directly to the public and includes a supermarket, butcher shop, bakery shop, produce outlet, delicatessen, and other similar uses.
Retail store	shall mean a building or part of a building in which goods, wares, merchandise, articles, or things are offered or kept for sale at retail but does not include any establishment otherwise defined or classified herein.
Retirement home	shall mean a building or part of a building comprised of dwelling units, rooming units, or a combination of dwelling and rooming units, which is operated primarily for retired persons, and which may include communal areas and areas for the serving of meals and ancillary health care, social support, counselling, personal services, and recreational services to serve residents. A retirement home does not include a long-term care facility.
Rooming house	shall mean a dwelling containing a minimum of five (5) rooming units. The definition of a rooming house does not include a hotel, motel, or a residential dwelling.
Rooming unit	shall mean a room, or a suite of rooms including no more than two bedrooms, that constitutes a separate, independent residential occupancy, but which is not a self-contained dwelling unit, and which requires access to other parts of the rooming house intended to serve the residents, including kitchen and sanitary facilities or common areas. The definition of a rooming unit does not include a dwelling unit.

S

School	shall mean a place of primary, elementary, or secondary education which has a body of teachers and students on the premises, and that provides instruction in primary, elementary or secondary courses of study authorized or approved by the Minister of Education for Ontario and includes adult education and English or French as a second language programs.
School, commercial	shall mean a private school operated for gain or profit, offering instruction in such fields as academics, language training, dance, music, sports, arts and crafts, business or trade, or similar specialized fields.
School, post-secondary	shall mean a public college or university and includes student residences / dormitories.
School, trade and technical	means a school other than a private or public school that offers training in a manual, mechanical or technical trade in an industrial setting that involves the use of industrial equipment or materials.
Seasonal stationary food facility	shall mean a securely anchored structure or vehicle containing a business where food and/or beverages are sold for consumption by the public, and where this business closes its operation for more than 90 consecutive days annually.
Self-storage facility	shall mean land and buildings used, rented, or leased to persons for the storage of household and personal items including motor vehicles and recreational vehicles.
Sensitive land use	shall mean a building, amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience one (1) or more adverse effect(s) from contaminant discharges generated by a nearby facility. A sensitive land use may be part of the natural or built environment. Depending upon the particular 'facility' involved, a sensitive land use and associated activities may include one or a combination of:

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Definitions

- a) residences or facilities where people sleep (e.g. single and multiple unit dwellings, nursing homes, hospitals, mobile home parks, campgrounds, etc.). These uses are considered to be sensitive 24 hours per day;
- b) a permanent structure for institutional uses (e.g. schools, places of worship, community centres, day care centres);
- c) certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.);
- d) certain agricultural operations (e.g. cattle raising, mink farming, cash crops and orchards); and
- e) bird/wildlife habitats or sanctuaries.

Service commercial uses

shall mean small-scale commercial uses which are intended to be for the convenience and exclusive use of residents of an apartment dwelling or a residential mobile home park, and which are not intended to serve the general public.

Service industrial uses

shall mean a building or part of a building used primarily to provide goods and services to industrial or commercial businesses. Examples includes repair, cleaning, security and construction services, and businesses that supply goods such as specialized construction materials and industrial gases.

Setback

shall mean:

- a) The least horizontal distance between a lot line and the nearest part of any building or structure; or
- b) With reference to a street, the least horizontal distance between the street line and the nearest part of any building or structure; and
- c) With reference to a water body or watercourse, the least horizontal distance between the stable top of bank and/or normal

high-water mark, where the bank is not clearly defined, of the water body or watercourse and the nearest part of any building or structure.

Shopping centre

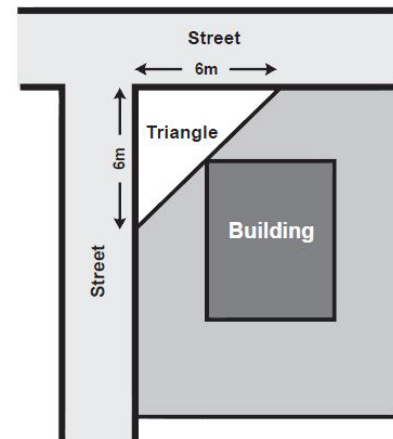
shall mean one (1) or more multi-tenant buildings or a building complex containing retail stores and complimentary commercial uses which is planned, designed, developed, managed, and maintained as an integrated unit, sharing common elements, such as parking areas and aisles, access points and driveways, landscaping and co-ordinated sign display. For the purposes of this By-law, a development shall be considered a shopping centre if it consists of at least six hundred square metres (600 m²) of gross leasable area and at least three (3) tenants/uses.

Shoreline

shall mean a lot line or portion thereof which abuts the high-water mark of a water body or watercourse.

Sight triangle

shall mean the triangular space formed by the street lines of a corner lot and a line drawn from a point in one (1) street to a point in the other street line, each such point being 6.0 m from the point of intersection of the street lines (measured along the street lines). Where the two (2) street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.



Sign

shall mean any device, object or visual medium used to convey information by way of colour, form, graphic, illumination, symbol or writing, displayed or intended to be displayed on any lot or building to attract attention to a specific subject matter for identification, information or advertising purposes, and which is regulated by the Signs By-law, as amended.

Site alteration	shall mean activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.
Small lot singles	shall mean a single-detached dwelling on a lot with a minimum lot frontage of 12 m and a minimum lot area of 365 m ² .
Small-scale brewery	shall mean a building that is used for the self-contained manufacturing, production, storage, packaging, bottling, canning, and shipping of no more than 50,000 hectolitres of beer per year authorized by a license issued by the Alcohol and Gaming Commission of Ontario, and which does not result in nuisances or emissions (e.g. noise, odour, fumes, vibrations). A small-scale brewery may include the following accessory uses: a) An area where products made on the premises and products made off the premises, by or in collaboration with another brewery, winery, or distillery, are sold to the general public for consumption on the premises; b) A private hospitality area for tasting and dining where products made on the premises are provided to private groups; c) An area for the retail sale of products made on the premises for consumption off the premises; d) Special events and tours; and e) An office for administration purposes.
Small-scale distillery	shall mean a building that is used for the manufacturing, production, storage, packaging, bottling, canning, and shipping of no more than 50,000 hectolitres of liquor per year authorized by a license issued by the Alcohol and Gaming Commission of Ontario, and which does not result in nuisances or emissions (e.g. noise, odour, fumes, vibrations). A small-scale distillery may include the following accessory uses:

- a) An area where products made on the premises and products made off the premises, by or in collaboration with another brewery, winery, or distillery, are sold to the general public for consumption on the premises;
- b) A private hospitality area for tasting and dining where products made on the premises are provided to private groups;
- c) An area for the retail sale of products made on the premises for consumption off the premises;
- d) Special events and tours; and
- e) An office for administration purposes.

Small-scale urban horticulture

shall mean the use of land on a limited scale for the indoor and/or outdoor cultivation and harvesting of fruit, vegetables, edible plants, honey, and mushrooms for commercial purposes, and may include processing, composting of plants grown on-site, and on-site retail sales as accessory uses. For the purposes of this By-law, the definition of small-scale urban horticulture shall exclude the production, cultivating, and/or processing of cannabis, yeast, livestock, and poultry, and the use of heavy vehicles or heavy machinery.

Stable top of bank

shall mean a boundary where a majority of normal discharges and watercourse channel forming activities take place.

Storey

means a level of a building included between the surface of a floor and the ceiling or roof immediately above it and includes a mezzanine but does not include a basement.

Street

shall mean a public highway which affords the principal means of access to abutting lots. This definition does not include a lane or a private right-of-way.

Street line

shall mean the limit of the road or street allowance and is the dividing line between a lot and a street.

Structure	shall mean anything constructed or erected, either permanent or temporary, the use of which requires location on the ground, or attachment to something having location on the ground.
Swimming pool	shall mean an open or covered in-ground or above ground outdoor pool used for swimming, wading, diving or bathing which is capable of holding water in excess of 61 cm in vertical depth at any point. The definition of swimming pool does not include a swimming pool located indoors or a hot tub.

T

Take-out restaurant	shall mean a building or a place where food and beverages are prepared and offered for sale to the public primarily to be taken out or delivered for consumption off the premises, with consumption also permitted in the parking area.
Temporary garage structure	a temporary garage is an accessory structure composed of a metal frame with a fabric covering which is typically used seasonally as shelter for motor vehicles.
Temporary sales use	shall mean sales that occur for a limited period of time by a particular individual or firm, to be established on a case-by-case basis through a licensing agreement with the City of Cornwall, and which may also include, but are not limited to, a seasonal stationary food facility. Temporary sales uses do not include periodic yard sales or garages sales associated with a private residential use.
Theatre	shall mean a place where live theatrical performances or concerts are given on a stage before an audience.

Transitional housing shall mean a building or part thereof used for the purposes of providing temporary, short-to-medium term accommodations in fully self-contained dwelling units, or dwelling units with communal kitchen and sanitary facilities, and associated support facilities that provide housing for those who have no permanent housing, or unstable housing and would otherwise be homeless. Transitional housing does not include a group home, correctional facilities or emergency housing.

Transportation depot shall mean the use of land, buildings, or structures where commercial motor vehicles and trains pick up and discharge fare paying passengers, and without limiting the generality of the foregoing, accessory uses may include a ticket office, canteen, luggage checking facilities, parcel shipping facilities, storage facilities for the parking of vehicles and ancillary offices, and parking for passengers.

Transportation terminal shall mean a place for the storage, loading or unloading, and repair of trucks, trains, or buses, or where trucks or transports are rented, leased, kept for hire or parked on the property, are dispatched for hire as common carriers, or which is a bonded or sufferance warehouse. For the purposes of this By-law, the definition of transportation terminal shall not include a transit station.

U

Use when used as a noun, shall mean the purpose for which a lot or a building or structure or any combination thereof, is designed, arranged, intended, occupied, or maintained, and "uses" shall have a corresponding meaning. "Uses", when used as a verb, or "to use" shall have corresponding meanings.

Utility installation shall mean the equipment used to make or deliver a utility product, commodity or service and includes the actual building, plant, works, utility line, tower, relay, pedestal, and may also include a storm water management facility, but excludes antenna systems.

V

Vehicle	shall mean any carriage, conveyance or other device capable of being propelled, driven or drawn by any kind of power, including motor power or wind power, and includes, without limiting the generality of the foregoing, a passenger automobile, truck, trailer, boat, aircraft, tractor, farm implement, mobile crane or shovel, snowmobile, motorcycle, but does not include a pedal bicycle, canoe, kayak or any other device powered solely by means of human effort, or a mobile home.
Vehicle rental agency	shall mean a place where automobile vehicles such as passenger cars, vans, and light trucks, are stored and rented out to the general public and may include facilities or open areas for the storage and/or display of vehicles, as well as for the minor maintenance and washing of said vehicles on site.

W

Warehouse	shall mean a building or part thereof used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and may also include a centre for the distribution of wholesale goods and commodities for resale to retailers, industrial, commercial, institutional, or professional users, and other wholesalers.
Waste processing facility	shall mean a building or part of a building used for the disassembly, processing, and treatment of products which are then transported to an end user.
Waterbody	shall mean any bay, lake, river, natural watercourse, wetland, or canal but excluding a drainage or irrigation channel.
Watercourse	shall mean the natural channel for a perennial or intermittent creek, stream, or river.

Wayside pit and quarry

shall mean a temporary pit or quarry opened and used by a public authority solely for the purpose of a particular public authority project or contract, subject to approval and licensing, and not located on the road right-of-way.

Wetland

shall mean lands that are seasonally or permanently covered by shallow water as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either hydrophytic or water tolerant plants. The four major categories of wetlands are swamps, marshes, bogs, and fens.

Wholesale establishment

shall mean a building or part thereof used or intended to be used for the bulk storage and sale of quantities of goods, commodities, wares, merchandise and materials for resale or business use. This definition shall not include the bulk storage and sale of coal, fuel, oil, propane, wood, lumber, building materials, ice, and chemicals.

X

Reserved for future use

Y

Yard

shall mean an open, uncovered space appurtenant to a building or structure.

Yard, exterior side

shall mean a yard of a corner lot extending from the front yard to the rear yard between an exterior side lot line and the nearest point of any main building or structure on the lot.

Yard, front

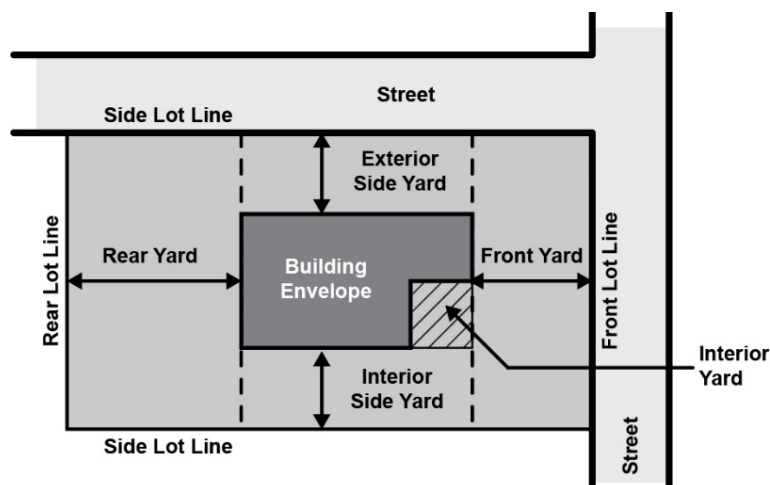
shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any main building or structure on the lot, or the nearest outdoor storage use on the lot.

Section 2

Definitions

Yard, interior	shall mean a yard other than a front yard, exterior side yard, interior side yard or rear yard.
Yard, interior side	shall mean a yard extending from the front yard to the rear yard between a side interior lot line and the nearest point of any main building or structure on the lot.
Yard, rear	shall mean a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of the main building or structure on the lot.
Yard, required	shall mean the minimum yard required by the Zone standards set out in this By-law.
Yard, side	shall mean a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of the main building or structure on the lot. In the case of a lot which has no rear lot line, the side yard shall extend from the front yard to the opposite side yard.

Illustration of required yards:



Z

Zone

shall mean:

- a) A land use category as defined and regulated in this By-law; or
- b) A designated area of land use shown on the Schedule of this By-law.

3 General Provisions

All lands used, and all structures and buildings erected, altered, or used within the City of Cornwall shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

3.1 Accessory Uses, Buildings, and Structures

1. Accessory uses, buildings, or structures are permitted in any Zone, provided that they exist to aid and contribute to the main use on the lot to carry out the function of that main use.
2. Accessory uses, buildings or structures shall be located on the same lot as the main use to which they are accessory to.
3. An accessory building or structure shall only be permitted to be located to the rear or to the side of a main building.
4. Any building or structure which is attached to the main building shall not be considered accessory for the purposes of this By-law.
5. Accessory uses, buildings, and structures shall be subject to the following provisions:

Provision	Requirements for Accessory Uses, Buildings, and Structures			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
a) Maximum height	Residential and other permitted uses: 5 m, except that flat-roofed buildings or structures shall have a maximum height of 4 m	5 m, except that flat-roofed buildings or structures shall have a maximum height of 4 m	Same as main building	Agricultural and other permitted uses: No restriction

Provision	Requirements for Accessory Uses, Buildings, and Structures			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
				Residential uses: Same as for Residential Zones
b) Maximum size	Residential uses and other permitted uses: Lot occupancy of all accessory buildings not to exceed 10%, with a maximum footprint of 60 m ² for each accessory building, and with a maximum cumulative footprint of 93 m ² for all accessory buildings and structure on a lot, excluding pool and deck coverage.	Commercial uses: Lot occupancy of all accessory buildings not to exceed 10%.	Lot Occupancy of all accessory buildings not to exceed 20%.	Agricultural and other permitted uses: No restriction
		Residential uses and other permitted uses: Lot occupancy of all accessory buildings not to exceed 10%, with		Residential uses: Same as for Residential Zones

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Provision	Requirements for Accessory Uses, Buildings, and Structures			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
		a maximum footprint of 60 m ² for each accessory building, and with a maximum cumulative footprint of 93 m ² for all accessory buildings on a lot, excluding pool and deck coverage.		
		Combined residential and non-residential uses: Lot occupancy of all accessory buildings not to exceed 20%, with a maximum footprint of 60 m ² for each accessory building, and with a maximum cumulative footprint of 93		

Provision	Requirements for Accessory Uses, Buildings, and Structures			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
		m ² for all accessory buildings on a lot, excluding pool and deck coverage.		
c) Maximum number of accessory buildings on a lot	Residential uses: 3, except that 4 accessory buildings shall be permitted for any dwelling with 4 or more units	3, except that 4 accessory buildings shall be permitted for any dwelling with 4 or more units	No restriction	Agricultural and other permitted uses: No restriction
	Other permitted uses: no restriction			Residential uses: Same as for Residential Zones
d) Minimum front yard setback	Same as main building	Same as main building	Same as main building	Same as for main building
e) Minimum rear yard setback	Residential uses: 0.8 m	1 m	1 m	Agricultural uses: 12 m
	Other permitted uses: 1 m			Residential uses: Same as for Residential Zones
				Other permitted uses: 7.5 m

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Provision	Requirements for Accessory Uses, Buildings, and Structures			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
f) Minimum Interior side yard setback	Residential uses: 0.8 m	1 m	1 m	Agricultural uses: 12 m
	Other permitted uses: 1 m			Residential uses: Same as for Residential Zones
				Other permitted uses: 7.5 m
g) Minimum exterior side yard setback	Same as main building	Same as main building	Same as main building	Agricultural uses: 17 m
				Residential uses: Same as for Residential Zones
				Other permitted uses: 20 m

6. In the Residential 40 Zone and Institutional Zones, an accessory building that is more than 4.6 m or 1 storey in height shall be considered a main building and shall be subject to the provisions for two or more buildings on a single lot In the Multiple Buildings on a Lot Section of this By-law.
7. In the Commercial Zones, the Accessory Uses, Buildings and Structures provisions shall only apply to buildings used for storage purposes accessory to commercial uses. In all other zones and for all other uses, any accessory buildings containing any part of a commercial operation shall be subject to the minimum setbacks for the main building.
8. Notwithstanding any other provisions in this Section, in the Highway Commercial Zone, the minimum interior side yard setback and minimum rear yard setback for accessory buildings

shall be 3 m; however, if there is a Residential Zone or Zone containing permitted residential uses adjacent to the site, excluding an accessory dwelling unit for an occupant whose residence on the premises is essential, then the minimum interior side yard setback and minimum rear yard setback for accessory buildings shall be the same as for the main building.

9. Notwithstanding any other provisions in this Section, in the Cotton Mills District Zone, the lot occupancy of all accessory buildings shall not exceed 5%.
10. Notwithstanding any other provisions in this Section, in the Major Institutional Zone, accessory buildings shall be subject to the same setback and lot occupancy requirements as for the main building.
11. In the Environmental Constraint – Natural Heritage Zone, accessory buildings shall be subject to the same requirements as for the main building.
12. In the Environmental Constraint – Natural Heritage (EC-NH) Zone, accessory buildings and structures shall not be permitted except accessory buildings or structures required by the City or Raisin Region Conservation Authority for flood and erosion control purposes.
13. Accessory buildings and structures abutting a laneway shall have a minimum setback of 0.8 m.
14. Subsection 3.1.5 a), b), and c) shall not apply to transitional housing or emergency housing as accessory uses.

3.1.1 Boathouses

1. Notwithstanding any other provisions of this By-law to the contrary, a boathouse may be located in a front yard, side yard, or rear yard, where such yard abuts a navigable waterway, provided that the approval of any governmental authority having jurisdiction has been obtained.
2. A boathouse may be located no closer than 4 m to the nearest adjacent lot line and shall not encroach on the adjacent lot when the lot lines are extended into the water. The projection of lot lines onto water shall be perpendicular to the shoreline at the point of intersection.
3. A maximum of one single boathouse per lot of record shall be permitted.
4. A boathouse shall not include a guest cabin, sauna, plumbing, or cooking facility.

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5. A boathouse shall have a maximum building height of 4 m measured from the surface of the water, and maximum length of 7.5 m beyond the shoreline.
6. A boathouse shall not exceed 10% of the footprint of the primary dwelling or 55 m², whichever is smaller.
7. A boathouse may be located on a lot that is separate from the lot where the related primary use is located, provided that there is no primary dwelling on the separate lot, and the owner has entered into a Site Plan Agreement with the City.

3.1.2 Temporary Garage Structures

1. No person shall erect or permit to be erected a temporary garage structure with a cover in a side or rear yard setback between April 30th and November 1st in any calendar year.
2. The frame structure associated with the temporary garage may be permitted to be erected all year, provided that the cover is completely removed during the specified period.
3. Setbacks for a temporary garage structure shall be consistent with setbacks for accessory buildings and structures, except that the interior side yard setback may be reduced to 0.5 m. This provision shall apply to all such temporary garage structures regardless of use (i.e. for the storage of firewood, lawn equipment, or vehicles).

3.1.3 Private Outdoor Above-ground Swimming Pools, Hot Tubs, and Associated Decks

Any part of a private outdoor above-ground swimming pool, hot tub, or associated deck that has a height greater than 1.2 m shall have a minimum interior side yard setback of 1.5 m and a minimum exterior side yard setback of 6 m.

3.2 Adult Entertainment Establishments, Travelling Adult Entertainment Shows, Adult Entertainment Body Rub Parlours,

Adult Entertainment Escort Services, and Class “A” Adult Entertainment Parlours (Goods)

1. An adult entertainment establishment, travelling adult entertainment show, adult entertainment body rub parlour, and a Class “A” adult entertainment parlour (goods) shall only be permitted in the Highway Commercial Zone in the following specific locations:
 - a) West side of Brookdale from Eleventh Street to Fourteenth Street; and
 - b) South side of Vincent Massey Drive from Fourteenth Street to Tollgate Road.
2. An adult entertainment establishment and travelling adult entertainment show located in the permitted areas in provision (1) of this Section shall be subject to the following provisions:
 - a) A minimum separation distance of 150 m from any residential uses, place of worship, school, or day care centre; and
 - b) A minimum separation distance of 300 m from any other adult entertainment establishment.
3. A travelling adult entertainment show shall not exceed seven consecutive (7) days in duration in any calendar year and shall total no greater than five (5) separate and distinct times per year at any one location.
4. An adult entertainment body rub parlour located in the permitted areas in provision (1) of this Section shall be subject to the following provisions:
 - a) A minimum separation distance of 500 m from any Residential Zone, place of worship, school, or day care centre in existence at the time of a license application submission to the City; and
 - b) A minimum separation distance of one (1) km from any other adult entertainment body rub parlour in existence at the time of a license application submission to the City, regardless of whether such other adult entertainment body rub parlour is licensed or not.
5. An adult entertainment parlour (goods) located in the permitted areas in provision (1) of this Section shall be subject to the following provisions:

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- a) A minimum distance separation of 120 m from any lands zoned to permit residential uses, or any school, place of worship, or day care centre in existence at the time of a license application submission to the City; and
 - b) A minimum distance separation of 120 m from any other Class "A" adult entertainment parlour (goods), adult entertainment body rub parlour, or adult entertainment establishment in existence at the time of a license application submission to the City, regardless of whether such other businesses are licensed or not.
6. An adult entertainment escort service shall be considered an "office" for the purposes of this By-law and shall be permitted in the Highway Commercial Zone.

3.3 Amenity Area

- 1. Where four or more dwelling units, rooming units or transitional housing units are provided on a lot, a minimum of 10 m² of amenity area must be provided for each unit, to a maximum of 200 m².
- 2. Amenity areas, or any part thereof, must be designed and located so that the length does not exceed four times the width.
- 3. Amenity areas, if provided as communal space, must be aggregated into one area or grouped into areas of not less than 40 m².
- 4. Where communal amenity areas are provided exterior to a building, such amenity areas must be accessed by a barrier-free path of travel that is a minimum of 1.5 m in width connecting the amenity area to a street line or a building.

3.4 Ancillary Residential Uses

3.4.1 Additional Residential Units

- 1. Where adequate public or private water and sanitary sewer services are available, the following are permitted:
 - a) One or two dwelling units in a single detached dwelling, semi-detached dwelling, duplex dwelling, link-detached dwelling, or rowhouse dwelling, if all buildings and structures ancillary to the single detached dwelling, semi-detached dwelling, duplex dwelling, link-

detached dwelling, or rowhouse dwelling on a parcel of land cumulatively contain no more than one dwelling unit; or

- b) Three dwelling units in a single detached dwelling, semi-detached dwelling, duplex dwelling, link-detached dwelling, or rowhouse dwelling, if no building or structure ancillary to the single detached dwelling, semi-detached dwelling, duplex dwelling, link-detached dwelling, or rowhouse dwelling contains any dwelling units on a parcel of land; or
 - c) One dwelling unit in a building or structure ancillary to a single detached dwelling, semi-detached dwelling or duplex dwelling, if the single detached dwelling, semi-detached dwelling or duplex dwelling cumulatively contains no more than two dwelling units on a parcel of land and no other building or structure ancillary to the single detached dwelling, semi-detached dwelling or duplex dwelling contains any dwelling units.
2. Notwithstanding provision (1) of this subsection, a semi-detached dwelling on a parcel of land is permitted to cumulatively contain no more than four dwelling units if no building or structure ancillary to the semi-detached dwelling contains any dwelling units on a parcel of land.
 3. An additional residential unit shall not be permitted in an Employment Zone where an accessory dwelling unit is permitted for the use of an occupant whose residence on the premises is essential.
 4. An additional residential unit which is located within the basement of a main dwelling unit shall not be permitted if it is located on land within the Environmental Constraint – Natural Heritage (EC-NH) Zone, the Environmental Constraint – Floodplain (EC-F) Zone, or on lands described in the Lands Subject to Flooding Section of this By-law.
 5. The gross floor area of an additional residential unit must be equal to or less than the gross floor area of the main dwelling unit(s).
 6. Notwithstanding provisions to the contrary, on a lot where an additional residential unit is located, the maximum lot occupancy of all main and accessory buildings and structures shall be 45%, unless the permitted maximum lot occupancy of the Zone is greater, in which case the Zone provision prevails.
 7. An additional residential unit shall be at least 4 m from another building or structure on the parcel containing a residential unit, unless located in a Zone which permits buildings or structures to be less than 4 m from one another, in which case the Zone provision prevails.

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8. Where a garden suite exists on a parcel of land, an additional residential unit shall not be permitted in a building or structure that is ancillary to a main dwelling unit.
9. Where an additional residential unit is established in a building or structure that is ancillary to a main dwelling unit, the following provisions shall apply:
 - a) The additional residential unit is exempt from provisions that regulate accessory uses, buildings or structures;
 - b) The additional residential unit shall be subject to the provisions for the main dwelling unit(s) in the Zone in which it is located, except that the additional residential unit shall have a minimum rear yard setback of 3 m;
 - c) Where an additional residential unit is located in a detached ancillary building or structure containing a garage, the maximum footprint of the ancillary building or structure is 60 m²; and
 - d) Notwithstanding any provision of this By-law to the contrary, an ancillary building or structure containing an additional residential unit shall be located no closer to the front lot line or exterior lot line than the main building.
10. No new driveway may be established for the sole access of an additional residential unit.
11. Parking shall be provided for additional residential units in accordance with the Parking and Loading Space Requirements Section of this By-law.
12. Notwithstanding any other provisions of this By-law to the contrary, the required parking space for an additional residential unit may be provided through tandem parking with the required parking space of the main dwelling unit. In no case shall more than two vehicles be parked in tandem.

3.4.2 Garden Suites

1. A garden suite shall only be permitted where a site-specific, temporary use by-law passed under Section 39 of the Planning Act, as amended, allows for one, for a period of up to twenty (20) years.

2. The owner of the garden suite or any other person shall enter into an agreement with the City under the provisions of Provincial regulations.
3. A garden suite shall only be permitted in a Residential Zone and other Zones where residential uses are permitted, provided that the main use on the lot is a single-detached dwelling, semi-detached dwelling, or link-detached dwelling.
4. A maximum of one (1) garden suite is permitted per lot.
5. Nothing in this Section precludes both units of a semi-detached dwelling from having a garden suite.
6. The garden suite shall be located on the same lot as the main residential use building, and in the rear yard.
7. The maximum height of a garden suite shall be 4.6 m and 1 storey.
8. Garden suites are not subject to the maximum lot occupancy requirements of the Zone in which they are located; however, the maximum footprint of a garden suite shall be 50 m² or a lot occupancy of 15%, whichever is lesser.
9. A garden suite shall be subject to the same minimum interior and exterior side yard setback requirements as the main residential use building on the lot, and shall have a minimum rear yard setback of 3 m.
10. A garden suite shall not be located closer than 1.2 m from another building or accessory building on the lot.
11. A garden suite shall not be rented out to the public for gain or profit unless specifically permitted by the temporary use by-law.
12. The main residential use and the garden suite must share the parking area and yards provided for the main residential use, and no new driveway may be established.
13. Parking shall be provided for garden suites in accordance with the Parking and Loading Space Requirements Section of this By-law.
14. Notwithstanding any other provision in this By-law, the required parking space for a garden suite may be provided through tandem parking with the required parking space for the main residential use.

3.5 Bed and Breakfast Establishments

A bed and breakfast establishment shall be permitted as an accessory use to a permitted or legal non-conforming single-detached dwelling, and shall be subject to the following provisions:

- a) The operation of a bed and breakfast establishment shall be incidental and secondary to the main use of the single-detached dwelling;
- b) The operation of a bed and breakfast establishment shall not change the residential character of the dwelling;
- c) There shall be a maximum of five (5) guest rooms or suites as part of the operation of a bed and breakfast establishment.
- d) Parking for bed and breakfast establishments shall be provided in accordance with the Parking and Loading Space Requirements Section of this By-law.
- e) A bed and breakfast establishment shall not be subject to the requirements of the Home Occupations Section of this By-law; and
- f) A bed and breakfast establishment shall provide meals only to guests of the bed and breakfast establishment.

3.6 Cannabis Production and Processing Facilities

A cannabis production and processing facility shall be permitted in all Employment Zones and shall be subject to the provisions of the applicable Zone. The following additional provisions apply:

- a) A cannabis production and processing facility shall be located at least 150 m from the building to:
 - i) A lot in a Residential, Institutional, or Open Space Zone; and
 - ii) A lot containing a sensitive land use, including a school, day care centre, community centre, place of worship, or institutional use aimed primarily at children less than 16 years of age.

- iii) Despite the required minimum distances noted in this provision, no cannabis production and processing facility lawfully established under these provisions shall be deemed to be in violation of this provision by the subsequent erection of a residential or institutional use constructed on another lot.
- b) A cannabis production and processing facility must be entirely conducted indoors, with no outdoor commercial storage, within a licensed building;
- c) The licensed producer shall provide to the City of Cornwall notification of a licensed production application and a copy of the current and valid production license issued by Health Canada, as well as notification to the City of Cornwall Fire Services and City of Cornwall Police;
- d) A cannabis production and processing facility shall not be conducted within a residential dwelling and shall not be permitted as a home occupation;
- e) A cannabis production and processing facility must be fenced and shall be subject to Site Plan Control to address applicable physical design standards;
- f) All facilities must be equipped with outdoor surveillance equipment; and
- g) A cannabis production and processing facility must not result in nuisance, such as odour or fumes.

3.7 Community Gardens

1. A community garden shall be permitted on public or private lands in the following Zones:
 - a) All Residential, Commercial, Institutional, Open Space, and Rural Zones; and
 - b) All Employment Zones, subject to minimum distance separation requirements for Class I, II, and III industries and sensitive land uses.
2. A community garden shall not be permitted on any lands with a history of potential contamination, unless it can be proven to the satisfaction of the City of Cornwall that remediation has taken place.

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3. A community garden shall be permitted as a secondary use on hydro corridor lands, subject to the primacy of the electricity transmission and distribution facilities, and shall require technical approval from the hydro provider through the Provincial Secondary Land Use Program (PSLUP).
4. A community garden shall not be permitted on lands within the Environmental Constraint – Natural Heritage (EC-NH) Zone, Environmental Constraint – Floodplain (EC-F) Zone, or on lands described in the Lands Subject to Flooding Section of this By-law.
5. A community garden shall not be permitted within 30 m of the stable top of bank of any watercourse or waterbody, or within 30 m of a stormwater management facility or drainage swale.
6. A community garden shall not be permitted within Provincially Significant Wetlands and within a 30 m setback from the boundary of a Provincially Significant Wetland. Beyond the required 30 m setback from the boundary of a Provincially Significant Wetland, a community garden may be permitted, subject to the completion of an Environmental Impact Study demonstrating that the development shall have no negative impacts on the feature or its ecological functions, in accordance with the policies of the City of Cornwall Official Plan.
7. Any portion of a community garden used for the cultivation of plants, including raised planting beds or tilled soil, shall have a minimum setback of 0.8 m from a lot line.
8. An accessory building or structure associated with a community garden (e.g. arbour, trellis, greenhouse) shall not be located in a required minimum front yard setback or exterior side yard setback, as established in the applicable Zone, and shall otherwise be subject to the general provisions for accessory buildings and structures in Section 3.1 of this By-law.

3.8 Drive-Through Provisions

1. A drive-through use shall be a permitted accessory use to a commercial use, such as a restaurant or financial service.
2. A drive-through queuing lane shall be set back a minimum of 3 m from any abutting residential zones.

3. Where a drive-through queuing lane abuts a residential zone, a minimum 3 m wide planting strip must be provided along the portion of the lot line that abuts a residential use or lot. Driveways, walkways and similar features are permitted to cut across a planting strip.
4. A minimum of 6 vehicle queuing spaces must be provided before the service window associated with a restaurant use.
5. A drive-through queuing lane for any other associated commercial use must provide a minimum of 3 vehicle queuing spaces.
6. A queuing space shall be a minimum of 3 m wide by 5.5 m long.
7. Queuing spaces shall not be included in the calculation of required parking spaces.
8. Queuing spaces shall not be located within any parking aisle or driveway.

3.9 Emergency Housing

Notwithstanding anything else to the contrary, emergency housing shall be permitted in all zones and shall be subject to the following zone provisions:

- a) Where emergency housing is accessory to a principal use of the lot, the provisions of the zone in which it is located shall apply; and
- b) Where emergency housing is the principal use of the lot the zone provisions of the General Institutional (GI) one shall apply.

3.10 Frontage on a Street

1. A lot or building must not be used or developed unless the lot abuts a street.
2. Notwithstanding the foregoing, a lot is permitted to be used or developed if, such lot has deeded vehicular access to a right-of-way which provides direct access to a street.
3. Where a building or lot is legally tied to a common element condominium which has frontage on a common element road that provides direct access to a street and is registered under the Condominium Act, such driveway shall be deemed to also be a street for purposes of applying the provisions of this By-law.

4. Nothing in this By-law shall prevent the use of a lot that does not have a lot line which is also a street line for agricultural uses or forestry uses if the applicable Zone permits such use. No buildings are permitted on such lot.

3.11 Group Homes

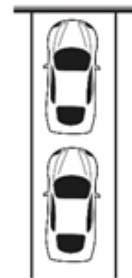
Group homes shall be permitted in all Residential Zones and in any other Zone where residential uses are permitted as a main use, provided that the group home is located within a dwelling type permitted in that Zone.

3.12 Home Occupations

Home occupations shall be permitted as an accessory use to any dwelling unit in any Zone that permits residential uses, in accordance with the following provisions:

- a) The home occupation is secondary to the main use of the dwelling unit as a residence;
- b) The home occupation does not change the character of the dwelling unit;
- c) The home occupation does not become a nuisance by reasons of noise, odour, dust, fumes, vibration, radiation, glare, traffic or parking, or affect the amenities of the neighbourhood;
- d) The home occupation does not occupy more than 25% of the total gross floor area of the dwelling unit;
- e) No more than one (1) home occupation is conducted within the dwelling unit;
- f) The home occupation shall not become a fire or building hazard or health risk;
- g) The home occupation shall not interfere with radio, television, or other telecommunications transmissions;
- h) No more than one (1) on-site non-resident employee shall be employed in the operation of the home occupation;

- i) There is no display, advertisement, or visible indication from the exterior of the dwelling unit or building that a home occupation is conducted therein. However, an unlit or non-illuminated sign bearing the name of the home occupation may be erected on the property. The sign must not exceed 15 cm x 45 cm;
- j) Outdoor storage is prohibited;
- k) No stock-in trade is sold or kept for sale upon the premises unless such items were created by the resident, or are very limited in quantity and deemed necessary and ancillary to the use;
- l) Parking shall be provided for home occupations in accordance with the Parking and Loading Space Requirements Section of this By-law;
- m) The establishment of a parking space required for a home occupation must be in addition to the minimum parking spaces required for the main dwelling unit;
- n) Notwithstanding any other provision of this By-law, parking provided for a home occupation, whether for a non-resident employee or a customer, may be provided on a permitted driveway, including tandem parking as illustrated.
- o) No home occupation which requires more than one (1) business vehicle as part of its operation shall be permitted in a Residential Zone. The business vehicle must be parked on the lot in a permitted parking space, and beyond the required property line setback in a tandem position with any personal vehicle, as illustrated.
- p) The home occupation must be conducted within the main dwelling, unless authorized by the Committee of Adjustment.



3.13 Lands Subject to Flooding

No person shall use any lot or erect, alter or use any building or structure in those parts of Lots 7 to 16, Concession 2, inclusive, lying between the Canadian National Railways Diversion and the northerly boundary of the City of Cornwall, except in accordance with the following provisions:

- a) Buildings or structures on any lands lying along the South Branch of the Raisin River or its tributaries shall be set back a minimum of 30 m from the normal high-water mark,

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stable top of bank, or regulatory flood limit of the said river and its tributaries, whichever is greater, subject to the review and approval of the Raisin Region Conservation Authority.

- b) No part of any land referred to in provision a) of this Section shall be used to calculate any of the Zone provisions as may be required by this By-law for uses in adjacent Zones.
- c) No basement, floor or crawl space floor or slab on grade shall be constructed below the regulatory flood limit on Lots 8 to 16 inclusive.
- d) In cases where a development does not meet the general requirements of this Section in respect of elevations, a letter of clearance from the Raisin Region Conservation Authority shall be acceptable to address such a provision, as a result of a type of mitigation or more precise interpretation of flood line locations.

3.13.1 Boales Drain

- 1. No person shall use any lot or erect, alter or use any building or structure in those parts of Lots 9 to 14, Concession 2, inclusive, lying between Tollgate Road and Balmoral Avenue; Emma Avenue and Emma Avenue produced westerly, except in accordance with the following provisions:
 - a) No buildings or structures shall be erected on any lands lying between the Boales Drain or its tributaries and lines drawn parallel to (on both sides of) at a distance of 30 m across Lots 9 to 12 inclusive; and of 15 metres across Lots 13 and 14 inclusive measured at right angles from the stable top of bank of the drain and its tributaries, subject to the review and approval of the Raisin Region Conservation Authority.
 - b) No part of any land referred to in provision a) of this Section shall be used to calculate any of the Zone provisions as may be required by this By-law for uses in adjacent Zones.
 - c) No basement, floor or crawl space floor or slab on grade shall be constructed at an elevation lower than 59.8 m (CGVD2013) on Lots 9 to 14 inclusive.
 - d) No habitable floor shall be constructed at an elevation lower than 59.8 m (CGVD2013) on Lots 9 to 14 inclusive.

- e) In cases where a development does not meet the general requirements of this Section in respect of elevations, a letter of clearance from the Raisin Region Conservation Authority shall be acceptable to address such a provision, as a result of a type of mitigation or more precise interpretation of flood line locations.
- 2. On lands where the Boales Drain is buried, provisions 1(a) and (b) of this Section shall not apply.

3.14 Lots Divided into More than One Zone

Where a lot is divided into more than one (1) Zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the applicable Zone.

3.15 Marine Containers

- 1. Marine containers shall be permitted in any Zone, other than the Environmental Constraint – Natural Heritage Zone.
- 2. A marine container shall be considered to be an accessory structure ancillary to the main use on a lot and subject to the Accessory Uses, Buildings, and Structures Section of this By-Law.
- 3. Notwithstanding the foregoing, a marine container shall be subject to the following additional provisions:
 - a) A marine container must be located in the rear yard and screened from view from the street and abutting properties.
 - b) A marine container shall not be located in a required parking area or parking space, and shall not encroach into any required landscaped area or landscape strip; and
 - c) A marine container shall not be placed for the purpose of display or advertising on a property, or for the purpose of providing screening or fencing.
- 4. A marine container shall be permitted in association with a temporary sales use, in accordance with the Temporary Sales Uses Section of this By-law.
- 5. Notwithstanding any other provision of this Section to the contrary, a marine container shall be permitted as a temporary use on a construction site in any Zone, other than the Environmental Constraint – Natural Heritage Zone, for the purposes of storing equipment

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and materials incidental to construction, or for utilities purposes, provided that a marine container shall:

- a) Not be located in a minimum required front yard or in an exterior side yard;
- b) Be located entirely on private property without encroaching on to a public sidewalk or road right-of-way, and shall not create a site line obstruction;
- c) Not exceed two (2) in number; and
- d) Be removed from the site within 30 days of completing construction works.

3.16 Multiple Buildings on a Lot

- 1. Multiple non-residential buildings are permitted on a lot, unless otherwise specified in the Zone.
- 2. In all Residential Zones and other Zones where residential uses are permitted, only one main residential building is permitted on a lot, except in the case of cluster rowhouse dwellings and apartment dwellings where multiple buildings are permitted.
- 3. Where two or more main buildings are to be erected on a single lot, each building shall comply with the regulations of the applicable Zone.

3.17 Municipal Services

- 1. The use of land, or the use, erection, enlargement, or alteration of any building or structure within the Urban Area, as defined in the City of Cornwall Official Plan, shall only be permitted where municipal services are deemed to have adequate capacity.
- 2. Where municipal services are not available and the use of land, or the use, erection, enlargement, or alteration of any building or structure requires alternative private services on a lot, such services shall be approved by the City of Cornwall or its delegate.

3.18 Non-Complying Buildings, Structures, and Lots

3.18.1 Alterations to Non-Complying Buildings and Structures

Nothing in this By-law shall prevent the enlargement, reconstruction, renovation or repair of an existing non-complying building or structure provided such enlargement, reconstruction, renovation or repair does not:

- a) Further increase non-compliance with any applicable provisions of this By-law; and
- b) Contravene any other provisions of this By-law.

3.18.2 Development on Existing Non-Complying Lots

Development is permitted on any vacant lot existing on the date of passing of this By-law and which lot is legally non-complying with respect to the provisions of this By-law, provided that:

- a) The proposed use is permitted in the Zone in which the lot is located; and
- b) The proposed use does not contravene any other provisions of this By-law.

3.18.3 Use of Undersized or Small Lots

1. Where a lot having less than the minimum lot area or frontage required by this By-law, exists and is held under distinct and separate ownership from adjacent lots on the date of passing of this By-law as shown by the records of the Registry of Land Titles Office, or is increased in area or frontage but still does not meet the minimum area or frontage requirements of this By-law, such lot may be used, and a building or structure may be erected, for a purpose permitted in the Zone in which it is located, provided that all other applicable provisions in this By-law are met.
2. Within the Residential 10, 15 and 20 Zones where lots were created through a plan of subdivision registered before June 24, 1960, and such lots have less than 18.3 m of frontage, the setbacks for main buildings and accessory structures may be reduced to 6 m on one street and 3.65 m on the other.
3. Within the Residential 10, 15 and 20 Zones, small lot singles are permitted in plans of subdivision registered after February 1, 1994, provided that the total number of small lot singles does not exceed 25% of the total number of dwelling units within the overall

registered plan(s), and no more than 25% of any phase, and subject to the following provisions:

- a) Minimum lot frontage: 12 m;
- b) Minimum lot area: 365 m²; and
- c) All units must include an attached carport or garage.

3.18.4 Expropriation and/or Road Widening

1. If any legally existing building or structure would become non-complying as a result of a road widening or an expropriation, by having its front yard, exterior side yard or setback reduced, the said existing building or structure shall be deemed to be complying for the purposes of this By-law.
2. If any legally existing lot becomes non-complying as a result of a road widening or an expropriation, by having its lot area, lot depth, and/or frontage reduced, the said existing lot shall be deemed to be complying for the purposes of this By-law.
3. If any legally existing building or structure becomes non-complying as a result of a road widening or an expropriation, it may be repaired, restored or rebuilt without the requirement to obtain relief from the applicable setbacks, lot occupancy, lot area, lot depth, and/or frontage provisions of this By-law, provided that such repair, restoration or rebuild does not increase the height, size, volume or extent of non-conformity, except as is required in order to comply with the requirements of the Ontario Building Code, and/or the regulations of the applicable Conservation Authority.

3.19 Non-Conforming Uses

3.19.1 Continuation of Existing Uses

The provisions of this By-law shall not apply to prevent the use of any existing lot, building, or structure for any purpose prohibited by this By-law if such lot, building, or structure was legally used for such purpose on the date of the passing of this By-law, and provided that the lot, building, or structure continued to be used for that purpose.

3.19.2 Reconstruction of a Damaged Existing Building

1. Nothing in this By-law shall apply to prevent the reconstruction of any legal non-conforming building or structure which existed on the date of the passing of this By-law, which is damaged by causes beyond the control of the owner (e.g. earthquakes, fire, floods, involuntary demolition). Such building or structure may be reconstructed within the original footprint, building height, and location, even if such building or structure does not comply with one or more of the provisions of this By-law, provided that the building height, size, volume, or lot occupancy is not increased. This provision shall be subject to a time period of one (1) year commencing from the time of issuance of the demolition permit, when applicable.
2. Porches and entrance decks which existed on the date of the passing of this By-law can be rebuilt to the existing setbacks presently enjoyed, save and except, the minimum front yard setback shall be no less than 1.2 m. This provision shall be subject to a time period of one (1) year commencing from the time of issuance of the demolition permit, when applicable.

3.19.3 Restoration of Buildings to a Safe Condition

- a) Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof, lawfully used on the date of the passing of this By-law, provided that such strengthening or restoration does not increase the building height, size, or volume, or change the use of such building or structure.
- b) The reconstruction of existing steps and landings that do not meet setback or projection requirements shall be permitted provided such repair, restoration, or rebuild does not increase the extent of non-conformity of the steps and landings, except as is required in order to comply with the requirements of the Ontario Building Code. Should the reconstruction of existing stairs or landings to a safe condition require enlargement in order to comply with the requirements of the Ontario Building Code, the permitted setback shall be 0 m.

3.19.4 Change of Use

The use of any existing lot, building or structure which is not permitted in the Zone in which it is located shall not be changed except to a use which is listed as a permitted use in such Zone. Expanding a legal non-conforming use shall require the authorization of the Committee of Adjustment, and the introduction of a new use shall require the authorization of the Planning Advisory Committee.

3.20 Outdoor Commercial Storage

1. Where permitted by this By-law, outdoor commercial storage areas shall be located, arranged, buffered, or screened to reduce the visual impact from any street, Highway 401, and any adjacent lot in a Residential, Institutional, or Open Space Zone using landscaping, landscaped berms or fencing. A minimum 3 m wide landscape strip shall be provided and maintained on the lot around all sides of an outdoor commercial storage area where it abuts Highway 401 or an adjacent lot in a Residential, Institutional or Open Space Zone.
2. Any areas used for outdoor commercial storage shall be in addition to any minimum parking and loading space requirements in the Parking and Loading Space Requirements Section of this By-law.

3.21 Parking and Loading Space Requirements

3.21.1 General Parking Provisions

1. The owner of every building erected, altered, or used for any purpose shall provide and maintain off-street parking for the use of occupants, employees, and visitors in accordance with the provisions of this By-law.
2. Where an existing use is deficient with respect to the minimum required parking spaces in this By-law, it shall be interpreted that the minimum number of required parking spaces shall be the legally existing number of parking spaces, provided that the existing use continues and there is no enlargement or expansion that results in a net increase of the gross floor area of the existing use, building, or structure.
3. Where an enlargement or addition is made to an existing use, building, or structure and there is a resulting net increase in gross floor area, the provisions of the Parking and Loading Space Requirements Section of this By-law shall be satisfied, only with respect to the enlargement or addition made to that existing use, building, or structure.
4. Where an existing use changes to a new use after the effective date of this By-law, and the new use is deficient with respect to the parking requirements of this By-law, it shall be interpreted that the provisions of the Parking and Loading Space Requirements Section of this By-law shall apply to the new use.

5. Except as otherwise provided in this By-law, where a building or structure or building complex contains more than one type of permitted use, the parking requirements shall be the sum of the requirements for each individual use. In the case of multi-use buildings or multi-use building complexes where parking is provided in common parking areas, an application may be made to the Committee of Adjustment for reduction of the total parking requirements, where it can be demonstrated that the parking area will be used at different times and no conflicting parking demands would result.
6. Where applicable, cash payment in lieu of required parking may be provided to the Corporation pursuant to the Cash-in-Lieu of Parking By-law/Committee of Adjustment decisions.
7. All parking spaces, whether required or not, are subject to the appropriate parking standards as set out in this By-law. Where a proposed development is governed by the Site Plan Control By-law or other development agreement, additional or more stringent parking requirements may be provided for in the agreement.
8. All parking spaces, parking areas, and parking lots, including driveways, shall be constructed with suitable hard surface materials such as asphalt, concrete, or decorative pavers within 1 year of occupancy. Permeable pavers shall be permitted to allow for reduced stormwater runoff. Notwithstanding the foregoing, in the Rural Area Zone and the Prime Agricultural Zone, all parking spaces, parking areas, and parking lots, including driveways, shall be constructed with a surface, such as gravel, that is usable in all seasons.

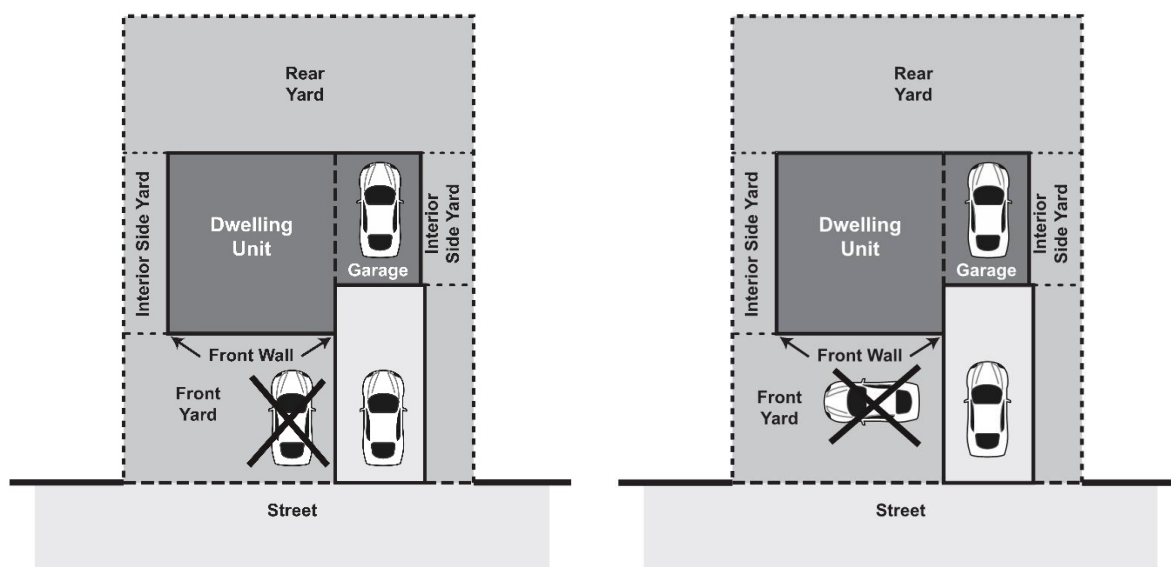
3.21.2 Parking Location

1. Parking areas, parking lots, parking spaces, and related site access, aisles, and circulation areas shall not be located on any part of a municipal right-of-way.
2. Except as otherwise provided in this By-law, all parking spaces shall be provided and maintained on the same lot and in the same Zone as the main building or use, with the exception of:
 - a) A place of assembly or recreation, provided that the parking lot for satellite parking is located a maximum distance of 150 m from the lot containing the main building or use; and
 - b) Any permitted non-residential use located in a Commercial Zone or Institutional Zone, provided that the parking lot for satellite parking is located a maximum distance of 150 m from the lot containing the main building or use under the same ownership.

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- c) Off-site parking must be located in a zone that includes Parking Lots as a permitted use.
3. No required parking spaces or storage of vehicles shall be permitted in any sight triangle, landscaped area (including lawns), landscape strip, or any non-allocated parking area.
 4. Except as otherwise provided in this By-law, parking shall not be permitted in a required front yard or side yard, other than in a permitted driveway. In Residential Zones, no part of a driveway may be located between the front wall of the residential use building and the street. All of the area in a required yard not legally used for parking shall be landscaped.



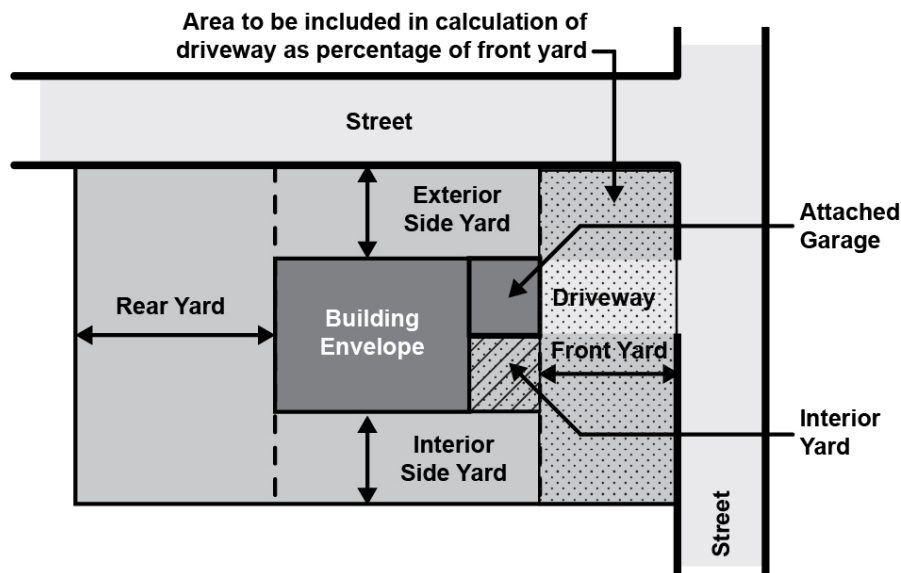
5. On corner lots, a driveway shall only be permitted in the interior side yard or rear yard but may be permitted in a yard leading to a garage or carport. All the area in the required front yard or exterior side yard not legally used for parking shall be landscaped.
6. Parking areas, parking lots, parking spaces, and related site access, aisles, and circulation areas provided for any shopping centre, commercial use, industrial use, institutional use or any mixed-use development (containing no more than 50% residential uses) may be located in any yard, provided that a landscape strip at least 3 m wide is provided along any lot line abutting a street, and a 1 m wide landscape strip is provided along any other property line. These landscape strips shall consist of topsoil and sod plus one or more landscaping elements.

7. In the case of multiple unit dwellings, there shall be no parking permitted in the required front yard, and a 1 m landscape strip shall be required adjacent to the side and rear lot lines.
8. A driveway for a dwelling containing one (1) to two (2) dwelling units leading from the roadway in a required front yard or side yard may be used for temporary or second car parking.
9. Circular driveways may be provided for temporary or second car parking only in a required front yard or exterior side yard, provided that the foregoing provisions can be met and the driveway is constructed with a suitable hard surface material or decorative pavers.
10. In the case of a dwelling containing one (1) to four (4) dwelling units, the following provisions shall apply to parking spaces and driveways:
 - a) For a property where a legal non-conforming non-residential use is converted back to a residential use in a Residential Zone, adequate landscaping ratios shall be provided if possible, as determined by the City's Planning Division Staff. A Site Plan demonstrating reconfiguration of the front yard parking area is to be approved by the Planning Division and the City's Traffic Engineer.
 - b) In the case of a quadruplex dwelling, where parking spaces are located in the front yard, a landscape strip at least 3 m wide shall be provided along any lot line abutting a street, and a 1 m landscape strip shall be required adjacent to the interior side and rear lot lines.
 - c) In the case of a single detached dwelling, the total area occupied by driveways, walkways, and surface parking shall not exceed 40% of the area of the entire front yard, and interior yard if applicable in the case of a dwelling with an attached garage which extends beyond the front wall of the living space of the dwelling, as illustrated in the following figure.

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Illustration of area to be included in calculation of driveway as a percentage of the front yard and interior yard:



- d) In the case of semi-detached dwellings, duplexes, triplexes, quadruplexes, rowhouse dwellings, or where additional residential units are provided, the ratio of hard surfacing to landscaped area is permitted to be 50%. Notwithstanding any provision of this section to the contrary, in the case of rowhouse dwellings located on interior lots, the permitted ratio is 60% hard surfacing to 40% landscaped area on lots up to and including 6 m wide.
- e) On lots with converging lot lines (pie shaped lots), the permitted ratio of hard surfacing to landscaped area is permitted to be 50%.
- f) In no case shall these provisions result in a driveway that is less than 3 m wide or may be equal to the width of a garage provided that it is tapered to 6m at street line, except that for narrow frontage lots, such as for rowhouse dwellings with a single garage, a driveway shall have a maximum width of 3.5 m.
- g) All the remaining area of the front yard from side lot line to side lot line shall be landscaped and shall not be used for parking purposes.
- h) In the case of a dwelling containing two (2) to four (4) dwelling units, each parking space or portion thereof of a driveway used for parking shall be accessible without the

necessity of having to move another vehicle (tandem parking not permitted), unless otherwise permitted in this By-law. For clarity, tandem parking shall be permitted for an additional residential unit or a home occupation, in accordance with the Additional Residential Units Section and the Home Occupations Section of this By-law.

- i) No person shall enlarge, modify, or amend a driveway without approval from the City.
11. Nothing in this By-law shall apply to prevent the location of an underground parking area at a 0 m setback from any yard of a lot, provided the structure is completely below grade and landscaped as a yard above grade. If any portion of the underground parking structure is above grade, it must comply with the main building setback.

3.21.3 Prohibited Parking

- 1. Except for school buses, no person shall park or store, or permit to be parked or stored, any heavy commercial vehicles over 4,500 kg gross vehicle weight in a Residential Zone or on a lot used for residential purposes.
- 2. No person shall park or store, or permit to be parked or stored, a recreational vehicle or school bus in the front yard in a Residential Zone.
- 3. No person shall park or store, or permit to be parked or stored, a contractor or utility trailer in the front yard in a Residential Zone.
- 4. No person shall park or store, or permit to be parked or stored, more than one (1) business vehicle on a lot in a Residential Zone. Such vehicle must be parked on the lot in a permitted parking space beyond the required property line setback and can be in a tandem position with any personal vehicle.
- 5. No person shall park any vehicle in a front yard setback or side yard setback, other than in a permitted driveway.

3.21.4 Parking Space Requirements

- 1. Each parking space shall have a minimum width of 2.6 m and a minimum length of 5.5 m. A maximum 0.6 m overhang over a hard landscaped or curbed parking area or lot, not used for parking, walkways, or sidewalks, shall be permitted, but this shall be in addition to the minimum required length of a parking space. The subject curbing and overhang situation shall not exceed 15 cm above the pavement elevation.

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2. Where this By-law requires more than four (4) parking spaces, all such spaces shall be suitably demarcated with paint or other material. Where a parking area is reconfigured, the parking space markings which no longer apply shall be completely removed.
3. All required parking spaces shall have direct and unobstructed access from a parking aisle or driveway and shall be accessible, unobstructed, and usable.
4. Minor encroachments into parking spaces, such as pillars, window wells, and steps, shall be permitted as long as the functionality of the parking space is not hindered.

3.21.5 Parking Areas, Parking Lots, and Parking Aisles

1. In the case of a dwelling containing one (1) to four (4) dwelling units, driveways shall have a minimum width of 3 m, subject to the Parking Location Section.
2. For non-residential uses and residential uses containing five (5) or more units, access driveways leading to a parking area or parking lot shall have a minimum width of:
 - a) 3.7 m for one-way traffic or separate entrance and exit driveways; and
 - b) 6 m for two-way traffic.
3. Notwithstanding the foregoing, in the case of an existing building altered or used for any purpose for which a parking lot is required for a maximum of twenty (20) parking spaces, a driveway width of 3 m is permitted, if a greater width is not possible.
4. "Vehicle access to or from Monroe Avenue to the lands municipally known as 435 Pitt Street is prohibited", as detailed in By-law 1136/71.
5. The following provisions for parking aisles shall apply:
 - a) Parking aisle widths shall comply with the following table:

Angle of Parking	Minimum Width of Parking Aisle
Parallel parking on one side of aisle	3 m
0 to 40 degrees	3.5 m

Angle of Parking	Minimum Width of Parking Aisle
41 to 55 degrees	4.3 m
56 to 90 degrees	6 m

- b) If a parking area or parking lot is comprised of a combination of parking arrangements, the greater minimum width for a parking aisle shall apply; and
 - c) Where parallel parking is provided, a 2.5 m demarcated and unencumbered gap shall be provided between every second parking space.
6. Parking areas, parking lots, parking spaces, and related site access, aisles, and circulation areas for new construction shall be constructed with suitable hard surface materials such as asphalt, concrete, or pavers, including permeable pavers, within 1 year of occupancy. Exceptions to this standard are provided below and in such cases the parking area or parking lot shall be graded and surfaced with a stable material so as to prevent the raising of dust or loose materials:
- a) In an Employment Zone, where the area is used only for truck parking or storage provided that the yard where the truck parking is located does not abut any street or any lot in a Residential, Institutional, or Open Space Zone, or where an adequate 45 m treed buffer is provided. However, where the parking is constructed with suitable material, a 25m buffer should be provided abutting a residential zone.
 - b) In an Open Space Zone, the Environmental Constraint – Natural Heritage Zone, or the Environmental Constraint – Floodplain Zone, where the parking is intended solely to serve outdoor recreational uses or conservation uses; and
 - c) Where a parking lot is a permitted use of land and is approved for a specified, temporary period of time by either City Council or the Committee of Adjustment.
 - d) For any use in a Rural Area or Prime Agricultural Zone.
7. All parking spaces, parking aisles, and site access shall be clearly demarcated and readily distinguishable. The type and function of the site access and parking aisle (one-way vs. two-way) shall be identified through appropriate signs, markings, pavements and/or curbs.

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8. Lights used for the illumination of any parking area or parking lot shall be designed so as to deflect direct illumination or glare away from adjacent properties and/or streets.
9. In the case of uses which require visitor parking spaces, these spaces shall be clearly identified.
10. Where permitted residential uses are provided in commercial buildings or form part of a mixed-use development, the parking spaces required for each use shall be clearly identified, including required visitor parking for the residential component.
11. A surface parking area or lot may contain a structure for a parking attendant, provided that it is not greater than 2.7 m in height or 7 m² in area.
12. A driveway leading to a parking area or lot may be obstructed by a gate, chain, or other temporary barrier used solely to restrict access and designed to be opened or removed when necessary to permit passage of a vehicle.
13. In parking lots, the City may require unobstructed pedestrian paths and crossings, and rights-of-way within the parking area, as appropriate and subject to site plan control and approval.
14. Temporary sales uses such as Christmas tree sales, garden centre sales, or such other uses located in parking lots, shall be permitted in accordance with a licensing agreement with the City of Cornwall, provided that it can be demonstrated that the temporary sales use does not interfere with the parking demand of the main use.
15. Charging stations shall be permitted in a parking area or parking lot and will be considered to be a technical parking stall.

3.21.6 Calculation of Minimum Parking and Loading Space Requirements

1. On a lot with a single-detached dwelling, semi-detached dwelling, link-detached dwelling, rowhouse dwelling, duplex dwelling, triplex dwelling, and quadruplex dwelling, a driveway devoted to the exclusive use of a dwelling unit may be included in the calculation of a required parking space.
2. If the calculation of required minimum parking spaces, barrier-free parking spaces, visitor spaces, or loading spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.

3. If the calculation of required minimum bicycle parking spaces results in a fraction, the applicable requirement shall be rounded up to the next even whole number.

3.21.7 Minimum Parking Space Requirements

1. Off-street vehicle parking must be provided for any land use at the rate set out in the following table, except that commercial uses in the Central Business District Zone and Le Village District Zone are subject to one-fourth (25%) of the minimum parking space requirements:

Land Use	Minimum Number of Parking Spaces
Residential Uses	
Additional residential unit	1 space per dwelling unit
Apartment dwelling	0.75 spaces per dwelling unit
Continuum of care home	0.25 spaces per dwelling unit
Duplex dwelling	1 space per dwelling unit
Dwelling unit in a mixed-use building	0.75 spaces per dwelling unit
Emergency housing	0 spaces
Garden suite	1 space per dwelling unit
Group home	2 spaces, or 1 space for every staff on duty at any time, whichever is greater
Home occupation	a) 1 space per home occupation where clients or customers are serviced on site. b) 1 space for each non-resident employee of a home occupation. c) 0 space per home occupation where no clients or customers are serviced on site.
	In the case of an office or consulting room of a physician or dentist in a dwelling, 3 spaces
Link-detached dwelling	1 space per dwelling unit

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Land Use	Minimum Number of Parking Spaces
Quadruplex dwelling	1 space per dwelling unit
Retirement home	0.5 spaces per dwelling unit
Residential mobile home park	1 space per mobile home lot
Rooming house	0.75 spaces per rooming unit
Rowhouse dwelling	1 space per dwelling unit for four or less dwelling units. 0.75 spaces per additional dwelling unit in excess of four units
Semi-detached dwelling	1 space per dwelling unit
Single-detached dwelling	1 space per dwelling unit
Transitional housing	1 space per 100 m ² of gross floor area office area 0.25 spaces per dwelling unit/accommodation unit
Triplex dwelling	1 space per dwelling unit
Non-Residential Uses	
Adult entertainment body rub parlour, Adult entertainment establishment, Adult entertainment parlour (goods), Adult entertainment travelling show	1 per 50 m ² of gross floor area
Adult entertainment escort service	1 space per 28 m ² of gross leasable area
Agricultural feed store	1 space per 50 m ² of gross floor area
Agricultural uses	1 per farm, plus 1.5 spaces per 100 m ² of gross floor area of farm produce outlet
Amusement Park	20 spaces per 1 ha
Animal hospital	1 space per 28 m ² of gross leasable area
Animal shelter	1 per 100 m ² of gross floor area

Land Use	Minimum Number of Parking Spaces
Arcade	1 space per 28 m ² gross floor area
Art gallery	1 space per 50 m ² of gross floor area
Artist studio	1 per 100 m ² of gross floor area
Assembly operation	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 260 m ²
Automobile body shop	1.5 spaces per service bay
Automobile repair garage	1 space per 100 m ² of gross floor area, plus 1 space per service bay
Automobile sales establishment	1 space per 100 m ² of sales / showroom gross floor area, plus 1 space per service bay and 1 space per 100 m ² of other gross floor area
Automotive supply store	1 space per 50 m ² of gross floor area
Bakery	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 260 m ²
Bar	1 space per 5.5 m ² devoted for patron use, or 1 space per 6 seats of approved or licensed patron use, , whichever is greater
Bed and breakfast establishment	1 space per guest room, in addition to the spaces required for the dwelling unit
Brewpub	1 space per 100 m ² of gross floor area of the production area, plus 1 space per 5.5 m ² devoted for patron use or 1 space per 6 seats of approved or licensed patron use, whichever is greater
Building supply outlet	1 space per 50 m ² of gross leasable area
Bulk sales and storage yard	5 spaces, plus 1 additional space per 50 m ² of gross floor area

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Land Use	Minimum Number of Parking Spaces
Business accelerator / incubator	1 space per 28 m ² of gross leasable area
Contact Centre	1 space per 20 m ² of gross floor area
Cannabis production and processing facility	1 space per 100 m ² of gross floor area, plus 1 additional space per 300 m ² of gross floor area in excess of 2,800 m ²
Catering establishment	0.5 spaces per 100 m ² of gross floor area
Cemetery	0 spaces
Cinema	1 space per 6 seats or 5.5 m ² of assembly space, whichever is greater
Co-working space	1 space per 28 m ² of gross leasable area
Commercial school	5 spaces per classroom, plus additional spaces for any place of assembly, as required
Commercial vehicle and equipment sales and servicing	1 space per 100 m ² of sales / showroom gross floor area, plus 1 space per service bay and 1 space per 100 m ² of other gross floor area
Community centre	1 space per 50 m ² of gross floor area
Community garden	0 spaces
Concession facility	0 spaces
Conference centre	1 space per 6 seats or 5.5 m ² of assembly space, whichever is greater
Conservation use	0 spaces
Convenience store	1 space per 28 m ² of gross floor area
Data centre	A minimum of 10 spaces
Day care centre	1 space per 100 m ² of gross floor area

Land Use	Minimum Number of Parking Spaces
Factory outlet	1 space per 28 m ² of gross floor area used for retail sales
Factory outlet mall	1 space per 28 m ² of gross floor area used for retail sales
Financial institution	1.25 spaces per 100 m ² of gross floor area
Food processing	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 260 m ²
Funeral home	1 space per 8 seats in a chapel or parlor, but not less than 10 spaces total
Garden centre	1 space per 50 m ² of gross leasable area
Gas station	0.5 spaces per 100 m ² of gross floor area for the servicing of vehicles.
Golf course	0.5 spaces per 100 m ² of gross floor area, plus 2 spaces per hole or 1 space per stall for a driving range, but no less than 25 spaces in total
Home improvement centre	1 space per 50 m ² of gross leasable area
Hospice	1 per 100 m ² of gross floor area
Hospital	1 per 100 m ² of gross floor area
Hotel	1 space per guest room, plus 1 space for every 10 m ² of gross floor area devoted to public use (e.g. dining room, restaurant, lounge, conference rooms, banquet) but exclusive of any lobby
Institutional uses	1 space per 50 m ² of gross floor area
Kennel	1 space per 50 m ² of gross floor area
Laboratory	1 space per 100 m ² of gross floor area
Library	1 space per 50 m ² of gross floor area

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Land Use	Minimum Number of Parking Spaces
Light industrial use	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 2600 m ²
Logistics / distribution centre	1 space per 100 m ² of gross floor area, plus 1 additional space per 300 m ² of gross floor area in excess of 2,800 m ²
Long-term care facility	0.25 spaces per bed, plus 1 space per 100 m ² of gross floor area used for medical, health, or personal services
Manufacturing	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 2600 m ²
Marina	1 space per 100 m ² of gross floor area, plus 1 space per boat slip and 2 spaces per boat launch
Medical facility	1 space per 28 m ² of gross leasable area
Medium industrial uses	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 2600 m ²
Motel	1 space per guest room
Museum	1 space per 50 m ² of gross floor area
Office	1 space per 28 m ² of gross leasable area
Park	4 spaces per sports field or swimming pool or 1 space per 5 fixed seats, whichever is greater; other cases: 0 spaces
Parking Garage	0 spaces
Parking Lot	0 spaces
Personal service establishment	1 space per 28 m ² of gross leasable area

Land Use	Minimum Number of Parking Spaces
Pharmacy	1 space per 28 m ² of gross floor area
Place of assembly or recreation	5 spaces per 100 m ² of gross floor area of assembly space
Place of worship	5 spaces per 100 m ² of gross floor area of assembly space
Post-secondary school	5 spaces per classroom, plus additional spaces for any place of assembly, as required
Production and broadcasting studio	1 space per 100 m ² of gross floor area
Recreational and athletic facility	2 spaces per alley, court, ice sheet, game table, arena, gymnasium, or other game surface, plus 5 spaces per 100 m ² of gross floor area used for assembly or common area
Recreational vehicle or marine sales and service establishment	1 space per 100 m ² of sales / showroom gross floor area, plus 1 space per service bay and 1 space per 100 m ² of other gross floor area
Research and development facility	1 space per 100 m ² of gross floor area
Restaurant	1 space per 15 m ² of gross leasable area, except that any take-out restaurant shall require 1 space per 8 m ² of gross leasable area In all cases, a minimum of 2 spaces shall be provided
Retail food store	1 space per 28 m ² of gross floor area
Retail store	1 space per 28 m ² of gross floor area
School	2 spaces per classroom
Self-storage facility	Minimum 1 space required, plus 1 additional space per 1000 m ² of gross floor area of storage buildings/units.

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Land Use	Minimum Number of Parking Spaces
Service commercial use	1 space per 28 m ² of gross floor area
Service industrial use	1 space per 50 m ² of gross floor area, plus 1 additional space for every 200 m ² of gross floor area in excess of 2600 m ²
Shopping centre	4.5 spaces per 100 m ² of gross leasable area
Small-scale brewery	1 space per 100 m ² of gross floor area of the production area, plus 3 spaces per 100 m ² of gross floor area dedicated to accessory tasting and dining facilities or accessory retail sales area
Small-scale distillery	1 space per 100 m ² of gross floor area of the production area, plus 3 spaces per 100 m ² of gross floor area dedicated to accessory tasting and dining facilities or accessory retail sales area
Small-scale urban horticulture	1 space per employee, plus 3 spaces for any retail component
Theatre	1 space per 6 seats or 5.5 m ² of assembly space, whichever is greater
Trade and technical school	5 spaces per classroom, plus additional spaces for any place of assembly, as required
Transportation terminal	0.8 spaces per 100 m ² of gross floor area up to 2,800 m ² , 0.4 spaces per additional 300 m ² of gross floor area in excess of 2,800 m ²
Vehicle rental agency	1 space per 100 m ² of sales / showroom gross floor area, plus 1 space per service bay and 1 space per 100 m ² of other gross floor area

Land Use	Minimum Number of Parking Spaces
Warehouse	0.8 spaces per 100 m ² of gross floor area up to 2,800 m ² , 0.4 spaces per additional 300 m ² of gross floor area in excess of 2,800 m ²
Wayside pit or quarry, portable asphalt plant, portable concrete plant	0 spaces
Wholesale establishment	0.8 spaces per 100 m ² of gross floor area up to 2,800 m ² , 0.4 spaces per additional 300 m ² of gross floor area in excess of 2,800 m ²
All other commercial uses not defined in this Section, except for outdoor patio facilities	1 space per 28 m ² of gross floor area

- Where a building contains more than one use, the total number of parking spaces required shall be based on the combined number of spaces required for each use within the building, in accordance with the rates set out in provision (1) of this Section.
- Outdoor patio facilities, when ancillary to a restaurant or similar use, shall not be required to provide parking where the outdoor patio does not exceed 50 seats, provided such outdoor patio is not used for more than six (6) months in any year. Beyond that size and time, the outdoor patio is required to provide parking spaces at the rate of one (1) parking space per six (6) seats.

3.21.8 Minimum Visitor Parking Space Requirements

- In addition to the minimum parking space requirements of this By-law, off-street visitor parking must be provided for the land uses at the rates specified in the following table:

Land Use	Minimum Number of Visitor Parking Spaces
Apartment dwelling	0.25 spaces per dwelling unit
Continuum of care home	0.25 spaces per dwelling unit
Dwelling units in a mixed-use building	0.25 spaces per dwelling unit

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Land Use	Minimum Number of Visitor Parking Spaces
Residential mobile home park	0.25 spaces per mobile home lot
Retirement home	0.25 spaces per dwelling unit
Rowhouse dwelling	0.25 spaces per dwelling unit

- Notwithstanding provision (1) of this Section, no visitor parking spaces are required for the first 10 dwelling units on a lot, and no more than 30 visitor parking spaces are required per building.
- Notwithstanding provision (1) of this Section, in the case of a rowhouse dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as the dwelling unit, no visitor parking is required for that dwelling unit.

3.21.9 Minimum Bicycle Parking Space Requirements and Provisions

- In all Zones, except for commercial uses on properties where there is no front yard, bicycle parking must be provided for the land uses at the rates specified in the following table:

Land Use	Minimum Number of Bicycle Parking Spaces
Apartment dwelling, Rowhouse dwelling developments consisting of six (6) or more units	0.5 spaces per dwelling unit
Automotive supply store, Gas station, Personal service establishment, Garden centre	In all cases, a minimum of 2 spaces shall be provided Where the gross floor area is more than 500 m ² , an additional 2 spaces are required for every 1,000 m ² of gross floor area
Arcade, Bar, Brewpub, Community centre, Day care centre, Funeral home, Institutional uses, Office, Place of assembly or recreation, Place of worship, Recreational and athletic facility, Pharmacy, Restaurant, Retail	In all cases, a minimum of 4 spaces shall be provided Where the gross floor area is more than 500 m ² , an additional 2 spaces are required for every 500 m ² of gross floor area

Land Use	Minimum Number of Bicycle Parking Spaces
food store, Retail store, Small-scale brewery	
Cinema	2 spaces per theatre
Commercial school, school	2 spaces for every 200 m ² of gross floor area
Continuum of care home, Employment uses, Hospice, Hotel, Long-term care facility, Motel, Retirement home	A minimum of 4 spaces
Hospital	A minimum of 16 spaces
Self-storage facility	A minimum of 2 spaces

2. Where a building contains more than one use, the total number of bicycle parking spaces shall be based on the combined number of spaces required for each use within the building, in accordance with the rates set out in provision (1) of this Section.
3. Bicycle parking must be located on the same lot as the use or building for which it is provided and must be located in order to promote convenient access to main entrances.
4. A bicycle parking space may be located in any yard.
5. A maximum of 50% of the required bicycle spaces may be located in a landscaped area.
6. A bicycle parking space must comply with the minimum parking space dimensions specified in the following table:

Bicycle Parking Space Orientation	Minimum Width	Minimum Space Length
Horizontal	0.6 m	1.8 m
Vertical	0.5 m	1.2 m

7. Horizontal bicycle parking spaces shall allow for bicycles to be securely locked at two points on the bicycle (e.g. frame and one wheel).
8. In the case of vertical bicycle parking spaces, each bicycle parking space shall contain a rack that is secured to the ground or a wall.

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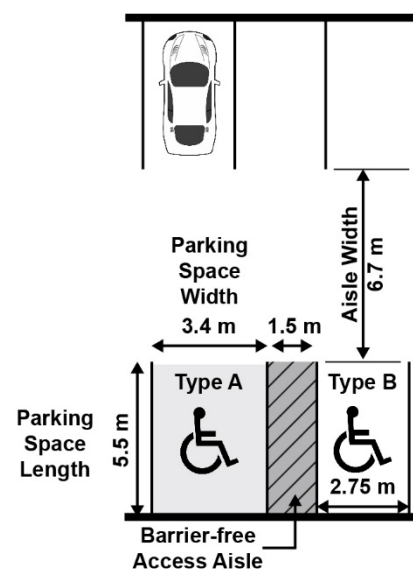
3.21.10 Barrier-Free Parking Requirements

1. Where parking spaces are required in the Minimum Parking Space Requirements Section of this By-law for any non-residential use, barrier-free parking spaces shall be provided in accordance with the following table. Barrier-free parking spaces shall not be required in addition to those parking spaces required in the Minimum Parking Space Requirements Section of this By-law, but rather, these barrier-free parking spaces shall contribute to the total number of parking spaces required.

Minimum Number of Parking Spaces Required under Section 3.21.7	Corresponding Minimum Number of Barrier-Free Parking Spaces Required
1 – 12	1
13 - 100	4% of the total number of parking spaces required
101 – 200	1, plus an additional 3% of the total number of parking spaces required
201 – 1,000	2, plus an additional 2% of the total number of parking spaces required
1,001 or more	11, plus an additional 1% of the total number of parking spaces required

2. The minimum number of barrier-free parking spaces shall be calculated and provided for the total number of parking spaces on the lot and shall not solely be based on the minimum number of parking spaces required. The calculation of the total minimum number of barrier-free parking spaces required shall be in accordance with the following:
 - a) Where an even number of barrier-free parking spaces are required, an equal number of Type A and Type B barrier-free parking spaces shall be provided.
 - b) Where an odd number of barrier-free parking spaces are required, the number of barrier-free parking spaces must be divided equally between a Type A and a Type B barrier-free parking space, while the remainder may be provided as a Type B barrier-free parking space.

- c) Where only one barrier-free parking space is required, the barrier-free parking space shall be a Type A barrier-free space.
 - d) Notwithstanding provision (1), where only one parking space is required for a non-residential use, a Type A barrier-free parking space shall be required in addition to the standard parking space requirement.
3. Where Type A barrier-free parking spaces are required, each barrier-free parking space shall be designated by a sign mounted on a post or wall that is visible during the winter months. Such sign shall be mounted at least 1.5 m above grade and shall identify the space as being "van accessible".
4. For any residential use which requires the provision of visitor parking spaces, the following provisions shall apply:
- a) One (1) Type B barrier-free visitor parking space shall be required where three (3) or more visitor parking spaces are required;
 - b) Where more than 12 visitor parking spaces are required, barrier-free visitor parking spaces shall be provided in accordance with the rates established in provisions 1 and 2 of this Section.
5. Barrier-free parking spaces shall not be required in association with any parking spaces required and provided for emergency service vehicles, motor vehicles displayed for sale, or any other vehicles associated with outside storage.
6. Barrier-free parking spaces shall be subject to the following provisions:
- a) Type A - A minimum width of 3.4 m and a minimum length of 5.5 m;
 - b) Type B – A minimum width of 2.75 m and a minimum length of 5.5 m;
 - c) Access provided by a barrier-free access aisle with a minimum width of 1.5 m which extends the full length of the parking space, and which is marked with high tonal contrast diagonal lines (i.e. hatching)



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on a hard surface. Two (2) barrier-free parking spaces which are adjacent to one another may share one (1) barrier-free access aisle.

- Barrier-free parking spaces shall be constructed with hard surface materials, shall be reasonably level, and as accessible to the building entrance(s) as possible.

3.21.11 Loading Space Requirements

- Off-street loading spaces shall be provided in accordance with the standards of this By-law in any Zone where a building or use requires frequent receiving, shipping, loading and unloading of goods, wares, materials, articles, or merchandise, in accordance with the following table:

Use	Minimum Number of Loading Spaces Required
Funeral Home	1
Hotel	2
Light industrial uses, Medium industrial uses, Institutional uses, Offices, Retail Store, Retail Food Store, Shopping Centre, Wholesale Establishment, and all other non-residential uses	1 space for every 2,800 m ² of gross floor area or part thereof, but no greater than 6 loading spaces shall be required. The provision of an off-street loading space for building containing less than 200 m ² of gross floor area is optional
Residential uses	0

- Loading spaces shall be located on the lot occupied by the use for which the spaces are required and such spaces shall not form part of any street or required parking area or parking spaces.
- Loading spaces shall not be located in any required front yard or yard abutting a street.
- Loading spaces shall be located, arranged, buffered, or screened to reduce the visual impact from any street and any adjacent lot in a Residential, Institutional, or Open Space Zone. A minimum 3 m wide landscape strip shall be provided and maintained on the lot along any lot line abutting a Residential, Institutional or Open Space Zone.

5. Loading spaces adjacent to Highway 401 shall be located, arranged, buffered, or screened to reduce the visual impact from the highway using landscaping, landscaped berms, or fencing. A minimum 3 m wide landscape strip shall be provided and maintained abutting Highway 401.
6. No part of a loading space or required manoeuvring area shall be used for vehicular parking or outdoor storage.
7. Each loading space shall have a minimum width of 3.7 m, a minimum length of 10.7 m, and a minimum height clearance of 4.3 m.
8. Access to loading spaces shall be by means of an unobstructed driveway providing ingress and egress from adjacent streets to loading areas, which shall have a minimum width of 3.7 m for one-way traffic and 6 m for two-way traffic. Access to loading spaces shall not require vehicles to use the public right-of-way or boulevard in whole or in part, to manoeuvre or park.
9. Loading spaces and driveways leading thereto shall be constructed of and maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. Where a loading space and associated driveway is located in a yard which abuts a lot in a Residential Zone or a residential use in any other Zone, the loading space or driveway shall be constructed with a hard surface material.
10. Lighting used for any loading area shall be designed so as to deflect direct illumination and glare away from adjacent properties and streets.
11. Where there are two (2) or more uses located on the same lot, the loading space requirements shall be the sum of the requirements for each use.
12. Notwithstanding any other provisions in this By-law, at least one (1) loading space shall be required for every two (2) units in a multi-tenant industrial mall.
13. The loading space requirements herein shall not apply to any floor area in existence at the time of passing of this By-law but shall apply to any additions made thereafter.

3.22 Permitted Projections Above Maximum Building Heights

The maximum building height limits in each Zone do not apply to the structures listed below, or to any other similar structures that may require a height in excess of maximum building height limits in order to serve their intended purpose, unless otherwise specified in this By-law and

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provided these structures are erected only to such height or area as is necessary to accomplish the purpose they are to serve and that is necessary to operate effectively and safely:

- a) Buildings and structures that are accessory to a permitted agricultural use (e.g. silos), provided that the accessory building or structure is not used for human habitation;
- b) Bridge;
- c) Chimney or smokestack;
- d) Clock or bell tower;
- e) Spire, steeple or belfry associated with a place of worship;
- f) Temporary construction equipment during the construction process;
- g) Rooftop mechanical and service equipment or penthouse and elevator or stairway penthouses, to a maximum of 5.0 m in excess of the maximum building height permitted in the applicable Zone;
- h) Flag pole;
- i) Telecommunication transmission and distribution equipment forming part or all of a utility installation;
- j) Landscaped areas, roof-top gardens and terraces and associated safety guards and access structures;
- k) Ornamental architectural features such as, but not limited to, a dome, skylight, cupola or parapet;
- l) Solar panels;
- m) Utility poles; and
- n) Water tower.

3.23 Permitted Projections into Required Yards

For any lot, including a legal non-complying lot, and any lot with legal non-conforming buildings and structures, every part of a yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky, provided however that those building features and structures listed in the following table shall be permitted to project into the minimum required yards indicated for the distances specified in the following table:

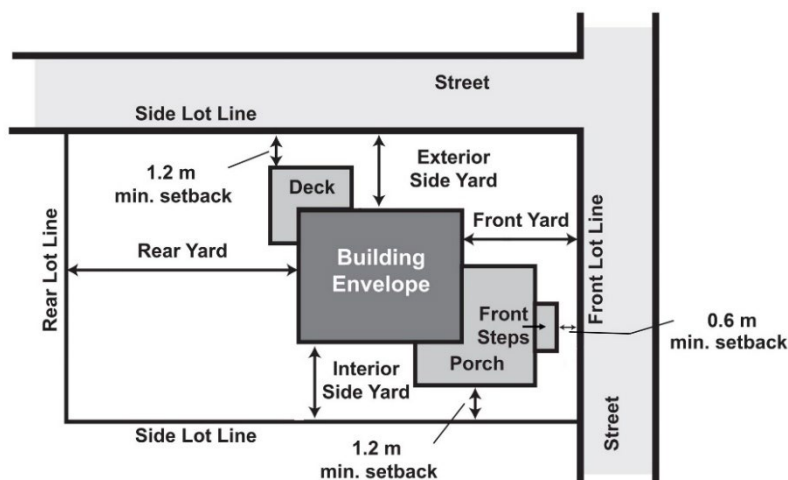
Building Feature / Structure	Yard in which Projection is Permitted	Maximum Projection Permitted from Main Wall into Required Yard
a) Sills, belt courses, cornices, eaves, gutters, fireplace boxes, chimney, chimney boxes, pilasters, awnings, parapets, or similar architectural adornments	Any required yard	0.5 m, but no closer than 0.8 m to a lot line
b) Bay windows	Any required yard	0.5 m, but no closer than 1.2 m to a lot line
c) Steps, landings, and ramps for accessibility	Required front yard, rear yard, and exterior side yard	Steps and landings: 1.85 m, but no closer than 0.8 m to a lot line
		Ramps: 2.4 m
		Steps and ramps less than 0.61 m in height: No limit, but no closer than 0.8 m to the lot line
	Required interior side yard	0.8 m, but no closer than 0.8 m to a lot line
d) Covered or uncovered balconies, platforms, porches and verandahs, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	Any required yard	1.85 m, but no closer than 1.2 m to a lot line
e) Decks	Required rear yard	No limit, but no closer than 0.8 m to a lot line
	All other required yards	1.85 m, but no closer than 1.2 m to a lot line

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Building Feature / Structure	Yard in which Projection is Permitted	Maximum Projection Permitted from Main Wall into Required Yard
f) Air conditioner, condenser, heat pump or similar equipment	Required rear yard, interior side yard	1 m, but no closer than 0.3 m to a lot line
g) Canopy over gas pumps	Required front yard, interior side yard, and exterior side yard	No limit, but no closer than 1 m from a lot line

Example of permitted projections:



3.24 Private Snow Dumps

A private snow dump, being those lands used for the storage and melting of snow brought to the land from off-site, shall only be permitted if the following criteria are met:

- a) The area of stored snow shall be located a minimum of 150 m from the nearest existing residence under separate ownership and a minimum of 10 m from the nearest property line under separate ownership;

- b) A drainage plan has been prepared by the owner and/or operator and approved by the City and the Conservation Authority, as applicable; and
- c) Access to the private snow dump is from a municipal roadway which does not primarily service a residential neighbourhood.

3.25 Public Lanes

No building, except an accessory building, shall front on a public lane.

3.26 Public Uses

1. Notwithstanding anything else contained in this By-law, public uses, including those associated with the City of Cornwall, the Provincial and Federal Government, a utility company providing public utilities to the City of Cornwall, a transportation service operated by or for the City, parks and recreation facilities, any Conservation Authority established by the Provincial Government, and a Health Unit, may use any land or erect or use any building or structure in any Zone, only for the purposes of public service. For the purposes of this by-law a public use shall include Transitional and Emergency Housing.
2. Notwithstanding provision (1) of this Section, major facilities such as garages, workshops, office buildings, treatment plants, landfill sites, large pumping stations, hydro corridors, and similar large utility installations, must be located in an appropriate Employment Zone or other applicable Zone. Where such major facilities and utility installations are subject to the requirements of the Environmental Assessment Act and any other relevant Acts or Regulations, they are permitted in all Zones and are not subject to the provisions of this Zoning By-law.
3. Where a public use, building, or structure is permitted in all Zones, including Residential Zones, it shall:
 - a) Be designed, operated and maintained in general scale and harmony with the permitted and existing residential buildings in the Zone;
 - b) Not result in adverse impacts on any residential areas with regard to traffic, parking or environmental disturbances;
 - c) Incorporate buffering, screening, landscaping, and enclosing of structures, which shall be reviewed through the site plan approval process; and

- d) Not adversely fragment or bisect the residential area or adversely affect the development potential of adjacent areas which have been designated for future development.
- 4. Public uses, buildings, or structures permitted under this Section shall be in a substantial compliance of the regulations for the Zone in which it is located. Municipal staff shall work with the particular exempted entity to try to achieve compliance; however, individual circumstances may dictate substantial compliance. For the purpose of this Section, regulations include, but are not limited to, lot size and frontages, setbacks, heights and parking requirements.
- 5. Public uses, buildings, or structures permitted under this Section shall not include the outdoor storage of goods, materials, or equipment, except as permitted in the Zone in which they are located.

3.27 Recycling / Salvage Uses

No person shall recycle or salvage, or permit to recycle or salvage, material or goods other than in an Employment or Rural Area Zone.

3.28 Seasonal Stationary Food Facilities

A seasonal stationary food facility is a permitted use in all Zones which permit a restaurant, subject to the following provisions:

- a) The use must be established within a structure or vehicle with a minimum area of 14 m²;
- b) The use shall be subject to the setback requirements for a main building in the applicable Zone;
- c) Municipal water and sewer connections are required; and
- d) Where the use provides seating, the site on which the use is located shall provide parking as per the parking requirements for a restaurant.

3.29 Small-scale Urban Horticulture

1. Small-scale urban horticulture shall be permitted in the following Zones: Highway Commercial; and all Employment Zones, subject to minimum distance separation requirements for Class I, II and III industries and sensitive land uses.
2. Notwithstanding provision (1) of this Section, the cultivation, harvesting, and processing of mushrooms shall only be permitted as an indoor operation.
3. Small-scale outdoor urban horticulture shall be limited to lots with a maximum lot size of 0.8 hectares, while indoor operations are not subject to lot size requirements.
4. Any portion of an outdoor small-scale urban horticulture operation used for the cultivation of plants, including raised planting beds or tilled soil, shall have a minimum setback of 3 metres from an interior lot line and 6 metres from an exterior lot line.
5. On-site retail sales shall be permitted but shall be limited to the sale of products cultivated on site and shall be limited to 25% of the building area or 10% of the lot area.
6. The small-scale urban horticulture operation shall not result in impacts on neighbouring properties or the general public by reason of emitting odour, noise, dust or artificial lighting.
7. All small-scale urban horticulture activities are subject to the following, as amended: Ontario Nutrient Management Act, 2002, S.O. 2002, c. 4; Farming and Food Production Protection Act, S.O. 1998, c. 1; the Environmental Protection Act, R.S.O. 1990 c. E 19; Pesticides Act R.S.O. 1990, c P. 11; and Ontario Water Resources Act, R.S.O. 1990, c. O.40.

3.30 Special Setbacks

3.30.1 Development Abutting Canadian National Railway Mainline

1. Residential, institutional, commercial, and recreational uses shall have a minimum building setback of 30 m from the railway right-of-way, in conjunction with a 2.5 m high safety berm, or a minimum building setback of 120 m from the railway right-of-way in the absence of a safety berm.
2. Light and medium industrial uses, including manufacturing and automotive repair uses, shall have a minimum building setback of 15 m from the railway right-of-way, in conjunction with a 2.0 m high safety berm, or a minimum building setback of 60 m from the railway right-of-way in the absence of a safety berm.

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3. Heavy industrial uses, as well as warehouses, shall have a minimum building setback of 15 m from the railway right-of-way.

3.30.2 Development Abutting Trans Northern Pipeline

On any lot located within 200 m from the Trans Northern Pipeline right-of-way, as illustrated on the Zoning Map, consultation with Trans Northern Pipeline Inc. (TNPI) shall be required prior to any development, including the erection of buildings and structures, site alteration, ground disturbances, and changes in land use, in accordance with the TNPI Crossing Guidelines.

3.30.3 Development Abutting Watercourses and Waterbodies

1. Development, including the erection of buildings and structures, shall require a minimum setback of 30 m from the normal high water mark of a watercourse or waterbody, or from the stable top of bank, whichever is greater, unless it can be demonstrated through the preparation of an Environmental Impact Study in accordance with the requirements of the Official Plan that there will be no negative impacts on the aquatic and fish habitat.
2. For existing lots of record where it is demonstrated that a 30 m setback cannot be achieved, new development must be set back as far back as the lot permits, with non-disturbance of the native soils and very limited removal of shoreline vegetation and adherence to applicable zoning standards, subject to review and approval by the City of Cornwall and the Raisin Region Conservation Authority.

3.30.4 Industrial Uses and Sensitive Land Uses

1. Class I Industries (Light Industrial)
 - a) The minimum recommended influence area of a Class I Industry shall be 70 m;
 - b) No lands within the influence area of a Class I Industry shall be used for a sensitive land use, and vice versa. The influence area shall be calculated from property line to property line; and
 - c) Where a reduced influence area is determined, in accordance with the City of Cornwall Official Plan, the separation distance between the industrial use and the sensitive land use shall not be reduced to less than 20 m and shall be measured from property line to property line.

2. Class II Industries (Medium Industrial)

- a) The minimum recommended influence area of a Class II Industry shall be 300 m;
- b) No lands within the influence area of a Class II Industry shall be used for a sensitive land use, and vice versa. The influence area shall be calculated from property line to property line; and
- c) Where a reduced influence area is determined, in accordance with the City of Cornwall Official Plan, the separation distance between the industrial use and the sensitive land use shall not be reduced to less than 70 m and shall be measured from property line to property line.

3. Class III Industries (Heavy Industrial)

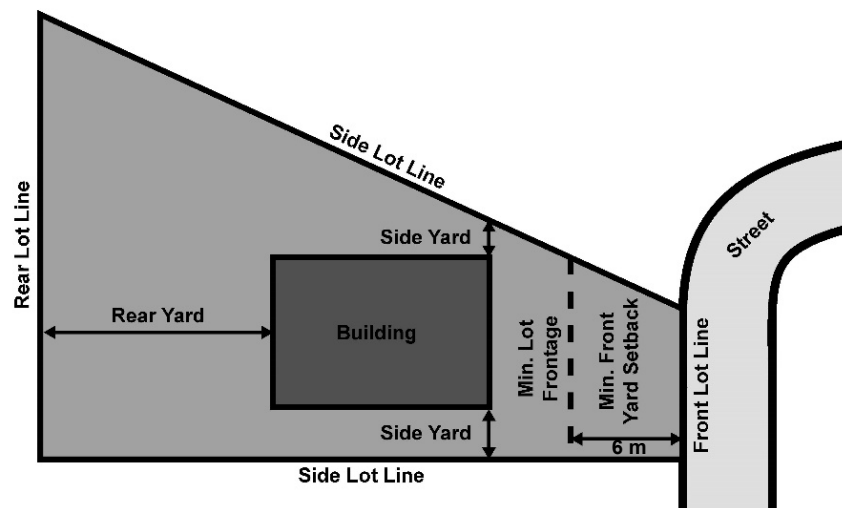
- a) The minimum recommended influence area of a Class III Industry shall be 1,000 m;
- b) No lands within the influence area of a Class III Industry shall be used for a sensitive land use, and vice versa. The influence area shall be calculated from property line to property line; and
- c) Where a reduced influence area is determined, in accordance with the City of Cornwall Official Plan, the separation distance between the industrial use and the sensitive land use shall not be reduced to less than 300 m and shall be measured from property line to property line.

3.30.5 Development Abutting Niagara Pipeline

On any lot located within 200 m from the Niagara Gas Pipeline right-of-way, as illustrated on the Zoning Map, consultation with Niagara Gas Transmission Ltd shall be required prior to any development, including the erection of buildings and structures, site alterations, ground disturbances, and changes in land use, in accordance with the NGTL Crossing Guidelines.

3.30.6 Lots of Irregular Shape

A lot of irregular shape may have a lot frontage that is less than the minimum lot frontage at the street line required in the applicable Zone, provided that the lot width measured at the line of the minimum required front yard setback shall not be less than the required minimum lot frontage.



3.30.7 Minimum Distance Separation Requirements for Agricultural Uses and Non-Agricultural Uses

Notwithstanding any other provisions of this By-law, the establishment, erection, or expansion of all new agricultural and non-agricultural uses, including livestock and manure storage facilities, located in the Rural and Prime Agricultural Zones and on lands adjacent to these Zones, shall comply with the Province's Minimum Distance Separation (MDS) I and II formulae, as defined in "The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks" (Publication 853), as amended.

3.30.8 Right-of-way Protection

1. On all streets or rights-of-way of less than 20 m in width, a right-of-way protection of 10 m from the centre line in both directions shall apply, and all setbacks shall be measured from that line, with the exception of the following streets: Giroux Avenue, Gleason Avenue, Conliffe Avenue, Rideau Avenue, or any streets which are dead-ended or a cul-de-sac.

2. On the streets in the following table, a right-of-way protection of 13 m from the centre line in both directions shall apply. All setbacks shall be measured from the right-of-way protection line.

Street	From	To
Pitt Street	Thirteenth Street	Tollgate Road
Sydney Street	Ninth Street	Lemay Street
Sydney Street	Water Street	Ninth Street
Marlborough Street	Montreal Road	Tenth Street
Tenth Street	McConnell Avenue	Boundary Road

3. On the streets in the following table, a right-of-way protection of 12 m from the centre line in both directions shall apply, and all setbacks shall be measured from that line.

Street	From	To
Emma Avenue	Cumberland Street	Pitt Street
Balmoral Avenue	Pitt Street	West Limit Lot 7
Marleau Avenue	McConnell Avenue	Iroquois Drive
Power Dam Drive	Second Street	Cornwall Centre Road
Pitt Street	Highway 401	Cornwall Centre Road
Baldwin Avenue	Montreal Road	Fifth Street
McConnell Avenue	Montreal Road	Eleventh Street
Tollgate Road	Pitt Street	McConnell Avenue

4. On Montreal Road, from Dunbar Avenue to Copeland Drive (formerly known as Boundary Road), the following right-of-way protection from the centre line shall apply, and all setbacks shall be measured from that line:
- a) 13 m from the centre line of the present right-of-way to the north; and
 - b) 19 m from the centre line of the present right-of-way to the south.

3.31 Temporary Sales Uses

1. Notwithstanding anything in this By-law, temporary sales uses shall be permitted on a limited basis, to be established on a case-by-case basis depending on the type and location of the temporary sales use, and in accordance with a licensing agreement with the City of Cornwall.
2. Temporary sales uses are permitted as an accessory use to the following uses:
 - a) Community centres;
 - b) Conference centres;
 - c) Hotels and motels;
 - d) Locations within a Commercial Zone where retail sales are permitted, including storefronts;
 - e) Parks and open spaces;
 - f) Performance and exhibition spaces;
 - g) Recreational and athletic facilities;
 - h) Schools;
 - i) Temporary commercial vendors or markets; and
 - j) Parking lots associated with the above locations.
3. Temporary sales uses may occur in temporary structures and tents, including marine containers, placed in proximity to and on the same lot as the uses described in provision (2) of this Section.
4. Temporary sales uses shall not include outdoor commercial storage of goods, materials, or equipment, unless specifically permitted in the Zone in which the use is located. Outdoor storage shall not be permitted in any required yard abutting a residential use.
5. A dwelling unit accessory to a temporary sales use shall not be permitted.

3.32 Temporary Uses

1. Any temporary building, structure, or equipment incidental to construction on the premises, including an office for the sale of residential lots or residential units, shall be permitted in any Zone, other than the Environmental Constraint – Natural Heritage Zone or the Environmental Constraint – Floodplain (EC-F) Zone, and shall be subject to the following provisions:

- a) The minimum yard setback provisions of the applicable Zone and parking provisions do not apply to these temporary buildings, structures, or equipment.
 - b) These temporary buildings, structures, or equipment may be located on the premises only until such time as the work has been completed or abandoned, or such buildings, structures, or equipment are no longer required.
2. Where a temporary office for the sale of residential lots or residential units is located in a Zone where an office is not a permitted use, such office must not exceed the height limit applicable to that Zone.
 3. A temporary habitable accommodation facility, such as a recreational vehicle, shall be permitted in any Zone, other than the Environmental Constraint – Natural Heritage Zone or in the Environmental Constraint – Floodplain (EC-F) Zone, in the case when an existing dwelling is damaged to the extent that it becomes uninhabitable and for the time period while reconstruction of a new dwelling is in progress.
 4. Other temporary uses may be authorized from time to time by Temporary Use By-laws passed under Section 39 of the Planning Act, as amended.

3.33 When Zone Standards Not Specified

Notwithstanding anything else in this By-law, when Zone standards are not specifically stated for a use, the most typical standards for the use as determined by Municipal staff shall apply.



Section 4

Residential 10 (RES 10) Zone

4 Residential 10 (RES 10) Zone (Low Density)

The Residential 10 (RES 10) Zone is intended to implement the low-density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits single-detached dwellings and some institutional uses.

All structures and buildings erected, altered, or used in a RES 10 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

4.1 Permitted Uses

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:

- Community centre
- Day care centre
- Dwelling, single-detached
- Hospice
- Hospital
- Place of worship
- School
- Transitional housing

4.2 Zone Standards

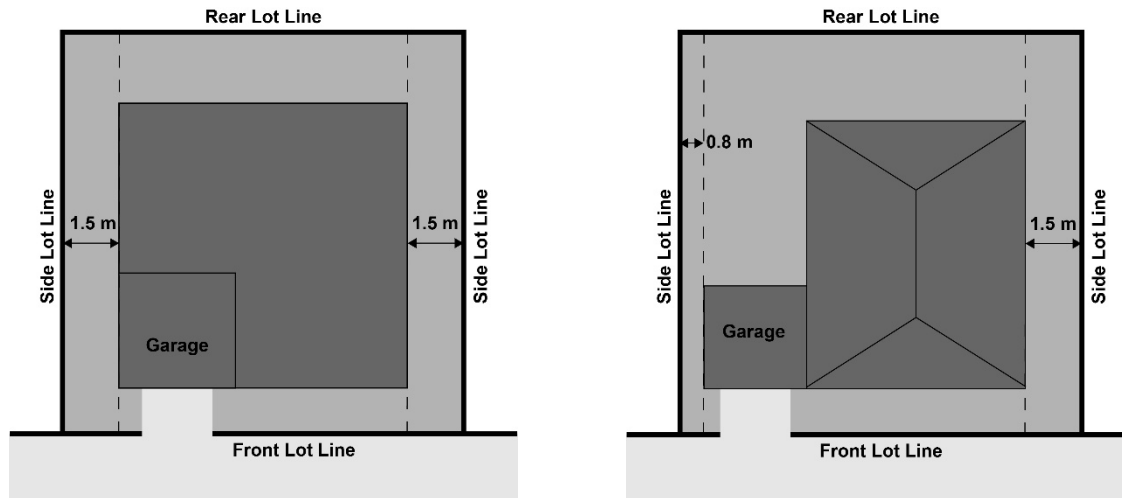
Provision	Requirement	
	Single-detached dwelling	Other Permitted Uses
a) Minimum Lot Frontage		
i. Where both public water supply and sanitary sewers are available	15 m	
ii. Where either public water supply or sanitary sewers are available, but not both	22.5 m	
iii. Where neither public water supply nor sanitary sewers are available	38 m	

Provision	Requirement	
	Single-detached dwelling	Other Permitted Uses
b) Minimum Lot Area		
i. Where both public water supply and sanitary sewers are available	464 m ²	
ii. Where either public water supply or sanitary sewers are available, but not both	696 m ²	
iii. Where neither public water supply nor sanitary sewers are available	2,788 m ²	
c) Minimum Front Yard Setback	6 m	
d) Minimum Interior Side Yard Setback (see Figure following this table)		
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage	6 m
ii. Where a carport is provided	1.5 m on each side with living space above or behind the carport, or 0.5 m on the side with a carport	
iii. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	
e) Minimum Exterior Side Yard	6 m	
f) Minimum Rear Yard Setback	8 m	
g) Maximum Lot Occupancy	35% (all main buildings)	
h) Maximum Building Height	11 m	



Section 4 Residential 10 (RES 10) Zone

Illustration of Section 4.2 d) Minimum Interior Side Yard Setback Requirements:



Section 4.2 d) i): Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage

Section 4.2 d) i): Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage

4.3 Additional Provisions

4.3.1 Maximum Units Transitional Housing

The maximum number of transitional housing units permitted in the RES 10 Zone shall be 4 units.

4.4 Exception Zones

4.4.1 RES 10-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-1	063/04
Property Location: 101 Wellington Street West (Part Lot 11, Concession 3, municipally located at the west end of Edgar Street and Wellington Street, City of Cornwall)		
Other		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-1	063/04
i. No outside storage of commercial vehicles / equipment on site is permitted.		

4.4.2 RES 10-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-2	072/04
Property Location: Lots 8, 9, 10, 11, 12 in Plan 422, Heron Court (Second Street East and Boundary Road)		
Standards		
i. Lot frontage: 14 m.		

4.4.3 RES 10-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-3	099/06
Property Location: Lot 27 and Lot 32 – Northwoods Glen Subdivision, Phase 8		
Standards		
i. Lot 32 – Rear yard setback: 7.5 m;		
ii. More than 25% of the lots in this phase may be small lots.		

4.4.4 RES 10-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-4	094/07
Property Location: 259 (Lot 7), 255 (Lot 8), 250 (Lot 11), 262 (Lot 14), 266 (Lot 15), 270 (Lot 16), 274 (Lot 17), 278 (Lot 18) Valerie Elizabeth Court – Northwoods Glen Subdivision, Phase 9		
Standards		
i. Small lots on Lots 7, 8, 11, 14, 15, 16, 17, 18;		
ii. Lot area: 396 m ² ;		
iii. Lot frontage: 12 m;		
iv. More than 25% of the subdivision are permitted to have small lot singles.		



Section 4

Residential 10 (RES 10) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-4	094/07
Other		
v. A Draft Plan approval condition is to be added identifying the developer requirement to supply an appropriate sized stone for the installation of an historic plaque.		

4.4.5 RES 10-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-5	N/A
Property Location: East side McConnell Avenue (between Fourth Street East and Fifth Street East)		
Uses		
i. The following uses shall be permitted: single-detached dwelling; an office or consulting room of a physician, when located in his or her residence; home occupation, of any nature which does not adversely affect the amenities of the neighbourhood; and an accessory building incidental to any of the aforementioned permitted uses.		
Standards		
ii. Minimum lot frontage, where both public water supply and sanitary sewers are available: 9 m;		
iii. Minimum lot area, where both public water supply and sanitary sewers are available: 353 m ² ;		
iv. Minimum side yard setback, on both sides, when attached garage is provided and there is living space behind (optional for living space): 1.2 m;		
v. Minimum corner side yard: 3 m.		

4.4.6 RES 10-6

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-6	N/A
Property Location: Frank Court		
Uses		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-6	N/A
i. The following uses shall be permitted: single-detached dwellings; and an accessory building incidental to any of the aforementioned permitted uses.		
Standards		
ii. Minimum lot frontage, where both public water supply and sanitary sewers are available: 10 m;		
iii. Minimum lot area, where both public water supply and sanitary sewers are available: 293 m ² ;		
iv. Minimum front yard setback to living space: 3 m.		
Other		
v. No building shall be permitted if both public water supply and sanitary sewer services are not available.		

4.4.7 RES 10-7

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-7	141/02
Property Location: 1215 Second Street West (Part of Lot 16, Concession 1)		
Uses		
i. An existing catering business shall be permitted.		

4.4.8 RES 10-8(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-8(H)	1986/180
Property Location: Roll Nos. 06000907850 (285 Saunders Dr.); 06000907860; 06000907830; 06000907820; and 06000907805, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the portion of the properties identified in Schedule A of By-law 1986/180.		
ii. Before removing the Holding (H) Zone, the Council will consider the adequacy of any buffer between residences and existing industries south of the property in question, and the impact of any residential subdivision design on trucking activity.		



Section 5

Residential 15 (RES 15) Zone

5 Residential 15 (RES 15) Zone (Low Density)

The Residential 15 (RES 15) Zone is intended to implement the low-density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits housing forms including single-detached, semi-detached, and duplex dwellings, as well as some institutional uses.

All structures and buildings erected, altered, or used in a RES 15 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

5.1 Permitted Uses

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:

- Community centre
- Day care centre
- Dwelling, duplex
- Dwelling, semi-detached
- Dwelling, single-detached
- Hospice
- Hospital
- Place of worship
- School
- Transitional housing

5.2 Zone Standards

Provision	Requirement	
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling	Other Permitted Uses
a) Minimum Lot Frontage		
i. Where both public water supply and sanitary sewers are available	Single-detached dwelling, Duplex dwelling: 15 m	15 m

Provision	Requirement	
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling	Other Permitted Uses
	Semi-detached dwelling: 9 m per main dwelling unit	
ii. Where either public water supply or sanitary sewers are available, but not both	Single-detached dwelling, Duplex dwelling: 20 m Semi-detached dwelling: 15 m per main dwelling unit	20 m
iii. Where neither public water supply nor sanitary sewers are available	Single-detached dwelling, Duplex dwelling: 38 m Semi-detached dwelling: 19 m per main dwelling unit	38 m
b) Minimum Lot Area		
i. Where both public water supply and sanitary sewers are available	Single-detached dwelling, Duplex dwelling: 464 m ² Semi-detached dwelling: 300 m ² per main dwelling unit	464 m ²
ii. Where either public water supply or sanitary sewers are available, but not both	Single-detached dwelling, Duplex dwelling: 696 m ² Semi-detached dwelling: 464 m ² per main dwelling unit	696 m ²
iii. Where neither public water supply nor sanitary sewers are available	Single-detached dwelling, Duplex dwelling: 2,788 m ² Semi-detached dwelling: 1,394 m ² per main dwelling unit	2,788 m ²

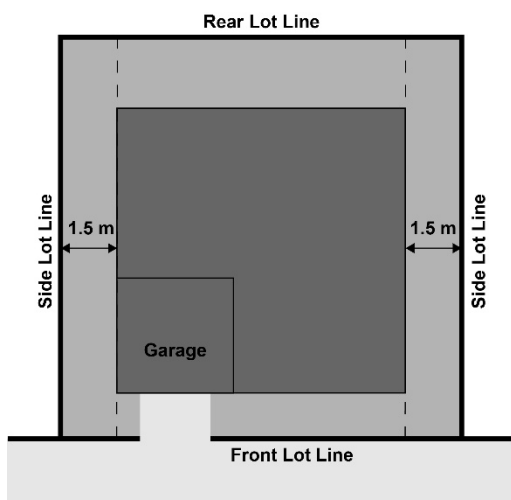


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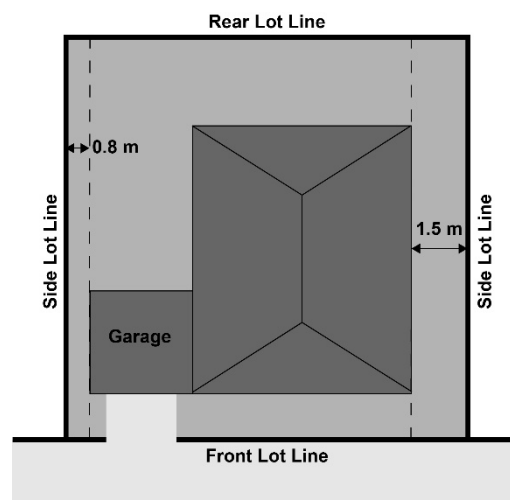
Residential 15 (RES 15) Zone

Provision	Requirement	
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling	Other Permitted Uses
c) Minimum Front Yard	6 m	6 m
d) Minimum Interior Side Yard (see Figure following this table)		
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage	6 m
ii. Where a carport is provided	1.5 m on each side with living space above or behind the carport, and 0.5 m on the carport side	
iii. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	6 m
e) Minimum Exterior Side Yard	6 m	6 m
f) Minimum Rear Yard	8 m	10.5 m
g) Maximum Lot Occupancy (all main buildings)	40%	40%
h) Maximum Building Height	11 m	10 m

Illustration of Section 5.2 d) Minimum Interior Side Yard Setback Requirements:



Section 5.2 d) i): Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage



Section 5.2 d) i): Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage

5.3 Additional Provisions

5.3.1 Semi-detached Dwellings

1. The minimum interior side yard setback for a permitted addition is 1.5 m from the common lot line which divides the semi-detached dwelling units.
2. The minimum interior side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.
3. Notwithstanding the minimum interior side yard requirements for Semi-detached dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the semi-detached dwelling units.

5.3.2 Maximum Units Transitional Housing

The maximum number of transitional housing units permitted in the RES 15 Zone shall be 4 units.



Section 5

Residential 15 (RES 15) Zone

5.4 Exception Zones

5.4.1 RES 15-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-1	078/00
Property Location: 112 St. Felix Street (Lots 341, 342) and 114 St. Felix Street (Lot 343), Registered Plan 79, fronting on Belmont Street and St. Felix Street		
Uses		
i. Duplex dwellings shall be permitted.		
Standards		
ii. Minimum lot area: 445 m ² .		

5.4.2 RES 15-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-2	099/06
Property Location: Lots 23 to 26 – Northwoods Glen Subdivision, Phase 8		
Standards		
i. More than 25% of the lots in this phase may be small lots.		

5.4.3 RES 15-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-3	2013/198
Property Location: Part of Lot 8 and Part of the East Half of Lot 9, Concession 3 – Lots in Phases 1 and 2 of the Northwoods Forest Subdivision		
Standards		
i. Lot 46 – Lot frontage: 10.88 m.		
Other		
ii. That a Reserve Block be created in place of Lot 3 along the south side of Mercier Avenue to be considered as either a development lot or a municipal right-of-way.		

5.4.4 RES 15-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-4	2021-046
Property Location: Northwoods Forest Subdivision Phases 3 to 10, situated northeast of Pitt Street and south of South Branch Road (lands indicated on the Draft Plan of Subdivision prepared by Kirk L. Stidwill, O.L.S., dated February 17, 2021)		
Standards		
i. Phase 6, Lots 9, 12, 17, 19, 20, 25, 27, and 28 - Increase in the percentage of small lot singles from 25% to 27%.		



Section 5

Residential 15 (RES 15) Zone

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Section 6

Residential 20 (RES 20) Zone

6 Residential 20 (RES 20) Zone (Medium Density)

The Residential 20 (RES 20) Zone is intended to implement the low / medium density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits housing forms including single-detached, semi-detached, link-detached, duplex, triplex, quadruplex, rowhouse dwellings and apartments, and institutional uses.

All structures and buildings erected, altered or used in a RES 20 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

6.1 Permitted Uses

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:

- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment with ten or fewer units
- Dwelling, duplex
- Dwelling, link-detached
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex
- Hospice
- Hospital
- Institutional uses
- Long-term care facility
- Place of worship
- Retirement home
- Rooming house
- School
- Transitional Housing

6.2 Zone Standards

6.2.1 Low-density Residential Uses

Provision	Requirement for Low-density Residential Uses
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling, Link-detached dwelling, Triplex dwelling, Quadruplex dwelling, Rooming house
a) Minimum Lot Frontage	Single-detached dwelling, Duplex dwelling, Triplex dwelling, Rooming house: 15 m Semi-detached dwelling, Link-detached dwelling: 9 m per main dwelling unit Quadruplex dwelling: 18 m
b) Minimum Lot Area	Single-detached dwelling, Duplex dwelling, Triplex dwelling, Rooming house: 464 m² Semi-detached dwelling, Link-detached dwelling: 300 m² per main dwelling unit Quadruplex dwelling: 600 m²
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard (see Figure following this table)	
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage
ii. Where a carport is provided	1.5 m on each side with living space above or behind the carport, 0.5 m on the carport side
iii. Where no attached garage or	1.5 m and 3 m on the driveway side

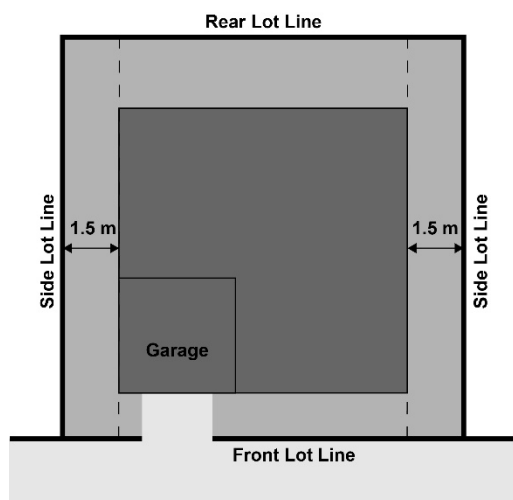


Section 6

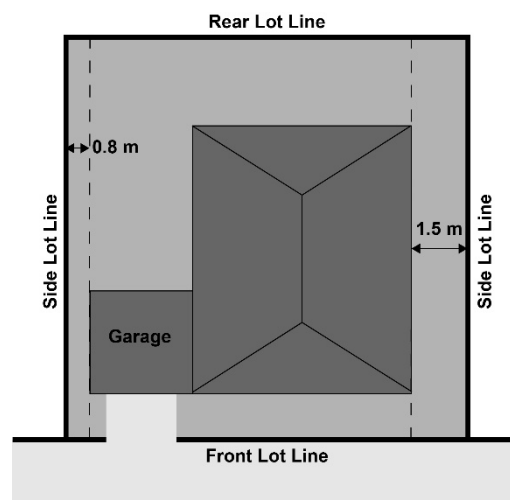
Residential 20 (RES 20) Zone

Provision	Requirement for Low-density Residential Uses
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling, Link-detached dwelling, Triplex dwelling, Quadruplex dwelling, Rooming house
carport is provided	
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	8 m
g) Maximum Lot Occupancy (all main buildings)	40%
h) Maximum Building Height	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling, Link-detached dwelling, Triplex dwelling, Rooming house: 11 m Quadruplex dwelling: 13.5 m

Illustration of Section 6.2.1 d) Minimum Interior Side Yard Setback Requirements



Section 6.2.1 d) i.: Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage



Section 6.2.1 d) i.: Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage

6.2.2 Medium-density Residential and Non-Residential Uses

Provision	Requirement for Medium-density Residential and Non-Residential Uses		
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Apartment dwelling – ten or fewer units	Other Permitted Uses
a) Minimum Lot Frontage	Rowhouse dwelling (linear), 20.5 m, plus 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 22.5 m	22.5 m	22.5 m
b) Minimum Lot Area	185 m ² per main dwelling unit	930 m ²	700 m ²



Section 6

Residential 20 (RES 20) Zone

Provision	Requirement for Medium-density Residential and Non-Residential Uses		
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Apartment dwelling – ten or fewer units	Other Permitted Uses
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m	6 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m	8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	40%	40%	40%
i) Maximum Building Height	11m	20 m	13.5 m

6.3 Additional Provisions

6.3.1 Semi-detached Dwellings

1. The minimum interior side yard setback for a permitted addition is 1.5 m from the common lot line which divides the semi-detached dwelling units.

2. The minimum interior side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.
3. Notwithstanding the minimum interior side yard setback for semi-detached dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the semi-detached dwelling units.

6.3.2 Link-detached Dwellings

1. In the case of link-detached dwellings, the distance between the two link-detached dwelling units (above the portion that is linked underground) shall not be required to meet the side yard requirements of this Zone, however the minimum distance between two link-detached dwelling units shall be 1.85 m.
2. Each link-detached dwelling shall be provided with an attached garage or an attached carport.

6.3.3 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between row house units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the Zone Standards for Medium-density Residential Uses, the minimum interior side yard setback for linear rowhouse dwellings is 0 m from the common lot line which divides the linear rowhouse dwelling units.

6.3.4 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.



Section 6

Residential 20 (RES 20) Zone

6.3.5 Alternate Servicing Situations

In the case of a proposed single-detached dwelling, semi-detached dwelling, duplex dwelling, or other permitted non-residential use where public water supply and/or public sanitary sewers are not available, the Zone standards set out in this section shall not apply and instead, the standards of the Residential 15 Zone shall apply. All other permitted development shall be on full municipal services.

6.3.6 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Subsection.

6.4 Exception Zones

6.4.1 RES 20-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-1	02/81
Property Location: Lot 349, Registered Plan 79, on the east side of St. Felix Street		
Uses		
i. A parking lot for place of worship purposes shall be permitted.		

6.4.2 RES 20-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-2	094/07
Property Location: Lot 19, Northwoods Glen Subdivision, Phase 9		
Standards		
i. Rear yard setback: 5 m.		

6.4.3 RES 20-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-3	012/88
Property Location: Part 1, Reference Plan 52R-3180, Second Street West		
Uses		
i. Permitted uses shall be limited to single detached dwellings, semi-detached dwellings, and rowhouse dwellings.		

6.4.4 RES 20-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-4	072/04
Property Location: Block 20, 21, and 22, including any additional servicing blocks (Second Street East and Boundary Road – Heron Court		
Other		
i. Block 20, Block 21, and Block 22, including any additional servicing blocks, shall be Zoned Residential 20.		

6.4.5 RES 20-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-5	196/06 & 149/07
Property Location: Bellwood Ridge Subdivision, Part of Lots 8 and 9, Concession 2 (situated south of Tollgate Road and Hemlock Crescent, east of Pitt and north of the CN tracks), as shown on a Draft Plan by K.L. Stidwill, O.L.S., dated October 10 th , 2006		



Section 6

Residential 20 (RES 20) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-5	196/06 & 149/07
Standards		
Single-detached dwelling lots: i. Lot frontage: 11.6 m; ii. Lot area: 381 m ² ; iii. More than 25% of the lots in this subdivision may be small lot singles. Rowhouse dwelling lots: iv. Side yard setback: 2.3 m (7.5 ft); v. The side yard setback exceptions shall not apply to corner lots; vi. Lot occupancy: 43%.		
Other		
vii. All rowhouse dwellings shall have garages.		

6.4.6 RES 20-6(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-6(H)	061/09
Property Location: Lands situated south of McKenzie Street West and west of Pitt Street (Part of Lots 23, 24 and 25 on Registered Plan 182)		
Other		
i. That a Holding (H) Zone be applied to the subject lands, which shall be considered to be removed only at such time when a specific development proposal is made to the City. Matters to be considered in the removal of the (H) will include, but not necessarily limited to the following: a) A presentation of a draft plan of subdivision which is satisfactory to the Municipality.		

6.4.7 RES 20-7

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-7	086/12 & 200/2004
Property Location: Blackburn Gardens Subdivision		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-7	086/12 & 200/2004
Standards		
Single detached dwelling lots:		
i. Minimum lot frontage: 11.55 m		
ii. Lot area: 381 m ²		

6.4.8 RES 20-8

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-8	125/19
Property Location: St. Antoine Subdivision (East ½ of Lot 6, Concession 2, and comprising approximately 11.5 ha (28 acres) of land, Draft Plan of Subdivision prepared by K.L. Stidwill, O.L.S., dated July 28, 2018)		
Standards		
i. Minimum Lot Frontage:		
a) Block A: 31 m;		
b) Block B: 24.8 m;		
c) Block C: 28.9 m.		

6.4.9 RES 20-9

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-9	2012/041
Property Location: Belfort Subdivision, Phase 1 (Part of Lot 4, as shown on the Draft Plan of Subdivision prepared by K. Adams, O.L.S., dated March 6, 2012, Part of the East ½ of Lot 5, Concession 1)		
Standards		
i. Up to 38% of the lots shall be permitted to be small lot singles, subject to the following provisions:		
a) Minimum lot frontage: 12 m;		
b) Minimum lot area: 654 m ² .		
Other		
ii. All units must include an attached carport or garage.		



Section 6

Residential 20 (RES 20) Zone

6.4.10 RES 20-10

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-10	2021/001
Property Location: Belfort Subdivision, Phase 2 (Part of Lot 4, Part of the East 1/2 of Lot 5, Concession 1, Cornwall, Ontario, which consists of 2.38 hectares [5.9 acres], as shown on the Draft Plan of Subdivision by K. Adams, O.L.S., dated June 10, 2020)		
Standards		
Single detached dwellings:		
a) Minimum side yard setback: 1.21 m;		
b) Maximum lot occupancy: 38%.		
Semi-detached dwellings:		
c) Minimum side yard setback: 1.21 m.		

6.4.11 RES 20-11

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-11	2023/010
Property Location: Municipally known as 1424 Aubin Avenue, legally described as Lots 47, 55 and 56, Plan 158, Cornwall, Ontario which consists of 0.67 hectares [1.6 acres].		
Uses		
i. Recreation, sports, fitness, Space, cultural and community support services uses shall be permitted. An office for an amateur sports or recreation organization shall be permitted. No additional office uses shall be permitted.		
Standards		
ii. Rear yard setback of 6.1m		
iii. A landscaped buffer of 0m along the north, south and east boundary of the existing parking lot.		
iv. The Community Centre parking ratio of 1 space per 50 sq m be applied to the site.		
Other		

- v. That the subject site undergo a comprehensive and full site plan control process
- vi. That an Archaeological Stage 2 Assessment be prepared if the undisturbed area of the subject lands is disturbed as part of the redevelopment of the site.

6.4.12 RES 20-12

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-12	2022/116
Property Location: Marleau Lots Subdivision Draft Plan (Block 'C' and Part of Block "B" on Registered Plan 273, Cornwall, Ontario, consisting of 2.57 hectares (6.36 acres) as shown on the Draft Plan of Subdivision by Kim C. Adams, O.L.S., dated June 13, 2022).		
Standards		
i. Lots 1- 10, 13-16, Blocks 17 and 21, a minimum rear yard setback of 7 meters; ii. Lots 6, 7, 8 and 13 a maximum lot occupancy of 41%; iii. Lot 9, a maximum lot occupancy of 40%; iv. Block 17, a minimum interior side yard setback of 1.5 meters and maximum lot occupancy of 43%; v. Block 21, a minimum lot frontage of 22.2 meters.		

6.4.13 RES 20-13

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-13	2025/007
Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)		
Standards		
i. Minimum interior side yard setback of 1.2 m		

6.4.14 RES 20-14

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-14	2025/007



Section 6

Residential 20 (RES 20) Zone

Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)
Standards
i. Minimum interior side yard setback of 1.2 m ii. Maximum lot occupancy of 40%

6.4.15 RES 20-15

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-15	2025/007
Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)		
Standards		
i. Minimum interior side yard setback of 1.2 m ii. Minimum rear yard setback of 6.0 m		

6.4.16 RES 20-16

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-16	2025/007
Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)		
Standards		
i. Minimum lot area of 560 square m ii. Minimum interior side yard setback of 1.2 m ii. Minimum rear yard setback of 6.0 m		

6.4.17 RES 20-17

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-17	2025/007

Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)

Standards

- i. Minimum interior side yard setback of 2.0 m
- ii. Minimum exterior side yard setback of 5.0 m
- iii. Maximum lot occupancy of 48%

6.4.18 RES 20-18

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-18	2025/008
Property Location: 1520 Cumberland Street (Part of Lot 11, Concession 2, Cornwall, Ontario)		
Uses		
Notwithstanding the permitted uses listed in Section 6.1 to the contrary, the following additional use shall be permitted:		
i. Dwelling, apartment with twenty-two or fewer units		



Section 7 Residential 30 (RES 30) Zone

7 Residential 30 (RES 30) Zone (Medium-to-High Density)

The Residential 30 (RES 30) Zone is intended to implement the medium / high density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits low-rise multiple-unit dwellings including triplex, quadruplex, and rowhouse dwellings, apartments, and some institutional uses.

All structures and buildings erected, altered or used in a RES 30 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

7.1 Permitted Uses

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:

- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Hospice
- Hospital
- Institutional uses
- Long-term care facility
- Place of worship
- Retirement home
- Rooming house
- School
- Transitional housing

7.2 Zone Standards

Provision	Requirement				
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling	Other Permitted Uses
a) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m	15 m	18 m	30 m	30 m
b) Minimum Lot Area	185 m ² per main dwelling unit	464 m ²	600 m ²	930 m ²	930 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30%
d) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	1.5 m on one side and 3 m on the driveway side	1.5 m on one side and 3 m on the driveway side	4.5 m	6 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m	8 m	8 m	8 m	10.5 m



Section 7

Residential 30 (RES 30) Zone

Provision	Requirement				
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling	Other Permitted Uses
	Rowhouse dwelling (cluster): 6 m				
h) Maximum Lot Occupancy (all main buildings)	40%	40%	40%	40%	40%
i) Maximum Building Height	11 m	11 m	13.5 m	20 m	13.5 m

7.3 Additional Provisions

7.3.1 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

7.3.2 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.

2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

7.3.3 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

7.4 Exception Zones

7.4.1 RES 30-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-1	2014/036
Property Location: 331-333 Cumberland Street (Part of Lot 27, South Side of Fourth Street West)		
Standards		
i. Minimum rear yard setback: 5.18 m (17 ft);		
Parking		
ii. Eighteen (18) parking spaces shall be permitted for the construction of a 15-unit, 3-storey apartment building;		
iii. Front yard parking with a reduced landscape strip of 2.74 m (9 ft) shall be permitted.		



Section 7

Residential 30 (RES 30) Zone

7.4.2 RES 30-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-2	117/90
Property Location: 221-225 Fourth Street West (Part of Lot 23, North Side of Fourth Street West)		
Standards		
i. Only one building shall be permitted subject to the following provisions: ii. Maximum number of residential units: 12; iii. Maximum building height: 2 storeys; iv. Lot frontage: 18.3 m.		
Other		
v. The subject property shall be subject to Site Plan Control.		

7.4.3 RES 30-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-3	2021-071
Property Location: 1335 Reneal Street (Part Lot 9, Concession 2 on Registered Plan 242)		
Standards		
i. Minimum side yard: 3.5 m; ii. Stairs and landing projection: 1.8 m, and a setback of 1.5 m; iii. Maximum lot occupancy: 47%		
Other		
iv. The subject property shall be subject to Site Plan Control.		

7.4.4 RES 30-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-4	2025/007
Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)		
Standards		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-4	2025/007
i. Minimum lot frontage of 23 m ii. Maximum building height of 25 m		

7.4.5 RES 30-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 30	RES 30-5	2025/007
Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)		
Standards		
i. Maximum building height of 25 m		



Section 8 Residential 40 (RES 40) Zone

8 Residential 40 (RES 40) Zone (High Density)

The Residential 40 (RES 40) Zone is intended to implement the high density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits multiple-unit dwellings, and institutional uses.

All structures and buildings erected, altered or used in a RES 40 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

8.1 Permitted Uses

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:

- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Hospice
- Hospital
- Institutional uses
- Long-term care facility
- Place of assembly or recreation
- Place of worship
- Retirement home
- Rooming house
- School
- Service commercial uses
- Transitional housing

8.2 Zone Standards

Provision	Requirement				
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing	Other Permitted Uses
a) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m	15 m	18 m	30 m	30 m
b) Minimum Lot Area	185 m ² per main dwelling unit	464 m ²	600 m ²	930 m ²	930 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30%
d) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	1.5 m on one side and 3 m on the driveway side	1.5 m on one side and 3 m on the driveway side	4.5 m	4.5 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m



Section 8

Residential 40 (RES 40) Zone

Provision	Requirement				
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing	Other Permitted Uses
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m	8 m	8 m	8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	40%	40%	40%	40%	40%
i) Maximum Building Height	11 m	11 m	13.5 m	30 m	13.5 m

8.3 Additional Provisions

8.3.1 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

8.3.2 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

8.3.3 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this sub-section.

8.3.4 Service Commercial Uses

1. Service commercial uses shall only be permitted on the ground floor of an apartment dwelling with 30 or more dwelling units, and shall be limited to a personal service establishment, pharmacy, or retail store. There shall be no exterior advertising and no direct access to the service commercial uses from the street. The total floor area of service commercial uses shall not exceed 40% of the ground floor area of the apartment dwelling.
2. In a development project which comprises two or more apartment dwellings, service commercial uses may be concentrated in one building, provided that the total floor area of such uses does not exceed 40% of the ground floor area of all buildings in the project.



Section 8 Residential 40 (RES 40) Zone

8.4 Exception Zones

8.4.1 RES 40-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 40	RES 40-1	182/86
Property Location: 36 Marlborough Street South (Lot 5, part of Lots 6 and 54, Registered Plan 9)		
Uses		
i. Any or all uses permitted in the Le Village District (LVD) Zone shall be permitted on the ground floor of the existing building, provided parking is made available in accordance with the Parking and Loading Space Requirements Section of this By-law.		



Section 9

Residential 50 (RES 50) Zone

9 Residential 50 (RES 50) Zone (Mobile Home Park)

The Residential 50 (RES 50) Zone is intended to implement the policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits residential mobile home parks and associated service commercial uses.

All structures and buildings erected, altered or used in a RES 50 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

9.1 Permitted Uses

1. 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:
 - Residential mobile home park
2. The following uses are also permitted, subject to additional provisions:
 - a) Service commercial uses may not occupy more than 10% of the mobile home park area, and are limited to the following:
 - Retail store
 - Personal service establishment

9.2 Zone Standards

Provision	Requirement
a) Minimum Park Area	4 ha
b) Minimum Park Frontage	60 m

Provision	Requirement	
c) Minimum Lot Area	i. Where parking on the lot is permitted: 418 m ²	
	ii. Where parking on the lot is not permitted: 371 m ²	
d) Minimum Lot Frontage	i. Single width units: 9.5 m	
	ii. Double width units: 12 m	
	iii. Corner lot: 15 m	
e) Minimum Mobile Home Size	12.1 m long and 3 m wide	
f) Maximum Mobile Home Size	21.4 m long and 7.3 m wide	
g) Maximum Mobile Home Height	4.5 m and in no case more than 1 storey	
h) Maximum Mobile Home Units	1 per lot	
i) Minimum Front Yard Setback	4.5 m	
j) Minimum Side Yard Setback	i. Interior lot	1.2 m
	ii. Corner lot	4.5 m
k) Minimum Rear Yard Setback	9 m	

9.3 Additional Provisions

9.3.1 Additional Provisions for Mobile Home Parks

1. A permanent commercial area for the sale of mobile homes within the mobile home park shall not be permitted.
2. Recreation vehicles (i.e. designed and equipped for travel, recreational and vacation uses and seasonal or temporary occupancy) shall not be permitted.
3. All mobile home parks shall have full municipal services and shall be developed in accordance with subdivision design standards.



Section 9 Residential 50 (RES 50) Zone

9.3.2 Alternate Provisions for Service Commercial Uses

In the case of permitted service commercial uses, the yard setback provisions shall apply:

- a) The minimum front yard setback shall be 9 m.
- b) The minimum interior side yard setback shall be 6 m.
- c) The minimum rear yard setback shall be 10.5 m.

9.3.3 Landscaping and Playgrounds

- 1. All mobile home parks shall be landscaped according to good design principles to complement the residential nature of the park.
- 2. A minimum of 5% of the total area of any mobile home park shall be used exclusively for playground purposes.

9.4 Exception Zones

9.4.1 RES 50-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 50	RES 50-1	011/77
Property Location: 2155 Tollgate Road West (Mobile Home Park North & South of Tollgate Road, Concession 3)		
Other		
The following provisions apply: i. Sewers and watermains are made available to the site and that the development take place in accordance with subdivision design standards; ii. Surface drainage of the low areas is improved; iii. The course of the drainage ditch is not altered; iv. The low and swampy areas are raised to the adjacent land; and v. All existing septic tanks which will not be in use are pumped out, disinfected, and backfilled with earth.		

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Section 10

Neighbourhood Commercial (NC) Zone

10 Neighbourhood Commercial (NC) Zone

The Neighbourhood Commercial (NC) Zone is intended to implement the policies of the Commercial designation in the Official Plan. This Zone generally permits commercial uses which serve residential areas such as convenience stores and personal service establishments as well as some non-commercial uses such as medical facilities.

All structures and buildings erected, altered, or used in a NC Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

10.1 Permitted Uses

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:

- Animal hospital
- Arcade
- Day care centre
- Dwelling unit, accessory to a commercial use
- Community centre
- Convenience store
- Library
- Medical facility
- Museum
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Restaurant
- Retail food store

10.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	600 m ²
b) Minimum Lot Frontage	20 m
c) Minimum Front Yard	6 m

Provision	Requirement	
d) Minimum Interior Side Yard	i. Where abutting a Residential Zone	10 m
	ii. Where abutting a non-Residential Zone	2 m
e) Minimum Exterior Side Yard	6 m	
f) Minimum Rear Yard	i. Where abutting a Residential Zone	10 m
	ii. Where abutting a non-Residential Zone	6 m
g) Maximum Building Height	11 m	

10.3 Additional Provisions

10.3.1 Parking

1. Notwithstanding the any other provision of this By-law, parking shall be permitted in the front yard.
2. Parking shall be permitted in the side yard where the side yard depth is 17 m or greater.
3. All required parking must be provided on the same lot as the main use(s).

10.3.2 Landscaping, Buffering and Fencing

1. Front, side, and rear yards shall be established and maintained as landscaped area with the exception of any portion of such yards used for parking or driveways.
2. Where a side yard or rear yard abuts a Residential Zone, a screening fence shall be provided and shall comply with the City of Cornwall Fence By-law.

10.3.3 Garbage Receptacles

1. Not more than one (1) garbage receptacle may be located on a lot.



Section 10

Neighbourhood Commercial (NC) Zone

2. No garbage receptacle shall be located within 9 m of a Residential Zone.

10.3.4 Outdoor Use and Storage

1. All uses in this Zone shall be conducted entirely indoors.
2. Outdoor storage is prohibited.

10.3.5 Buildings and Structures

Not more than one main building or structure shall be permitted on a lot in this Zone.

10.4 Exception Zones

Reserved for future use.



Section 11

General Commercial (GC) Zone

11 General Commercial (GC) Zone

The General Commercial (GC) Zone is intended to implement the policies of the Commercial designation in the Official Plan. This Zone generally permits a wide range of commercial uses such as retail stores, restaurants and automotive-oriented commercial uses, as well as institutional uses.

All structures and buildings erected, altered or used in a GC Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

11.1 Permitted Uses

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:

- Animal hospital
- Arcade
- Automotive repair garage
- Automotive sales establishment
- Automotive service station
- Automotive supply store
- Bar
- Brewpub
- Commercial school
- Community centre
- Convenience store
- Day care centre
- Dwelling unit, accessory to a permitted commercial use
- Farmers' market
- Financial institution
- Funeral home
- Home improvement centre
- Hotel
- Institutional uses
- Medical facility
- Motel
- Office
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Self-storage facility
- Small-scale brewery
- Transportation depot
- Vehicle rental agency
- Wholesale establishment

11.2 Zone Standards

Provision	Requirement	
a) Minimum Lot Area	600 m ²	
b) Minimum Lot Frontage	20 m	
c) Minimum Front Yard	6 m	
d) Minimum Interior Side Yard	i. Where abutting a Residential Zone	12 m
	ii. Where abutting a non-Residential Zone	2 m
e) Minimum Exterior Side Yard	6 m	
f) Minimum Rear Yard	i. Where abutting a Residential Zone	18 m
	ii. Where abutting a non-Residential Zone	11 m
g) Maximum Building Height	20 m Hotel: 30 m	

11.3 Additional Provisions

11.3.1 Landscaping, Buffering and Fencing

Where a side yard or rear yard of a lot used for a permitted commercial use abuts a Residential Zone, the following provisions apply:

- a) A screening fence shall be provided; and



Section 11

General Commercial (GC) Zone

- b) Required side yards and rear yards shall be established and maintained as a landscaped area throughout with the exception of that portion which may be used for parking or permitted storage purposes.

11.3.2 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

11.4 Exception Zones

Reserved for future use.



Section 12

Central Business District (CBD) Zone

12 Central Business District (CBD) Zone

The Central Business District (CBD) Zone is intended to implement the policies of the Business District designation in the Official Plan. This Zone generally permits a wide range of commercial uses such as retail stores, personal service establishments, and hotels as well as complementary institutional uses and higher-density residential uses such as apartment dwellings.

All structures and buildings erected, altered or used in a CBD Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

12.1 Permitted Uses

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:

- Animal hospital
- Arcade
- Art gallery
- Artist studio
- Automotive supply store
- Bar
- Brewpub
- Cinema
- Commercial school
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Farmers' market
- Financial institution
- Funeral home
- Hospice
- Hospital
- Hotel
- Institutional uses
- Long-term care facility
- Medical facility
- Office
- Parking garage
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Restaurant
- Retail food store
- Retail store
- Retirement home
- Rooming house

- Garden centre
- School
- Small-scale brewery
- Theatre
- Transitional housing

12.2 Zone Standards

12.2.1 Non-Residential Uses / Combined Non-Residential and Residential Uses

Provision	Requirement for Non-Residential Uses / Combined Non-Residential and Residential Uses
a) Minimum Lot Area	N/A
b) Minimum Lot Frontage	N/A
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	0 m
e) Minimum Exterior Side Yard	3 m
f) Minimum Rear Yard	7 m
g) Maximum Building Height	30 m

12.2.2 Residential Uses

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
a) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3	15 m	18 m	30 m



Section 12

Central Business District (CBD) Zone

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
	Rowhouse dwelling (cluster): 30 m			
b) Minimum Lot Area	185 m ² per main dwelling unit	464 m ²	600 m ²	930 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	1.5 m on one side and 3 m on the driveway side	1.5 m on one side and 3 m on the driveway side	4.5 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m	8 m	8 m	8 m
h) Maximum Lot Occupancy (all	45%	45%	45%	45%

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
main buildings)				
i) Maximum Building Height	11 m	11 m	13.5 m	30 m

12.3 Additional Provisions

12.3.1 Setbacks from Street Centreline

- The following minimum setbacks from the street centreline apply:
 - Notwithstanding the Right-of-way Protection Section of this By-law, for non-residential uses: 10 m; and
 - Subject to the requirements of the Right-of-way Protection Section of this By-law, for residential uses: 6 m.
- Such setbacks shall be measured from the centerline of all streets onto which a lot has frontage, and shall be measured to the closest wall of a building.

12.3.2 Linear Rowhouse Dwellings

- The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
- Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
- Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.



Section 12

Central Business District (CBD) Zone

12.3.3 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

12.3.4 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

12.3.5 Required Front Yards - Pitt Street and Second Street

Despite the Zone Standards for residential and non-residential uses in this Zone, no front yard shall be required for lots fronting on either side of Pitt Street, or on either side of Second Street from Augustus Street to Sydney Street.

12.3.6 Main floor Uses in Combined Residential and Non-Residential Buildings

1. Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the main floor, unless the residential uses are behind the non-residential use.

2. Notwithstanding the foregoing, any portion of a residential use utilized for indoor amenity area, or for providing ingress and egress to residential uses may be permitted along the building frontage.

12.3.7 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

12.4 Exception Zones

12.4.1 CBD-1(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CBD	CBD-1(H)	096/12
Property Location: A 17,345 ft ² portion of the parcel located in the southwest corner along Water Street East, being the parking area, south of the former curling club, and shown as Part 2 on Schedule "A" of the By-law		
Other		
i. That a Holding (H) Zone be applied, as depicted on Schedule "A" of By-law 096/12, until such time as full and qualified remediation is completed to a level suitable for any proposed future development, as per applicable provincial standards.		

12.4.2 CBD-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CBD	CBD-2	075/25
Property Location: 55 Water Street West (Part of Lot 18, Part 1 on Registered Plan 52R-8748)		
Uses		
In addition to the uses permitted in Subsection 12.1 the following additional uses shall be permitted:		
i. Single detached dwelling		
Standards		
Notwithstanding the Zone Standards identified in Subsection 12.2.2 the following Zone Standards shall apply:		



Section 12

Central Business District (CBD) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CBD	CBD-2	075/25
ii. Minimum Lot Frontage: 12.8 m iii. Minimum Lot Area: 429 m² iv. Minimum Front Yard: 4.4 m v. Minimum North Interior Side Yard: 0.8 m vi. Minimum South Interior Side Yard: 2.7 m vii. Minimum Rear Yard: 8 m viii. Minimum Landscaped Area: 30% ix. Maximum Lot Occupancy: 35% Notwithstanding Section 3.20.2 (10c) the following standards apply: x. The total occupied by driveways, walkways and surface parking shall not exceed 50% of the area of the entire front yard.		



13 Le Village District (LVD) Zone

The Le Village District (LVD) Zone is intended to implement the policies of the Business District designation in the Official Plan. This Zone generally permits a range of commercial uses such as retail stores, personal service establishments, and offices as well as complementary institutional uses and compatible residential uses such as apartment dwellings.

All structures and buildings erected, altered or used in an LVD Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

13.1 Permitted Uses

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:

- Animal hospital
- Arcade
- Art gallery
- Artist studio
- Automotive supply store
- Bar
- Brewpub
- Cinema
- Commercial school
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Farmers' market
- Financial institution
- Funeral home
- Hospital
- Hotel
- Institutional uses
- Long-term care facility
- Medical facility
- Motel
- Office
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Retirement home
- Rooming house

- Garden centre
- Gas station
- Hospice
- School
- Self-storage facility
- Small-scale brewery
- Theatre
- Transitional housing

13.2 Zone Standards

13.2.1 Non-Residential Uses / Combined Non-Residential and Residential Uses

Provision	Requirement for Non-Residential Uses / Combined Non-Residential and Residential Uses
a) Minimum Lot Area	N/A
b) Minimum Lot Frontage	N/A
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	0 m
e) Minimum Exterior Side Yard	3 m
f) Minimum Rear Yard	8 m
g) Maximum Building Height	30 m

13.2.2 Residential Uses

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
a) Minimum Lot Area	185 m ² per main dwelling unit	464 m ²	600 m ²	930 m ²



Section 13

Le Village District (LVD) Zone

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
b) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m	15 m	18 m	30 m
c) Minimum Landscaped Area	30% - See additional provisions	N/A	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	1.5 m on one side and 3 m on the driveway side	1.5 m on one side and 3 m on the driveway side	4.5 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m	8 m	8 m	8 m
h) Maximum Lot Occupancy	45%	45%	45%	45%

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
(all main buildings)				
i) Maximum Building Height	11 m	11 m	13.5 m	30 m

13.3 Additional Provisions

13.3.1 Alternate Front Yard and Side Yard Requirements

Notwithstanding the front yard and side yard requirements of this Zone, no front yard or side yard shall be required for lots in the following locations within the LVD Zone:

- a) Lots fronting on the north side of Montreal Road;
- b) Lots fronting on the south side of Montreal Road between Marlborough Street and Belmont Street; and
- c) Lots fronting on Water Street between Gloucester Street and Marlborough Street.

13.3.2 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.



Section 13

Le Village District (LVD) Zone

13.3.3 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

13.3.4 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

13.3.5 Main floor Uses in Combined Residential and Non-Residential Buildings

1. Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the main floor, unless the residential uses are behind the non-residential use.
2. Notwithstanding the foregoing, any portion of a residential use utilized for indoor amenity area, or providing ingress and egress to residential uses may be permitted along the building frontage.

13.3.6 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

13.4 Exception Zones

Reserved for future use.



Section 14

Mixed-Use Commercial (MUC) Zone

14 Mixed-Use Commercial (MUC) Zone

The Mixed-Use Commercial (MUC) Zone is intended to implement the policies of the Commercial designation in the Official Plan. This Zone generally permits a mix of commercial uses and residential uses as well as the combination of certain non-residential uses with residential uses on the same lot or in the same building.

All structures and buildings erected, altered or used in a MUC Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

14.1 Permitted Uses

14.1.1 Non-Residential Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for non-residential purposes other than:

- Animal hospital
- Arcade
- Artist studio
- Automobile sales establishment
- Automotive supply store
- Bar
- Brewpub
- Community centre
- Commercial school
- Continuum of care home
- Day care centre
- Factory outlet mall
- Farmers' market
- Financial institution
- Funeral home
- Garden centre
- Gas station
- Institutional uses
- Long-term care facility
- Medical facility
- Office
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- Retirement home
- School
- Self-storage facility

- Hospice
- Hospital
- Hotel
- Small-scale brewery
- Transportation depot
- Wholesale establishment

14.1.2 Residential Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for residential purposes other than:

- Dwelling, apartment
- Dwelling, duplex
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex
- Rooming house
- Transitional housing

14.1.3 Combined Residential and Non-Residential Uses

Any of the residential uses permitted in this Zone are permitted to be combined with the following non-residential uses either on the same lot and/or within the same building:

- Arcade
- Artist studio
- Bar
- Brewpub
- Continuum of care home
- Day care centre
- Financial institution
- Funeral home
- Hospice
- Hotel
- Medical facility
- Office
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Recreational and athletic facility
- Restaurant
- Retail Store



Section 14

Mixed-Use Commercial (MUC) Zone

14.2 Zone Standards

14.2.1 Non-Residential Uses

Provision	Requirement for Non-Residential Uses
a) Minimum Lot Area	930 m ²
b) Minimum Lot Frontage	25 m
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	2 m
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	10.5 m
g) Maximum Building Height	30 m

14.2.2 Low-Density Residential Uses

Provision	Requirement for Low-Density Residential Uses
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling
a) Minimum Lot Frontage	Single-detached dwelling, Rooming house, Duplex dwelling, Triplex dwelling: 15 m Semi-detached dwelling: 9 m per main dwelling unit Quadruplex dwelling: 18 m

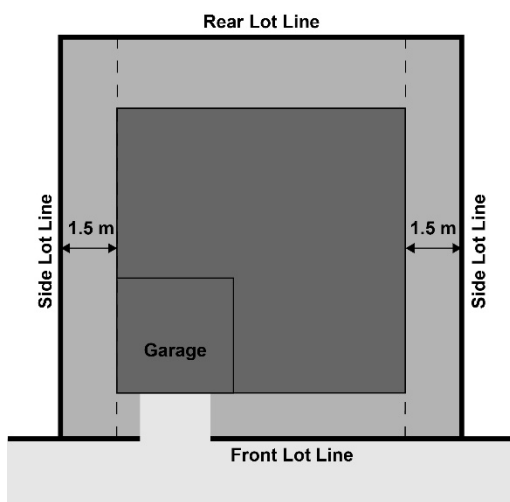
Provision	Requirement for Low-Density Residential Uses
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling
b) Minimum Lot Area	Single-detached dwelling, Duplex dwelling, Triplex dwelling, Rooming house: 464 m ² Semi-detached dwelling: 300 m ² per main dwelling unit Quadruplex dwelling: 600 m ²
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard (see Figure following this table)	
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage but no living space above or behind
ii. Where a carport is provided	1.5 m on each side with living space above or behind the carport, and 0.5 m on the carport side
iii. Where no attached garage or carport is provided	Single-detached dwelling, Rooming house, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling: 1.5 m and 3 m on the driveway side Duplex dwelling: 3 m on the driveway side
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	8 m
g) Maximum Lot Occupancy (all main buildings)	40%
h) Maximum Building Height	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling: 11 m



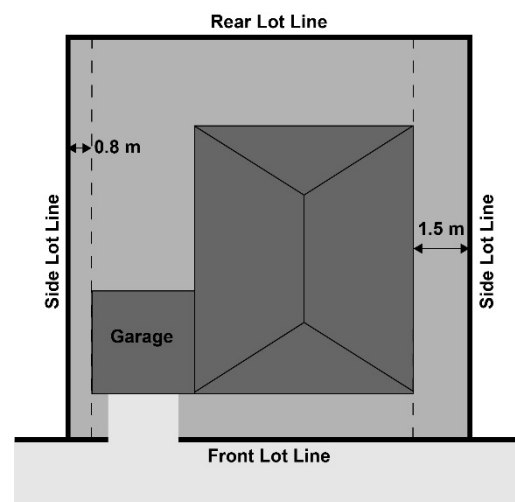
Section 14

Mixed-Use Commercial (MUC) Zone

Provision	Requirement for Low-Density Residential Uses
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling
	Quadruplex dwelling: 13.5 m



Section 14.2.2 d) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 14.2.2 d) i): Where an attached garage is provided, but there is no living space above or behind the garage

14.2.3 Medium-to-High-Density Residential Uses

Provision	Requirement for Medium-to-High-Density Residential Uses	
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Apartment dwelling, Transitional housing
a) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m	30 m
b) Minimum Lot Area	185 m ² per main dwelling unit	930 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions
d) Maximum Total Floor Area	N/A	0.80 times area of lot
e) Minimum Front Yard	6 m	6 m
f) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m
g) Minimum Exterior Side Yard	6 m	6 m
h) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m	8 m
i) Maximum Lot Occupancy	45%	45%



Section 14

Mixed-Use Commercial (MUC) Zone

Provision	Requirement for Medium-to-High-Density Residential Uses	
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Apartment dwelling, Transitional housing
(all main buildings)		
j) Maximum Building Height	11 m	30 m

14.2.4 Combined Non-Residential and Residential Uses

Provision	Requirement for Combined Non-Residential and Residential Uses
a) Minimum Lot Frontage	25 m
b) Minimum Lot Area	930 m ²
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	See additional provisions
e) Minimum Rear Yard	7.5 m
f) Minimum Landscaped Area	30% of total lot area
g) Maximum Building Height	30 m

14.3 Additional Provisions

14.3.1 Main floor Uses in Combined Residential and Non-Residential Buildings

1. Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the main floor, unless the residential uses are behind the non-residential use.
2. Notwithstanding the foregoing, any portion of a residential use utilized for indoor amenity area, or providing ingress and egress to residential uses may be permitted along the building frontage.

14.3.2 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

14.3.3 Landscaping requirements for Automobile Sales Establishment

Automotive Sales Establishments shall be required to provide a minimum of 10% landscaped area. Required landscape strips shall not be included to meet the 10% landscaped area requirement.

14.3.4 Alternate Side Yard Provisions for Combined Residential and Commercial Uses

1. In the case of a Low Density Residential Use containing both commercial and residential uses, the following minimum interior side yard provisions shall apply:
 - a) Where an attached garage or carport is provided, the minimum interior side yard shall be 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage but no living space above or behind.
 - b) Where a carport is provided, the minimum interior side yard shall be 1.5 m and 0.5 m on the carport side.
 - c) Where no attached garage or carport is provided, the minimum interior side yard shall be 3 m on the driveway side and 1.5 m on the other side.



Section 14

Mixed-Use Commercial (MUC) Zone

14.3.5 Semi-detached Dwellings

1. The minimum interior side yard setback for a permitted addition is 1.5 m from the common lot line which divides the semi-detached dwelling units.
2. The minimum interior side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.
3. Notwithstanding the minimum interior side yard requirement for semi-detached dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the semi-detached dwelling units.

14.3.6 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between row house units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

14.3.7 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

14.3.8 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of

pedestrians but shall exclude any rooftop amenity areas, and any space beneath or within any building.

2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

14.4 Exception Zones

14.4.1 MUC-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MUC	MUC-1	086/01
Property Location: 1515 Pitt Street (Summit Fitness) – Part of West Half of Lot 9, Concession 2		
Uses		
i. No residential uses shall be permitted.		

14.4.2 MUC-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MUC	MUC-2	104/12
Property Location: 3050 Pitt Street		
Uses		
i. An internalized commercial self-storage operation in the existing building with no outside storage of client (i.e. renters) items and excluding both hazardous materials and any type of vehicles, shall be permitted.		



Section 14

Mixed-Use Commercial (MUC) Zone

14.4.3 MUC-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MUC	MUC-3	2024-014
Property Location: 24 Ninth Street – Part lot 14, South Side of Ninth Street, being Part 2 on Reference Plan 52R-6450		
Uses		
i. Notwithstanding anything else in this By-law, the existing 35 parking spaces shall be deemed to meet the required parking for (combined) uses on this subject site.		



Section 15

Highway Commercial (HC) Zone

15 Highway Commercial (HC) Zone

The Highway Commercial (HC) Zone is intended to implement the General Commercial policies of the Official Plan. The HC Zone generally permits a range of automotive-oriented commercial uses and general commercial uses including automobile sales establishments, automobile services stations, and home improvement centres.

All structures and buildings erected, altered or used in a HC Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

15.1 Permitted Uses

1. 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:

- Agricultural feed store
- Animal hospital
- Arcade
- Automobile sales establishment
- Automobile service station
- Automotive supply store
- Bakery
- Bar
- Brewpub
- Catering establishment
- Convenience store
- Drive-in theatre
- Financial institution
- Funeral home
- Garden centre
- Gas station
- Home improvement centre
- Hotel
- Medical facility
- Motel
- Office
- Parking lot
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Restaurant
- Retail food store
- Small-scale brewery
- Small-scale urban horticulture
- Transportation depot
- Transportation terminal
- Vehicle rental agency

The following uses are also permitted provided that all service and repair associated with the use is undertaken indoors:

- Automobile body shop
- Automobile repair garage
- Commercial vehicle and equipment sales and servicing
- Farm implement dealer
- Recreational vehicle or marine sales and service establishment

15.2 Zone Standards

Provision	Requirement	
a) Minimum Lot Area	4,000 m ²	
b) Minimum Lot Frontage	60 m	
c) Maximum Lot Occupancy	30% of the area of the lot	
d) Minimum Front Yard	i. Where parking is provided in front yard	17 m
	ii. Where parking is not provided in front yard	7.5 m
e) Minimum Interior Side Yard	i. Where abutting a Residential Zone	18 m
	ii. Where abutting a non-Residential Zone	7.5 m
f) Minimum Exterior Side Yard	17 m	
g) Minimum Rear Yard	i. Where parking is provided in rear yard	15 m
	ii. Where parking is not provided in rear yard	9 m
	iii. Where parking is not provided in the rear yard	17 m



Section 15

Highway Commercial (HC) Zone

Provision	Requirement	
	and the rear yard abuts a public street	
	iv. Where abutting a Residential Zone whether parking is provided or not	18 m
h) Maximum Building Height	20 m Hotel: 30 m	

15.3 Additional Provisions

15.3.1 Accessory Dwellings

One (1) dwelling unit within a portion of a commercial building, for the exclusive use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.

15.3.2 Special Provisions for Vincent Massey Drive

Notwithstanding the permitted uses listed in this Zone, the following additional uses shall be permitted along Vincent Massey Drive, from Demontigny Street to the Canadian National Railway line:

- Cinema
- Personal service establishment
- Retail food store
- Retail store

15.3.3 Special Provisions for Hebert Street

No commercial use shall front on Hebert Street.

15.3.4 Parking

Notwithstanding any other provisions of this By-law, parking is permitted on front and side yards, provided that a landscape strip of a minimum 3 m in width is maintained along the front lot line exclusive of designated entrances.

15.3.5 Outdoor Commercial Storage

No part of any lot in this Zone shall be used for outdoor commercial storage, except for the following permitted uses:

- Automobile body shop
- Farm implement dealer
- Garden centre
- Home improvement centre
- Recreational vehicle or marine sales and service establishment

15.3.6 Transportation terminals – Additional provisions

The following additional provisions apply to a permitted transportation terminal:

- a) Where a transportation terminal abuts a lot in a Residential, Institutional, or Open Space Zone, screening in the form of landscaping, a landscaped berm, or fencing, must be utilized to reduce the visual impact of any parking, loading or storage area from such an abutting lot.

15.3.7 Landscaping, Buffering and Fencing

Where a side yard or rear yard of a lot used for a permitted commercial use abuts a Residential Zone, the following provisions apply:

- a) A screening fence shall be provided having a minimum height of 1.86 m; and
- b) Required side yards and rear yards shall be established and maintained as a landscaped area throughout with the exception of that portion which may be used for parking or permitted storage purposes.



Section 15

Highway Commercial (HC) Zone

15.4 Exception Zones

15.4.1 HC-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-1	130/86
Property Location: 2201 Power Dam Drive (Part of Lot 18, Concession 3, known as the Sunset Trailer Park)		
Uses		
i. A mobile home park shall be permitted.		
Standards		
ii. A maximum of 26 mobile homes are permitted on the site.		
iii. The provisions of the Residential 50 Zone will apply in respect of minimum yard dimensions, mobile home sizes, and parkland, except that a rear yard of 4.57 m (15 ft) will be permitted.		
iv. The setback for trailers on lots abutting a street will be the same as for a main building in the Highway Commercial Zone.		

15.4.2 HC-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-2	038/01
Property Location: Part of E½ Lot 17, Concession 3, more particularly described as follows: Commencing at the southwest corner of the East Half of Lot 17, Concession 3; Thence north-westerly on a bearing of North 31 degrees 15 minutes and 30 seconds west, a distance of 396 feet (120.7 meters) more or less on a bearing of North 52 degrees 1 minute and 30 seconds east; Thence on a bearing of 31 degrees 15 minutes and 30 seconds west, a distance of 396 feet (120.7 meters) more or less to a point in the southern limit of the East Half of Lot 17, Concession 3 and; Thence on a bearing of North 52 degrees 1 minute and 30 seconds east, a distance of 125 feet (38.1 meters) plus or minus to the point of commencement		
Uses		
i. A mobile home park shall be permitted;		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-2	038/01
ii. Additional mobile home parks shall be permitted only by site-specific rezoning and availability of adequate servicing.		

15.4.3 HC-3(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-3(H)	2009/161
Property Location: Roll No. 06000430300 (1123 and 1125 Brookdale Avenue), Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the property identified in By-law No. 2009/161 and on the Zoning Map. ii. The Holding (H) Zone should not be removed until submission of an appropriate Site Plan for the future commercial use to specifically address issues of lot grading, fencing, noise, and drainage. iii. That no commercial access be proposed to and from Hebert Street, as per the previous Ontario Municipal Board (OMB) decision in 1983. iv. That no transport trucks be permitted on this subject site, as per the previous OMB decision in 1983.		

15.4.4 HC-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-4	106/04
Property Location: 1610 Brookdale Avenue (Part of the East Half of Lot 13, Concession 2, representing two abutting merged lots (1610 Brookdale Avenue ±0.47 acres and immediately abutting vacant lot to north ±0.23 acres)		
Uses		
i. Permitted uses shall be limited to: a) restaurant, eating establishment (licensed or non-licensed), drive-in restaurant, dairy bar, but shall not include freestanding bars and/or taverns; b) place of assembly;		



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Highway Commercial (HC) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-4	106/04
c) offices restricted to banks, trust companies, financial institutions, retail store for the sale of arts and crafts, bakery; d) medical laboratory / clinic and related medical offices; e) convenience store; f) real estate agency. Insurance agency, employment agency, and travel agency; g) personal service establishment restricted to a barber shop, beauty salon or hairdresser, provided that where the personal service establishment is to be located forms an integral part of a building used for any other use or uses permitted in the HC-4 zone; h) pharmacy / drug store; and i) oil change facility		
Standards		
The above-noted site-specific permitted uses shall be subject to the following: ii. Minimum lot area: 2,428 m²; iii. Minimum lot frontage: 33.5 m; iv. Minimum rear yard setback: 18 m; v. Minimum side yard setback to northern property line: 18 m; vi. Minimum side yard setback to southern property line: 7 m; vii. Maximum lot occupancy for main building: 418 m²; viii. Maximum lot occupancy for all structures combined: 437 m².		
Other		
ix. No outside storage of materials or goods and only one (1) contained garbage receptacle shall be permitted on-site and is required to be set back not less than 9 m from any Residential Zone.		

15.4.5 HC-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-5	206/04 & 214/06
Property Location: 3301 Brookdale Avenue (Northern 3.48 ha [8.6 ac] of land (to be severed) of an approximately 7.12 ha [17.6 ac] parcel on Part of the West Half of Lot 12, Concession 3,		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-5	206/04 & 214/06
City of Cornwall, being at the southeast corner of Brookdale Avenue and Cornwall Centre Road)		
Uses		
i. A service station or commercial garage (including a truck stop), shall not be permitted, save and except for service activity ancillary and directly associated with an automobile dealership.		
Standards		
ii. Minimum front yard setback: 30.5 m;		
iii. Minimum south side yard setback from property line for any septic system: 61 m;		
iv. Minimum south side yard setback and rear yard setback: 61 m.		
Other		
v. Minimum landscape strip along south side yard and rear yard: 15.24 m.		

15.4.6 HC-6

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-6	050/08
Property Location: 410 Seventh Street West (Part of Lot 12, Concession 1)		
Uses		
i. Permitted uses shall include the uses permitted in the Community Commercial (CC) Zone, including a retail food store but excluding a supermarket;		
ii. A pool / spa retail operation, including a related warehouse and a well drilling component, shall also be permitted.		
Standards		
iii. Lot area: 3,530 m ² ;		
iv. Western side yard setback: 1.5 m;		
v. Rear yard setback: 1.5 m.		
Other		
vi. The required 3 m landscape strip shall be permitted at 0 m along the front yard.		



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Highway Commercial (HC) Zone

15.4.7 HC-7

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-7	083/09
Property Location: 810 Second Street West (Part of Lot 14, Concession 1, being Part of Part 1 on Plan 52R-5274, including proposed lot addition in the rear)		
Standards		
i. Lot frontage: 33.2 m; ii. Lot area: 1,567.2 m ² .		

15.4.8 HC-8

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-8	2014/174
Property Location: 3250 Brookdale Avenue (Part of Lot 13, Concession 3)		
Standards		
i. Multiple buildings / development pads shall be permitted; ii. The aggregate gross leasable area (GLA) of the development shall be used to determine lot occupancy; iii. The remaining Zone standards are to be applied to the overall development, as a wholly combined unit, as opposed to individual buildings / pads.		

15.4.9 HC-9

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-9	2015/032
Property Location: 3105 Brookdale Avenue (approximately 3.9-acre parcel lying on Part of West ½ of Lot 12, Concession 3, City of Cornwall, being at the northeast quadrant of Brookdale Avenue and Highway 401, and immediately north of the Highway 401 interchange)		
Uses		
i. No service station or commercial garage (including a truck stop), save and except service activity ancillary and directly associated with an automobile dealership, shall be permitted in this location.		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-9	2015/032
Standards		
ii. Special minimum rear yard setback from the property line for any septic system: 61 m; iii. Special minimum rear yard setback: 61 m; iv. Minimum landscape strip on rear yard: 15.24 m; v. Multiple buildings / development pads shall be permitted; vi. The aggregate gross leasable area (GLA) of the development shall be used to determine lot occupancy; vii. The remaining Zone standards are to be applied to the overall development, as a wholly combined unit, as opposed to individual buildings / pads.		

15.4.10 HC-10

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-10	2015/034
Property Location: Part of West ½ of Lot 12, Concession 3, City of Cornwall (approximately 8.9-acre parcel being at the northeast quadrant of Brookdale Avenue and Highway 401)		
Uses		
i. A gas bar shall be permitted, but the remainder of the following provision shall be maintained: no service station or commercial garage (including a truck stop), save and except service activity ancillary and directly associated with an automobile dealership, shall be permitted in this location.		
Standards		
ii. Minimum front yard setback: 30.5 m; iii. Remove the 61 m special minimum south side yard setback from the property line for any septic system in its entirety; iv. Remove the 61 m minimum south side yard setback, but maintain the required 61 m side yard setback for the rear yard; v. Remove the minimum landscape strip on the south side yard of 15.24 m, and require the Highway Commercial (HC) Zone standard, but maintain the 15.24 m landscape strip requirement for the rear yard; vi. Multiple buildings / development pads shall be permitted;		



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Highway Commercial (HC) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-10	2015/034
vii. The aggregate gross leasable area (GLA) of the development shall be used to determine lot occupancy;		
viii. The remaining Zone standards are to be applied to the overall development, as a wholly combined unit, as opposed to individual buildings / pads.		

15.4.11 HC-11

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-11	146/17
Property Location: 1000 Cumberland Street (Part of Lot 12, Concession 1, being Part 1 on Plan 52R-1708) and 405 Ninth Street West (Part of Lot 12, Concession 1, being Part 1 on Plan 52R-4701)		
Standards		
i. Exterior side yard setback: 5 m;		
ii. Rear yard setback: 6.5 m.		
Parking		
iii. Twenty-eight (28) parking spaces shall be required.		
Other		
iv. The commercial development shall be subject to the Site Plan Control process.		

15.4.12 HC-12

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-12	2010/003
Property Location: Part of the West Half of Lot 17, Concession 2, legally described as Parts 9, 10, 11 and 12 on Plan 52R-7196, situated at the northwest portion of the parcel commonly referred to as the former Domtar Wood Room / Parking Lot, with frontage on Seventh Street West		
Standards		
i. Minimum east side yard setback: 18 m;		
ii. Minimum west side yard setback: 4 m.		

15.4.13 HC-13

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-13	018/1985
Property Location: 1545 Vincent Massey Drive (Part of Lot 69, Plan 240 and Part of Lot 14, Concession 2, and Part 2, Plan 52R-610)		
Uses		
i. A retirement home shall be permitted.		

15.4.14 HC-14

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-14	086/2008
Property Location: 1395 Rosemount Avenue (Part of Lot 12, Concession 2)		
Uses		
1. Permitted uses shall include the uses permitted in the Community Commercial (CC) Zone, including a retail food store but excluding a supermarket; 2. A pool / spa retail operation, including a related warehouse and a well drilling component, shall also be permitted together with the existing specified industrial and professional offices at the date of the passing of By-law 086/2008.		

15.4.15 HC-15

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-15	169/2007
Property Location: 750 Cumberland Street and 800 Cumberland Street (Part of Lot 12, Concession 1)		
Uses		
i. Permitted uses shall include the uses permitted in the Community Commercial (CC) Zone, including a retail food store but excluding a supermarket.		
Standards		
750 Cumberland Street: ii. Lot frontage: 4.48 m (14.71 ft); and iii. Lot area: 2,243.14 m² (24, 145 ft²).		



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Highway Commercial (HC) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-15	169/2007
800 Cumberland Street: iv. Minimum side yard on the south side: 0.9 m; and v. Minimum rear yard on the west side: 9.1 m.		

15.4.16 HC-16

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-16	131/2004
Property Location: 1545 Vincent Massey Drive and 1755 Vincent Massey Drive (Part of Lot 15, Concession 1, Part of Part 1 on Plan 52R-3499, Parts 1 and 2 on Plan 52R-3745)		
Uses		
i. A retirement home shall be permitted.		

15.4.17 HC-17

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-17	2024-014
Property Location: 1539-1541 Vincent Massey Drive (Part of Lots 13 and 14, Concession 2, and Part of Lot 68 on Registered Plan 240, shown on Reference Plan 52R-3504).		
Uses		
i. Notwithstanding anything else in this By-law, a commercial hockey school with ancillary dormitory shall be permitted with 77 parking spaces on site deemed as being sufficient.		

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Section 16

Community Commercial (CC) Zone

16 Community Commercial (CC) Zone

The Community Commercial (CC) Zone is intended to implement the General Commercial policies of the Official Plan and serve the broad commercial needs of residential communities throughout the City and beyond. The CC Zone generally permits a wide range of commercial uses which are typically clustered as Community Shopping Centres or Regional Shopping Centres. This Zone provides separate standards for Community Shopping Centres (Level 1) and Regional Shopping Centres (Level 2).

All structures and buildings erected, altered, or used in a CC Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

16.1 Permitted Uses

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:

- Animal hospital
- Arcade
- Art gallery
- Artist studio
- Automobile sales establishment
- Automotive supply store
- Bar
- Brewpub
- Building supply outlet
- Car wash
- Cinema
- Commercial school
- Community centre
- Day care centres
- Drive-in theatre
- Financial institution
- Funeral home
- Garden Centre
- Gas station
- Home improvement centre
- Hotel
- Institutional uses
- Medical facility
- Motel
- Parking garage
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Restaurant
- Retail food store
- Retail store
- Self-storage facility
- Small-scale brewery
- Theatre
- Vehicle rental agency

16.2 Zone Standards

16.2.1 Community Shopping Centre (Level 1) Standards

The following standards shall apply to any development consisting of 600 m² aggregate gross leasable area to 13,935.5 m² aggregate gross leasable area:

Provision	Requirement for Community Shopping Centre (Level 1)	
a) Minimum Lot Area	4,000 m ²	
b) Minimum Lot Frontage	50 m	
c) Maximum Lot Occupancy	40%	
d) Minimum Front Yard	6 m	
e) Minimum Interior Side Yard	i. Where lot does not abut a Residential Zone	One half of building height, but not less than 3 m
	ii. Where lot abuts a Residential Zone	Equal to the building height but not less than 6 m
f) Minimum Exterior Side Yard	i. Where lot does not abut a Residential Zone	6 m
	ii. Where lot abuts a Residential Zone	12 m
g) Minimum Rear Yard	i. Where lot does not abut a Residential Zone	One half of building height, but not less than 3 m
	ii. Where lot abuts a Residential Zone	Equal to building height, but not less than 6 m
h) Minimum Landscaped Area	10%	



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Community Commercial (CC) Zone

Provision	Requirement for Community Shopping Centre (Level 1)
i) Maximum Building Height	15 m

16.2.2 Regional Shopping Centre (Level 2) Standards

The following standards shall apply to any development consisting of greater than 13,935 m² aggregate gross leasable area:

Provision	Requirement for Regional Shopping Centre (Level 2)	
a) Minimum Lot Area	40,500 m ²	
b) Minimum Lot Frontage	100 m	
c) Maximum Lot Occupancy	40%	
d) Minimum Front Yard	i. Where lot does not abut a Residential Zone	6 m
	ii. Where lot abuts a Residential Zone	12 m
e) Minimum Interior Side Yard	i. Where lot does not abut a Residential Zone	One half of building height, but not less than 8 m
	ii. Where lot abuts a Residential Zone	Equal to building height, but not less than 16 m
f) Minimum Exterior Side Yard	i. Where lot does not abut a Residential Zone	9 m
	ii. Where lot abuts a Residential Zone	18 m
g) Minimum Rear Yard	i. Where lot does not abut a Residential Zone	One half of building height, but not less than 8 m

Provision	Requirement for Regional Shopping Centre (Level 2)	
	ii. Where lot abuts a Residential Zone	Equal to building height, but not less than 16 m
h) Minimum Total Aggregate Gross Leasable Area	13,935.5 m ²	
i) Minimum Landscaped Area	10%	
j) Maximum Building Height	18 m	

16.3 Additional Provisions

16.3.1 Lots Abutting Residential Zoning

Where a lot in this Zone abuts a lot within a Residential Zone, no parking, access driveways, outside storage or outdoor display shall be permitted within 8 m of the abutting yard of such residentially zoned lands.

16.3.2 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

16.3.3 Accessory Dwellings

One (1) dwelling unit attached to or integrated into a shopping centre complex, for the exclusive use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.

16.3.4 Landscaping, Buffering and Fencing

Where a side yard or rear yard of a lot used for a permitted commercial use abuts a Residential Zone, the following provisions apply:

- a) A screening fence shall be provided; and



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Community Commercial (CC) Zone

- b) Those required side yards and rear yards which abut a Residential Zone shall be established and maintained as a landscaped area throughout with the exception of that portion which may be used for parking or permitted storage purposes.

16.3.5 Commercial Developments Exceeding Maximum Gross Leasable Area

Any commercial development exceeding the maximum gross leasable area requirement of this Zone will be permitted only by way of a site-specific Zoning By-law Amendment.

16.3.6 Least Stringent Minimum Yard Standard

Notwithstanding the standards of this Zone, where new development or redevelopment is proposed in the CC Zone, less stringent minimum front yard, side yard, and rear yard standards may be applied where such standards were in-effect under the most previous on-site zoning of record.

16.4 Exception Zones

16.4.1 CC-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CC	CC-1	103/90
Property Location: 840 Amelia Street (Part of Lots 10 and 11, South Ninth Street, more specifically Parts 1, 2, 3, 4, 5, 6 Plan 52R-1710)		
Uses		
i. A parking lot shall be the only permitted use.		

16.4.2 CC-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CC	CC-2	2011/023
Property Location: Sites #A22 (Edwardson Development Inc. parcel) and #A26 (Stan Body parcel, Part of Lots 12 and 13, Concession 3), as illustrated on Schedules "V" and "Z" of By-law 2011/023		
Other		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CC	CC-2	2011/023
i. Development within the flood fringe / floodplain of the South Branch of the Raisin River near Brookdale Avenue and verified by the most current Raisin Region Conservation Authority (RRCA) mapping, with more particular applicability to Sites #A22 (Edward Development Inc. parcel) and #A6 (Stan Body parcel, Part of Lots 12 and 13, Concession 3), shall be subject to the minimum Canadian Geodetic datum elevation(s) for buildings identified by the RRCA. Further, development on Site #A6 (Stan Body parcel) shall require an appropriate approval of the RRCA.		

16.4.3 CC-3(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	CC-3(H)	021/04
Property Location: 1825 Brookdale Avenue (Part of Lot 12, Concession 2, City of Cornwall, commonly referred to as the front part of the Home Depot site (Block A), as set out in Schedule "A" of By-law 021/04		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on that portion of the property generally measuring approximately 11 m (361 ft) frontage along Brookdale Avenue by approximately by 30 m (98.5 ft) depth on Part of Lot 12, Concession 2, City of Cornwall and commonly referred to as the front part of the Home Depot site (Block A), as set out in Schedule "A" of By-law 012/04.		
ii. The Holding (H) Zone should not be removed until such time as the following items are completed, to the satisfaction of Council:		
a) Preliminary Site Plan layout depicting the siting and use description of any proposed development and associated parking / access / landscaping and buffering, for example.		
iii. It is not the intent of this Holding (H) Zone to restrict access (driveways) to the Home Depot development.		

16.4.4 CC-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CC	CC-4	2023-096



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Property Location: 10 Tollgate Road East (Part of Lot 9, Concession 2 & Parts 1, 2, and 3 on Reference Plan 52R-5462)	
Uses	
i.	Rental of musical instruments and/or equipment, ancillary to the main retail use, shall be permitted
Standards	
ii.	Technical parking stall requirement for the use of commercial school (one-on-one music lessons) be reduced to 2 spaces per classroom.
iii.	The existing access driveway (within 8 metres of the southern property line abutting residentially zoned lands) shall be permitted to remain, provided that the existing landscape strip between the driveway and southern property line is maintained at a minimum width of 1 metre. Should the property undergo a full redevelopment, the most current zoning standards shall be applied.
Other	
iv.	A screening fence shall be installed and maintained along the southern property line abutting residential zoned lands no later than twelve (12) months from the date of passing of this By-law. Further the fence shall be constructed of suitable materials and a detailed design submitted to the Planning Division prior to obtaining a fence permit.

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Section 17 Cotton Mills District (CMD) Zone

17 Cotton Mills District (CMD) Zone

The Cotton Mills District (CMD) Zone implements the Business District policies of the Official Plan and is intended to support a mixed residential and business district, with an emphasis on higher-density development. The CMD Zone generally permits retail and personal services.

All structures and buildings erected, altered or used in a CMD Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

17.1 Permitted Uses

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:

17.1.1 Non-Residential Uses

- Animal hospital
- Arcade
- Art gallery
- Artist studio
- Bar
- Brewpub
- Catering establishment
- Cinema
- Commercial school
- Community centre
- Day care centre
- Financial institution
- Hospice
- Hospital
- Hotel
- Institutional uses
- Medical facility
- Office
- Parking garage
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Restaurant
- Retail food store
- Retail store
- School
- Small-scale brewery
- Theatre
- Wholesale establishment

17.1.2 Residential Uses

- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Rooming house
- Transitional housing

17.2 Zone Standards

17.2.1 Non-Residential Uses

The following standards shall apply to non-residential buildings and uses:

Provision	Requirement for Non-Residential Uses
a) Minimum Lot Area	No requirement
b) Minimum Lot Frontage	No requirement
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	0 m
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	6 m
g) Maximum Building Height	30 m

17.2.2 Residential Uses

The following standards shall apply to residential buildings and uses:



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Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
a) Minimum Lot Area	185 m ² per main dwelling unit	464 m ²	600 m ²	930 m ²
b) Minimum Lot Frontage	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m	15 m	18 m	dd)
c) Minimum Landscaped Area	30% - See additional provisions	N/A	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	1.5 m on one side and 3 m on the driveway side	1.5 m on one side and 3 m on the driveway side	4.5 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m	8 m	8 m	8 m

Provision	Requirement for Residential Uses			
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Triplex dwelling, Rooming house	Quadruplex dwelling	Apartment dwelling, Transitional housing
	Rowhouse dwelling (cluster): 6 m			
h) Maximum Lot Occupancy (all main buildings)	40%	40%	40%	40%
i) Maximum Building Height	13.7 m	13.7 m	13.7 m	30 m

17.2.3 Combined Residential and Non-Residential Uses

The following standards shall apply where residential and non-residential uses are combined within the same building:

Provision	Requirement	
a) Minimum Front Yard	6 m	
b) Minimum Interior Side Yard	i. Where a rear yard is not accessible from a street or public lane	4 m
	ii. Where a rear yard is accessible from a street or public lane	0 m
c) Minimum Exterior Side Yard	6 m	
d) Minimum Rear Yard	8 m	
e) Maximum Building Height	30 m	



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Cotton Mills District (CMD) Zone

17.3 Additional Provisions

17.3.1 Main floor Uses in Combined Residential and Non-Residential Buildings

1. Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the main floor, unless the residential uses are behind the non-residential use.
2. Notwithstanding the foregoing, any portion of a residential use utilized for indoor amenity area, or providing ingress and egress to residential uses may be permitted along the building frontage.

17.3.2 Expansion of Existing Manufacturing Uses

No existing manufacturing uses located within an existing building in this Zone shall be permitted to expand beyond the existing building.

17.3.3 Building Conversions

Where a building is converted from a non-residential use to a residential use, such building shall not be subject to the lot occupancy, open space, or maximum floor area provisions of this Zone if such building existed as of the date of passing this By-law.

17.3.4 Outdoor Storage

Outdoor storage of materials or equipment shall be permitted in this Zone only for manufacturing uses which existed on the date of the passing of this By-law.

- a) Such outdoor storage shall be located only in a side yard or rear yard, provided it is screened from abutting streets.

17.3.5 Special Parking Requirements

Notwithstanding any other provision of this By-law, the following special parking requirements apply in this Zone.

- a) For residential uses, one (1) parking space shall be provided per dwelling unit.

- b) For commercial uses, one (1) parking space shall be provided for every 55 m² of gross leasable floor area.

17.3.6 Material of New Building and Structures

Notwithstanding any other provisions of this By-law, the predominant façade material for new buildings and structures shall be red brick of a similar nature to the Historic Cotton Mills. Variation from such material(s) shall require the approval of the City's Site Plan Review Committee and would not require a minor variance or zoning by-law amendment, provided this approval is obtained.

17.3.7 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

17.3.8 Parking Requirements for Home Occupations

Notwithstanding any other provision of this By-law, parking requirements for home occupations shall be waived in this Zone where dwelling units have approved access to dedicated common visitor parking in the overall Cotton Mill Complex.

17.3.9 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

17.3.10 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.



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Cotton Mills District (CMD) Zone

2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear cluster dwelling units.

17.3.11 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

17.4 Exception Zones

17.4.1 CMD-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CMD	CMD-1	097/16
Property Location: 5, 540, 570 and 580 Harbour Road (legally described as Part of Lot 7, Concession 1, as shown on Reference Plan 52R-3083)		
Uses		
i. The following uses shall not be permitted: a) Storage garage; b) Dormant (occasional) storage; c) Storage/distribution of related goods.		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CMD	CMD-1	097/16
ii. Uses permitted in the Open Space (OSP) Zone and Open Space Commercial (OSP C) Zone shall be permitted, and the respective Zone standards for the said uses in the Zone shall apply.		
Standards		
iii. Utilize applicable landscape areas (as per By-law standards) and separation between multiple buildings on a lot to establish waterfront view corridor protection from Harbour Road and Edward Street, for example, and associated public access and connectivity to and along the waterfront. Appropriate orientation/siting and spacing of such development shall also be reviewed at time of required Site Plan Control approval.		
iv. Multiple buildings shall be permitted on these lands. Where two or more buildings are to be erected on one parcel of land, each building shall be assigned a portion of the land of the total parcel. For the purpose of this By-Law, each portion shall be deemed to be a lot. The buildings on these lots shall comply with the applicable standards as identified in this By-law.		
v. For all Commercial / Non-Residential Uses / Mixed Uses (excluding OSP, OSP C, and full residential uses), the following standards shall apply: a) Minimum front yard setback: 6 m b) Minimum side yard setback: Half of the building height, but not less than 3 m c) Minimum rear yard setback: 8 m d) Maximum building height: 13.7 m (45 ft), but in no case exceeding 4 storeys, as determined by the City's Chief Building Official (CBO). e) Maximum lot occupancy: 30% f) Minimum landscape area: 30% of the total lot area		
vi. For full Residential Uses, only the following standards shall apply: a) Full residential uses shall be subject to the Residential 40 (RES 40) Zone standards.		



Section 18

General Institutional (GI) Zone

18 General Institutional (GI) Zone

The General Institutional (GI) Zone is intended to permit community-oriented institutional uses in established residential neighbourhoods as well as a range of residential uses. This Zone implements both the policies of the Institutional designation and the Urban Residential designation in the Official Plan.

All structures and buildings erected, altered or used in a GI Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

18.1 Permitted Uses

1. 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:
 - Commercial school
 - Community centre
 - Continuum of care home
 - Day care centre
 - Dwelling, apartment
 - Dwelling, duplex
 - Dwelling, quadruplex
 - Dwelling, rowhouse
 - Dwelling, semi-detached
 - Dwelling, single-detached
 - Dwelling, triplex
 - Farmers' market
 - Hospice
 - Hospital
 - Institutional uses
 - Long-term care facility
 - Medical facility
 - Office
 - Park
 - Place of assembly
 - Place of worship
 - Post-secondary school
 - Retirement home
 - Rooming house
 - School
 - Service commercial uses
 - Trade and technical school
 - Transitional housing
2. The following uses are also permitted, subject to additional provisions:
 - a) A restaurant shall be permitted if incidental to the above permitted uses in provision (1).

The following uses may be permitted within a permitted apartment dwelling containing more than 30 units were located on the ground floor and where the total floor area of such uses does not exceed 40% of the building's ground floor area:

- Personal service establishment
- Retail store

18.2 Zone Standards

18.2.1 Low to Medium Density Residential Uses

Provision	Requirement for Low to Medium Density Residential Uses	
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling	Rowhouse dwelling (Linear), Rowhouse dwelling (Cluster)
a) Minimum Lot Frontage	Single-detached dwelling, Rooming house, Duplex dwelling, Triplex dwelling: 15 m Semi detached dwelling: 9 m per main dwelling unit Quadruplex dwelling: 18 m	Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m
b) Minimum Lot Area	Single detached dwelling, Rooming house, Duplex dwelling, Triplex dwelling: 464 m ² Semi-detached dwelling: 300 m ² per main dwelling unit Quadruplex dwelling: 600 m ²	185 m ² per main dwelling unit
c) Minimum Landscaped Area	N/A	30%
d) Minimum Front Yard	6 m	6 m



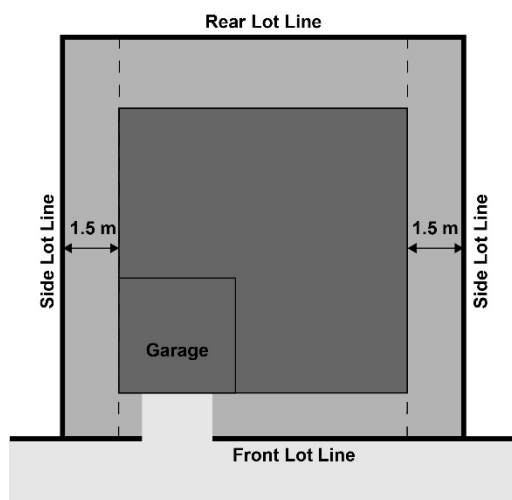
Section 18

General Institutional (GI) Zone

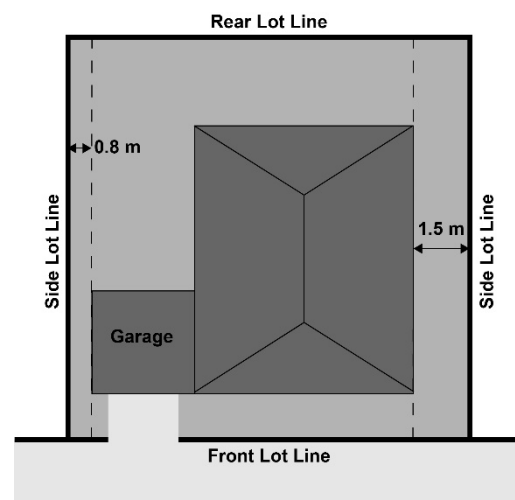
Provision	Requirement for Low to Medium Density Residential Uses	
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling	Rowhouse dwelling (Linear), Rowhouse dwelling (Cluster)
e) Minimum Interior Side Yard (see Figure following this table)		
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage but no living space above or behind	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)
ii. Where a carport is provided	1.5 m on each side with living space above or behind the carport, and 0.5 m on the carport side	
iii. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	
f) Minimum Exterior Side Yard	6 m	6 m
g) Minimum Rear Yard	8 m	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m
h) Maximum Lot Occupancy (all main buildings)	40%	40%
i) Maximum Building Height	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling: 11 m	11 m

Provision	Requirement for Low to Medium Density Residential Uses	
	Single-detached dwelling, Rooming house, Duplex dwelling, Semi-detached dwelling, Triplex dwelling, Quadruplex dwelling	Rowhouse dwelling (Linear), Rowhouse dwelling (Cluster)
	Quadruplex dwelling: 13.5 m	

Illustration of Section 18.2.1 e) Minimum Interior Side Yard Setback Requirements:



Section 18.2.1 e) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 18.2.1 e) i): Where an attached garage is provided, but there is no living space above or behind the garage

18.2.2 Medium to High Density Residential Uses and Other Permitted Uses

Provision	Requirement for Medium to High Density Residential Uses and Other Permitted Uses	
	Apartment dwelling, Transitional housing	Other Permitted Uses
a) Minimum Lot Frontage	30 m	15 m



Section 18

General Institutional (GI) Zone

Provision	Requirement for Medium to High Density Residential Uses and Other Permitted Uses	
	Apartment dwelling, Transitional housing	Other Permitted Uses
b) Minimum Lot Area	930 m ²	450 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m
e) Minimum Interior Side Yard	4.5 m	6 m
f) Minimum Exterior Side Yard	6 m	6 m
g) Minimum Rear Yard	8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	40%	40%
i) Maximum Building Height	20 m	20 m

18.3 Additional Provisions

18.3.1 Semi-detached Dwellings

1. The minimum interior side yard setback for a permitted addition is 1.5 m from the common lot line which divides the semi-detached dwelling units.

2. The minimum interior side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.
3. Notwithstanding the minimum interior side yard requirement for semi-detached dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the semi-detached dwelling units.

18.3.2 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between row house units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

18.3.3 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear cluster dwelling units.

18.3.4 Landscaping Requirements for Non-Residential Uses, Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.



Section 18

General Institutional (GI) Zone

3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

18.3.5 Alternate Servicing Situations

In the case of a proposed single-detached dwelling, semi-detached dwelling, duplex dwelling, or other permitted non-residential use where public water supply and/or public sanitary sewers are not available, the Zone standards set out in this Section shall not apply and instead, the standards of the Residential 15 Zone shall apply. All other permitted development shall be on full municipal services.

18.4 Exception Zones

18.4.1 GI-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
GI	GI-1	112/18
Property Location: 825 McConnell Avenue (Part of Lot 7, Concession)		
Uses		
i. A specialized private medical clinic facility shall be permitted.		
ii. The use of a private club in the Zone shall be prohibited at this site.		
Other		
iii. The site will be subject to Site Plan Approval.		

18.4.2 GI-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
GI	GI-2	2025/027
Property Location: Concession 1 East Part of Lot 3 and Concession 1 West Part of Lot 3 Registered Plan 52R4214 Parts 2 and 3		

Standards
i. Maximum building height, other permitted uses of 18 m
Other
ii. All lands zoned GI-2 are considered one lot for the purposes of applying the zone provisions



Section 19

Major Institutional (MI) Zone

19 Major Institutional (MI) Zone

The Major Institutional (MI) Zone is intended to permit major public and quasi-public uses which are to be located outside of residential neighbourhoods.

All structures and buildings erected, altered or used in an MI Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

19.1 Permitted Uses

1. 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:
 - Commercial school
 - Conference centre
 - Continuum of care home
 - Institutional uses
 - Long-term care facility
 - Park
 - Place of assembly
 - Place of worship
 - Post-secondary school
 - Recreational and athletic facility
 - Transitional housing
2. The following uses are also permitted if incidental to the above permitted uses in provision (1):
 - Bar
 - Restaurant

19.2 Zone Standards

Provision	Requirement
a) Minimum Front Yard	6 m
b) Minimum Interior Side Yard	6 m
c) Minimum Exterior Side Yard	6 m

Provision	Requirement
d) Minimum Rear Yard	10 m
e) Maximum Lot Occupancy	40%
f) Minimum Landscaped Area	30% - See additional provisions
g) Maximum Building Height	30 m

19.3 Additional Provisions

19.3.1 Minimum Landscape Buffer

Where a side yard or rear yard of a lot used for use permitted in this zone abuts a Residential Zone, the following provisions apply:

- a) Those required side yards and rear yards which abut a Residential Zone shall be established and maintained as a landscaped area throughout with the exception of that portion which may be used for permitted parking purposes.

19.3.2 Landscaping Requirements

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.



Section 19

Major Institutional (MI) Zone

19.4 Exception Zones

19.4.1 MI-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
MI	MI-1	148/07 & 2023-103
Property Location: 1950 Montreal Road (Part 3 on Reference Plan 52R-663 as well as Parts 2, 3 and 6 on Reference Plan 52R-274)		
Uses		
i. A maximum of five modular farming containers shall be permitted.		
ii. A maximum of two (2) institutional residences shall be permitted.		
iii. The existing conference centre and accessory structures can remain on-site.		
iv. No other type of new buildings, structures or uses shall be permitted without further amendments to the Zoning By-law.		
Standards		
v. The maximum gross floor area of all buildings located on the Nav Canada site shall not exceed 64,565 m ² (695,000 ft ²).		
vi. An additional 32,516m ² (350,000ft ²) of gross floor area shall be permitted on the property for the development of two (2) institutional residential buildings with a maximum permissible height of 10-storeys.		
vii. A further additional gross floor area of 175m ² (1,880ft ²) shall be permitted to accommodate up to a maximum of five modular farming containers.		
viii. Inclusive of the above additions, maximum gross floor area on the property shall not exceed 97,256m ² (1,046,855ft ²).		
ix. The two (2) institutional residential buildings must maintain a minimum setback of 185m from the northern property line abutting the residences south Concorde Avenue.		
Others		
x. 'Modular Farming Container' shall be defined as follows: "shall mean a prefabricated walk-in structure/container, visually similar to marine containers or storage containers, which is typically fitted out with services such as water, electricity and/or drainage to facilitate the small-scale, all-season and indoor growing of (food) produce."		

xi. Produce grown in the modular farming containers shall strictly be for on-site consumption and cannot be sold for profit.
xii. For any use on the property, the minimum required setbacks(s) from the abutting municipal wastewater treatment plant shall be determined on the basis of the minimum required separation distance recommended by a Land Use Compatibility Study for land uses adjacent to a sewage treatment plant, and shall be in compliance with requirements of the Ministry of Environment, Conservation, and Parks.
xiii. Any new development or site alterations on the property, including the modular farming containers, shall be subject to Site Plan Control. Other new buildings or structures with a footprint of 150m² or less shall be exempt from Site Plan Control.



Section 20

Employment Area Light (EAL) Zone

20 Employment Area Light (EAL) Zone

The Employment Area Light (EAL) Zone implements the Employment Area policies of the Official Plan. This Zone generally permits light industrial uses, with no detrimental physical or aesthetic impacts on the immediate environment. Light industrial uses are uses where a product is produced, manufactured, assembled, or stored, and that have a low probability of fugitive emissions (e.g. noise, odour, dust and vibration). Such industries operate primarily in the daytime with infrequent movement of products and minimal outside storage. Examples include manufacturing, assembly operations, and food processing.

All structures and buildings erected, altered, or used in an EAL Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

20.1 Permitted Uses

1. 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:
 - Animal hospital
 - Animal shelter
 - Assembly operation
 - Automobile body shop
 - Automobile sales establishment
 - Bar
 - Brewpub
 - Building supply outlet
 - Bulk sales and storage yard
 - Business accelerator / incubator
 - Cannabis production and processing facility
 - Catering establishment
 - Commercial storage
 - Commercial vehicle and equipment sales & service
 - Co-working space
 - Data centre
 - Financial institution
 - Food processing
 - Garden centre
 - Gas station
 - Hotel
 - Kennel
 - Laboratory
 - Light industrial
 - Logistics/distribution centre

- Manufacturing
- Production and broadcasting studio
- Research and development facility
- Restaurant
- Service industrial uses
- Small-scale brewery
- Small-scale distillery
- Small-scale horticulture
- Trade and technical school
- Transportation depot
- Transportation terminal
- Warehouse

2. The following uses are also permitted, subject to additional provisions:

- a) A place of assembly or recreation is permitted, provided where limited to a health club or union hall.

20.2 Zone Standards

Provision		Requirement
a) Minimum Lot Frontage		50 m
b) Minimum Front Yard	i. Abutting a Residential Zone	23 m
	ii. Not Abutting a Residential Zone	15 m
c) Minimum Interior Side Yard	i. Abutting a Residential Zone	45 m
	ii. Not Abutting a Residential Zone	15 m
d) Minimum Exterior Side Yard	i. Abutting a Residential Zone	45 m
	ii. Not Abutting a Residential Zone	15 m



Section 20

Employment Area Light (EAL) Zone

e) Minimum Rear Yard	i. Abutting a Residential Zone	45 m
	ii. Not Abutting a Residential Zone	15 m
f) Maximum Lot Occupancy		50%
g) Maximum Building Height		20 m Hotel: 30 m

20.2.1 Accessory Dwellings

One (1) dwelling unit within a portion of the main building, for the exclusive use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.

- a) The lot occupancy of any permitted accessory dwelling shall not exceed 10%.

20.2.2 Factory Outlets

In this Zone, a factory outlet may be permitted as an integral part of a light industrial use or service industrial use for the sale of products produced on the premises.

- a) Such a factory outlet will not occupy more than 30% of the total floor area of any individual operation.
- b) Parking requirements for such uses shall be calculated at one (1) parking space per 28 m² of retail display space.

20.2.3 Transportation Terminals – Additional Provisions

The following additional provisions apply to a permitted transportation terminal:

- a) Where a transportation terminal abuts a lot in a Residential, Institutional, or Open Space Zone, screening in the form of landscaping, a landscaped berm, or fencing must be utilized to reduce the visual impact of any parking, loading or storage area from such an abutting lot.

20.2.4 Landscaping, Buffering and Fencing

Required front yards, side yards, and rear yards shall be established and maintained as a landscaped area throughout with the exception of entrance/exits and areas used for parking and loading spaces.

20.2.5 Lots Abutting Power Dam Drive

1. All lots abutting Power Dam Drive shall provide a minimum rear yard of 21 m.
2. There shall be no parking on rear yards abutting Power Dam Drive.
3. Where any yard abuts Power Dam Drive, screening in the form of a fence or natural vegetation shall be provided.

20.2.6 Outdoor Commercial Storage

No part of any lot shall be used for outdoor commercial storage of materials and equipment other than vehicles for which parking spaces shall be provided. Where any part of a lot was legally used for outdoor commercial storage before this By-law took effect, outdoor commercial storage may continue on that area of the lot presently being used, provided that such storage is screened.

20.2.7 Additional Permitted Use Provisions

1. No use shall be permitted which is likely to create a nuisance by reason of excessive noise, vibration, air pollution, radioactive radiation, glare, humidity, heat, liquid and solid wastes, fire and explosion hazards.
2. All listed uses listed as permitted uses in this Zone which are subject to other applicable legislation at both the Provincial and Federal level, for example, must be in receipt of valid approvals, in order to be considered as permitted in the Zone.



Section 20

Employment Area Light (EAL) Zone

20.3 Exception Zones

20.3.1 EAL-2(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-2(H)	N/A
Property Location: Roll Nos. 06000119202 (490 Water St. W.); 06000119200 (800 and 801 Second St. W.); 06000119201; 06000305700; 06000301300; and 06000301200, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the property identified on the Zoning Map, in accordance with the Comprehensive Redevelopment Area designation in the City's Official Plan. ii. The Holding (H) Zone should not be removed until such time as a comprehensive development scheme and site plan control application are prepared and approved, in accordance with Section 4.12.3 of the City's Official Plan.		

20.3.2 EAL-3(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-3(H)	N/A
Property Location: Roll Nos. 01000747001; 01000746605; 01000747000; and 01000746600, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the property identified on the Zoning Map, in accordance with the Comprehensive Redevelopment Area designation in the City's Official Plan. ii. The Holding (H) Zone should not be removed until such time as: a) A comprehensive development scheme and site plan control application are prepared and approved, in accordance with Section 4.12.3 of the City's Official Plan; and b) On the portion of the lands which include a former waste disposal site and potential contamination, appropriate rehabilitation measures are undertaken on the lands, to the satisfaction of the Province and the City, in accordance with the City's Official Plan.		

20.3.3 EAL-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-4	018/1998
Property Location: 1240 Tenth Street East (Part of Lot 3, Concession 2)		
Uses		
i. A metal recycling operation and commercial garage shall be permitted.		

20.3.4 EAL-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-5	081/82
Property Location: 1343 and 1345 Rosemount Avenue, Cornwall, Ontario		
Uses		
i. An office shall be permitted.		

20.3.5 EAL-6

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-6	N/A
Property Location: 1397 Rosemount Avenue, Cornwall, Ontario		
Uses		
i. A sheet metal fabrication use shall be permitted.		

20.3.6 EAL-7

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-7	N/A
Property Location: 1020 Montreal Road, Cornwall, Ontario		
Uses		
i. A parking lot and a self-storage facility shall be permitted.		



Section 20

Employment Area Light (EAL) Zone

20.3.7 EAL-8

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-8	N/A
Property Location: Part of 232 Eleventh Street West, 244 and 390 Eleventh Street West, and 315 Ninth Street West, Cornwall, Ontario		
Uses		
i. In addition to the permitted uses in the EAL zone, the following uses shall also be permitted: a) concrete plant; b) storage silos for concrete plant materials; c) gasoline & diesel pumps not for public use; d) office; and e) outdoor commercial storage.		
Standards		
ii. Storage silos shall be set back a minimum of 25 m from streets or residential zones. iii. A setback of 0 m from interior property lines under common ownership shall apply for storage silos.		

20.3.8 EAL-9

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-9	2024-014
Property Location: 341 Balmoral Avenue, Cornwall, Ontario (Part of Lot 8, Concession 2, as well as being Parts 1 to 8 on Reference Plan 52R-4642).		
Uses		
i. Notwithstanding anything else in this By-law, a Place of Assembly or Recreation shall be permitted on this site.		

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Section 21

Employment Area General (EAG) Zone

21 Employment Area General (EAG) Zone

The Employment Area General (EAG) Zone implements the Employment Area policies of the Official Plan. This Zone generally permits medium industrial uses, which could have a detrimental visual or physical effect on adjacent land uses, particularly residential uses. Medium industrial uses are uses where a product is produced, manufactured, assembled, or stored, and that have point source emissions with minimal risk of adverse effects, and that may have occasional outputs of fugitive emissions (e.g. noise, odour, dust, and/or vibration). Shift operations may occur along with frequent movement of products. Outside storage of raw material, waste and/or finished products may be a normal part of the operation. Examples include: manufacturing, assembly operations, and food processing. Special attention shall be given to the buffering of such industries from other uses, and to the accommodation of industrial traffic flows.

All structures and buildings erected, altered or used in an EAG Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

21.1 Permitted Uses

1. 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:
 - Assembly operation
 - Bar
 - Brewpub
 - Business accelerator / incubator
 - Cannabis production and processing facility
 - Commercial storage
 - Commercial vehicle and equipment sales and servicing
 - Contact centre
 - Co-working space
 - Data centre
 - Food processing
 - Logistics/distribution centre
 - Manufacturing
 - Medium industrial uses
 - Research and development facility
 - Restaurant
 - Small-scale brewery
 - Small-scale distillery
 - Small-scale urban horticulture
 - Trade and technical school
 - Transportation depot
 - Transportation terminal
 - Warehouse
 - Waste processing facility

- Health club
- Hotel
- Light industrial uses

21.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	0.8 ha
b) Minimum Lot Frontage	60 m
c) Minimum Front Yard	15 m
d) Minimum Interior Side Yard	6 m
e) Minimum Exterior Side Yard	15 m
f) Minimum Rear Yard	6 m
g) Maximum Lot Occupancy	50%
h) Maximum Building Height	30 m

21.3 Additional Provisions

21.3.1 Accessory Dwelling

One (1) dwelling unit within a portion of the main building, for the exclusive use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.

- a) The lot occupancy of any permitted accessory dwelling shall not exceed 10%.



Section 21

Employment Area General (EAG) Zone

21.3.2 Maximum Building Heights Near Residential Zones

Notwithstanding the maximum building height requirements of this Zone, any building within 15 m of a Residential Zone shall have a maximum building height of 14.5 m.

21.3.3 Landscaping Requirements

Required front and side yards shall be established and maintained as landscaped area throughout with the exception of any portion used for parking purposes.

21.3.4 Increased Rear Yard Requirements

Notwithstanding the rear yard requirements of this Zone, where a rear yard in this Zone abuts a public right-of-way, the minimum rear yard requirement shall be 15 m.

21.3.5 Alternate Minimum Lot Area and Minimum Lot Frontage Requirements

Notwithstanding the minimum lot area and minimum lot frontage requirements of this Zone, in the area bounded by Marleau Avenue in the north, Campbell Street in the west, Copeland Street in the south and Mack Drive in the east, the following alternate provisions shall apply:

- a) The minimum lot area shall be 0.2 hectare.
- b) The minimum lot frontage shall be 30 m.

21.3.6 Outdoor Commercial Storage of Materials

Outdoor commercial storage of materials and commodities shall be permitted in any side or rear yard, provided that it is stored in an orderly fashion and that the storage area is screened by a suitable barrier, fence or hedge as defined in the City of Cornwall Fence By-law; and further provided that, any display or advertising of any product or commodity shall be permitted in any front yard.

21.3.7 Additional Permitted Use Provisions

All listed uses listed as permitted uses in this Zone which are subject to other applicable legislation at both the Provincial and Federal level, for example, must be in receipt of valid approvals, in order to be considered as permitted in the Zone.

21.4 Exception Zones

21.4.1 EAG-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-1	069/94
Property Location: Lands identified in Private Members Bill No. 31, lying on Parts of Lots 27 and 28, Concession 3, City of Cornwall (Former Combustion Engineering property)		
Uses		
i. Permitted uses are identified simply as “industrial”.		

21.4.2 EAG-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-2	095/12
Property Location: Western limit of the West ½ of Lot 5, Concession 2, City of Cornwall, adjacent to / abutting all lands zoned and/or used residentially, being the existing and future expanded area commonly referred to as the St. Antoine Subdivision		
Standards		
i. As per the D-6 Compatibility between Industrial Facilities, and the minimum separation distances for Class I Industrial Facilities, a special setback for all buildings of 70 m shall exist along the western limit of the West ½ of Lot 5, Concession 2, City of Cornwall, adjacent to / abutting all lands zoned and/or used residentially, being the existing and future expanded area commonly referred to as the St. Antoine Subdivision.		

21.4.3 EAG-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-3	038/19
Property Location: Vacant 6.7 acre parcel located on Marleau Avenue, legally described as East ½ of Lot B, Concession 1, Parts 1, 2 and 3 on Plan 52R-2213, Cornwall, Ontario		
Uses		
i. A commercial storage facility shall be permitted.		



Section 21

Employment Area General (EAG) Zone

21.4.4 EAG-4(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-4(H)	N/A
Property Location: Roll Nos. 01001701700 (1960 South Branch Rd.); 01001703600 (1160 South Branch Rd.); 01001703500 (1201 Service Rd.); 01001703200 (1360 South Branch Rd.); 01001703100 (1689 Service Rd.); 01001702201; 01001702001; 01001701800 (1850 South Branch Rd.); 01001701600 (2080 South Branch Rd.); 01001701500; 01001701400; 01001700900 (2590 South Branch Rd.; 2598 South Branch Rd.); 01001700100 (2530 Boundary Rd.); 01001703801; 01001702400 (1501 Service Rd.); 01001702300 (1511 Service Rd.); 01001702200 (1571 Service Rd.); and 01001702005 (1701 Service Rd.), Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses under the Employment Area General (EAG) Zone on the portion of the properties identified on the Zoning Map. ii. The Holding (H) Zone should not be removed until such time as the lands are acquired by the City for the purposes of a Business Park expansion, and until full municipal services are extended. iii. Until such time as the lands are acquired by the City, the permitted uses under the Rural Area (RA) Zone shall be permitted, and development shall be subject to the zone standards of the RA Zone.		

21.4.5 EAG-5(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-5(H)	N/A
Property Location: 791 Seventh Street West, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the portion of the property identified on the Zoning Map. ii. The Holding (H) Zone should not be removed until such time as appropriate rehabilitation measures are undertaken on the lands, to the satisfaction of the Province and the City, in accordance with the City's Official Plan.		

21.4.6 EAG-6

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-6	2013-101
Property Location: 805 Boundary Road (Part of Lot D, Concession 1, Parts 1-7 on Plan 52R-6902)		
Uses		
i. All uses permitted in the Employment Area Light (EAL) Zone; ii. Sale of manufactured products produced or assembled on-site and shall include associated Factory Retail Outlets, with such an outlet limited to a maximum 30% of the total gross floor area of any individual manufacturing operation; iii. Place of assembly or recreation, with a cumulative maximum gross leasable area of 1,580 m² (17,006 ft²); iv. Specialized health and cosmetic uses, and limited to a maximum of two such uses with a cumulative maximum gross leasable area of 464.5 m² (5,000 ft²); v. Ministorage; vi. Automobile sales establishment; vii. Service stations subject to all applicable approvals (Refer to Technical standards and Safety Authority (TSSA) and other possible approvals); viii. Bulk sales and storage yard (including sale of topsoil, sand and gravel but not concrete, and which is screened/covered to the satisfaction of the Municipality); ix. Laundry cleaning and dyeing works; x. Animal hospital and animal shelter, provided there is no outside storage of the animals and no shelter shall be within 192 m (400 ft) of a Residential Zone; xi. Convenience store, integrated into main development and not as a freestanding structure; xii. Electronic manufacturing or repairing service, and including the sale of used / repaired electronic goods only; xiii. Industrial supply outlet / store; xiv. Office of general contractors, consulting engineers, construction managers, surveyors, real estate, travel, insurance, appraisal, employment, trust companies; xv. Industrial fasteners supply, sales and service;		



Section 21

Employment Area General (EAG) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-6	2013-101
Property Location: 805 Boundary Road (Part of Lot D, Concession 1, Parts 1-7 on Plan 52R-6902)		
xvi. Medical laboratories / clinic and related medical offices, and limited to a maximum of two such uses with a maximum cumulative gross leasable area of 929 m ² (10,000 ft ²) in a main building; xvii. Personal service establishment, limited to a maximum of two such uses with a maximum cumulative gross leasable area of 464.5 m ² (5,000 ft ²); xviii. Other commercial uses restricted to those related to the industrial uses, industrial supplies or uses that involve repair services (including, but not limited to: motorcycle and ATV sales and service, bicycle sales and service, fitness Equipment sales and service).		
Other		
xix. The property shall be subject to a comprehensive Site Plan Control process.		

21.4.7 EAG-7

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-7	2017-127
Property Location: 525 Boundary Road (Part of Lot D, Concession 1, being Part 1 on Plan 52R-40)		
Uses		
i. A place of assembly and recreation and a garden centre shall be permitted.		

21.4.8 EAG-8

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-8	2012-105
Property Location: 3304 Second Street East (West Half of Lot B, Concession 1, beings Parts 2, 3 and 4 on Plan 52R-1509)		
Uses		
i. An office shall be permitted, limited to no more than 50% of the front portion of the existing building and totaling a maximum of 464.5 m ² (5,000 ft ²).		

21.4.9 EAG-9

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-9	N/A
Property Location: 3330 Marleau Avenue (CON 1 PT LOTS C, D RP52R5584; PARTS 1,2,3)		
Other		
i. No provisions in the Employment Area General (EAG) zone shall: a) render non-conforming the location of structures and open storage existing on the day of the passing of this Bylaw; b) prevent any point source emissions or fugitive emissions that have otherwise been approved by an Environmental Compliance Approval issued under the Environmental Protection Act, provided said emissions are from a use existing on the day of the passing of this Bylaw or from a permitted use in Section 21.1.		



Section 21

Employment Area General (EAG) Zone

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Section 22

Employment Area Heavy (EAH) Zone

22 Employment Area Heavy (EAH) Zone

The Employment Area Heavy (EAH) Zone implements the Employment Area policies of the Official Plan. This Zone generally permits heavy industrial uses which could have a detrimental visual or physical effect on adjacent land uses, particularly residential uses. Heavy industrial uses are characterized as having regular emissions such as noise, smoke, odour, fumes and/or vibrations. Such industries may operate continuously with frequent movement of products and extensive outside storage. Examples include: manufacturing, assembly operations, and food processing. Special attention shall be given to the buffering of such industries from other uses, and to the accommodation of industrial traffic flows.

All structures and buildings erected, altered or used in an EAH Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

22.1 Permitted Uses

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:

- Assembly operations
- Cannabis production and processing facility
- Food processing
- Heavy industrial uses
- Manufacturing
- Small-scale urban horticulture

22.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	0.8 ha
b) Minimum Lot Frontage	60 m
c) Minimum Front Yard	15 m
d) Minimum Interior Side Yard	6 m

Provision	Requirement
e) Minimum Exterior Side Yard	15 m
f) Minimum Rear Yard	6 m
g) Maximum Building Height	30 m

22.3 Additional Provisions

22.3.1 Accessory Dwelling

One (1) dwelling unit within a portion of the main building, for the exclusive use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.

22.3.2 Maximum Building Heights Near Residential Zones

Notwithstanding the maximum building height requirements of this Zone, any building within 15 m of a Residential Zone shall have a maximum building height of 14.5 m.

22.3.3 Landscaping Requirements

Required front and side yards shall be established and maintained as landscaped area throughout with the exception of any portion used for parking purposes.

22.3.4 Increased Rear Yard Requirements

Notwithstanding the rear yard requirements of this Zone, where a rear yard in this Zone abuts a public right-of-way, the minimum rear yard requirement shall be 15 m.

22.3.5 Additional Permitted Use Provisions

All listed uses listed as permitted uses in this Zone which are subject to other applicable legislation at both the Provincial and Federal level, for example, must be in receipt of valid approvals, in order to be considered as permitted in the Zone.



Section 22

Employment Area Heavy (EAH) Zone

22.4 Exception Zones

Reserved for future use.



Section 23

Prime Agricultural (PR AGR) Zone

23 Prime Agricultural (PR AGR) Zone

The Prime Agricultural (PR AGR) Zone is intended to implement the Prime Agricultural designation in the Official Plan. This Zone is comprised of prime agricultural lands, which have Canada Land Inventory Class 1, 2, and 3 soils. Permitted uses include agricultural uses, agriculture-related uses, and on-farm diversified uses.

All structures and buildings erected, altered or used in a PR AGR Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

23.1 Permitted Uses

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:

- Agricultural uses
- Agriculture-related uses
- Dwelling, single-detached incidental to an agricultural use
- On-farm diversified uses

23.2 Zone Standards

Provision		Requirement
a) Minimum Lot Area		40 ha
b) Minimum Lot Frontage		150 m
c) Minimum Front Yard	i. For all livestock buildings	30 m
	ii. For all other buildings	17 m
d) Minimum Interior Side Yard	i. For all livestock buildings	30 m
	ii. For all other buildings	12 m

Provision		Requirement
e) Minimum Exterior Side Yard	i. For all livestock buildings	30 m
	ii. For all other buildings	17 m
f) Minimum Rear Yard	i. For all livestock buildings	30 m
	ii. For all other buildings	12 m
g) Maximum Building Height		13.5 m

23.3 Additional Provisions

23.3.1 Additional Provisions for Permitted Single-detached Dwellings

The following provisions apply to single-detached dwellings permitted incidental to an agricultural use:

- a) Such a dwelling must be located on the site of agricultural uses; and
- b) Such a dwelling must be equipped with sanitary facilities and water satisfactory to the Medical Officer of Health.

23.3.2 Front Yard Abutting Provincial Highway

Where the front yard of a non-livestock building abuts a Provincial Highway, the minimum front yard shall be 27.5 m.

23.3.3 Areas Subject to Flooding

Notwithstanding any provision of this By-law to the contrary, in areas subject to flooding, as determined by reference to the City's Official Plan, latest Water Resource Mapping of the Raisin Region Conservation Authority and appropriate site investigation, a construction or fill permit and approval of the Raisin Region Conservation Authority may be required before a building permit will be issued.



Section 23

Prime Agricultural (PR AGR) Zone

23.4 Exception Zones

Reserved for future use.



Section 24 Rural Area (RA) Zone

24 Rural Area (RA) Zone

The Rural Area (RA) Zone is intended to implement the Rural Area designation in the City's Official Plan. Permitted uses are primarily agricultural activities, limited residential uses, and some leisure uses.

All structures and buildings erected, altered or used in a RA Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

24.1 Permitted Uses

1. 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:
 - Agricultural uses
 - Agriculture-related uses
 - Animal hospital
 - Cemetery
 - Dwelling, single-detached incidental to an agricultural use
 - Golf course
 - Kennel
 - On-farm diversified uses
2. The following uses are also permitted, subject to additional provisions:
 - a) Wayside pits and quarries, portable asphalt plants, and portable concrete plants are permitted in this Zone for the duration of the construction of a public road or similar project with the consent of the City.

24.2 Zone Standards

Provision		Requirement	
		Agricultural uses, on-farm diversified uses, and single-detached dwellings incidental to an agricultural use	Other permitted uses
a) Minimum Lot Area		40 ha	4 ha
b) Minimum Lot Frontage		150 m	100 m
c) Minimum Front Yard	i. For all livestock buildings	30 m	N/A
	ii. For all other buildings	17 m, provided that when abutting a Provincial Highway the minimum front yard setback shall be 27.5 m	20 m
d) Minimum Interior Side Yard	i. For all livestock buildings	30 m	N/A
	ii. For all other buildings	12 m	7.5 m
e) Minimum Exterior Side Yard	i. For all livestock buildings	30 m	N/A
	ii. For all other buildings	17 m	20 m
f) Minimum Rear Yard	i. For all livestock buildings	30 m	N/A



Section 24

Rural Area (RA) Zone

Provision		Requirement	
		Agricultural uses, on-farm diversified uses, and single-detached dwellings incidental to an agricultural use	Other permitted uses
	ii. For all other buildings	12 m	7.5 m
g) Maximum Building Height		13.5 m	13.5 m
h) Maximum Lot Occupancy		N/A	30%

24.3 Additional Provisions

24.3.1 Additional Provisions for Permitted Single-detached Dwellings

The following provisions apply to single-detached dwellings permitted incidental to an agricultural use:

- a) Such a dwelling must be located on the site of agricultural uses; and
- b) Such a dwelling must be equipped with sanitary facilities and water satisfactory to the Medical Officer of Health.

24.3.2 Areas Subject to Flooding

Notwithstanding any provision of this By-law to the contrary, in areas subject to flooding, as determined by reference to the City's Official Plan, latest Water Resource Mapping of the Raisin Region Conservation Authority and appropriate site investigation, a construction or fill permit and approval of the Raisin Region Conservation Authority may be required before a building permit will be issued.

24.4 Exception Zones

24.4.1 RA-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-1	167/06
Property Location: Part of Lots 25 and 26, Concession 3, more specifically Lot 3, Registered Plan 265, City of Cornwall		
Uses		
i. A parking lot in support of a commercial use shall be permitted.		

24.4.2 RA-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-2	164/91
Property Location: Pioneer Corner, 3201 & 3205 Vincent Massey Drive		
Uses		
i. The old historic barn (approx. 25' x 20') from Dunvegan and/or the old historic log house (approx. 20' x 20') from St. Elmo's Corner, Maxville, each situated as shown on Site Plan 999.2, shall be used to give setting in the display and sale of Canadian Art, craftwork and local products such as honey, maple products, MacIntosh apples, cheddar cheese, curd, etc. The setting is to depict something of the life of the Canadian ancestors.		
Standards		
ii. The total area of all buildings shall not exceed 30% of the area of Part 1 of File 2691, being Part of Lot 24, Concession No.1, City of Cornwall.		
Parking		
iii. Parking space for automobiles shall be provided as shown on Site Plan 999.2.		
iv. The entry-exit for cars shall be as shown on Site Plan 999.2.		
Other		
v. No part of the lot shall be used for outside storage of materials or of equipment except those parts so designated on Site Plan 999.2.		

Section 24

Rural Area (RA) Zone



24.4.3 RA-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-3	002-87
Property Location: 3015 Vincent Massey Drive (Part of Lot 12, Registered Plan 377, having a frontage of 300 feet and a depth of 300 feet)		
Uses		
i. A gas bar, convenience store, arts and crafts sale and supplies store, gift shop, cheese shop, restaurant or drive-in restaurant, antique shop, miniature golf course, fruit and vegetable stand, flea market and shop for the sales of rental of outdoor sporting equipment shall be permitted.		
Standards		
ii. Any development shall be subject to the building and lot requirements of the Highway Commercial Zone.		

24.4.4 RA-4(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-4(H)	N/A
Property Location: Roll Nos. 06000909100 and 06000604600, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the portion of the properties identified on the Zoning Map, due to the presence of a former waste disposal site and potential contamination.		
ii. The Holding (H) Zone should not be removed until such time as appropriate rehabilitation measures are undertaken on the lands, to the satisfaction of the Province and the City, in accordance with the City's Official Plan.		

24.4.5 RA-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-5	057/94
Property Location: Part of West Half of Lot 14, Concession 3		

Standards
i. Minimum lot frontage: 88.4 m (290 feet).



Section 25 Open Space (OSP) Zone

25 Open Space (OSP) Zone

The Open Space (OSP) Zone is intended to implement the Open Space designation in the Official Plan. This Zone generally permits passive and active recreational uses, including recreational and community-servicing developments.

All structures and buildings erected, altered or used in an OSP Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

25.1 Permitted Uses

1. 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:
 - Art gallery
 - Community centre
 - Concession facility
 - Conservation uses
 - Farmers' market
 - Library
 - Marina
 - Museum
 - Park
 - Public dock
 - Recreational and athletic facility
2. The following uses are also permitted, subject to additional provisions:
 - a) A campground is permitted within the western portion of Guindon Park, between Trillium Drive and Floral Drive.

25.2 Zone Standards

Provision	Requirement
a) Minimum Front Yard	9 m
b) Minimum Interior Side Yard	9 m

c) Minimum Exterior Side Yard	9 m
d) Minimum Rear Yard	15 m
e) Maximum Building Height	11 m

25.3 Additional Provisions

25.3.1 Accessory Dwelling

1. One (1) dwelling unit, for the use of an occupant whose residence on the premises is essential, is permitted accessory to a use permitted in this Zone.
2. A dwelling unit shall not be permitted accessory to a temporary sales use.

25.3.2 Concession Facilities

Concession facilities shall be permitted as secondary and accessory uses in conjunction with other permitted uses in this Zone, but shall not be permitted as the main use on any property.

25.4 Exception Zones

25.4.1 OSP-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
OSP	OSP-1	126/79 and 43/80
Property Location: 100 Water Street East – Cornwall Civic Complex and its facilities		
Uses		
i. A hotel having not more than 150 rooms with related facilities may be permitted in conjunction with the Cornwall Civic Complex and its related facilities.		
Standards		
ii. The hotel and its ancillary parking and loading facilities shall not occupy more than 0.77 hectares of land;		
iii. The hotel shall be immediately adjacent to and physically connected with the Cornwall Civic Complex.		
iv. The maximum building height shall be 30 m.		

Section 25

Open Space (OSP) Zone



25.4.2 OSP-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
OSP	OSP-2	106/94
Property Location: Part of Lot 14, Concession 1, on the south Canal bank at Lock 18, Cornwall Canal		
Uses		
i. A Micro Hydro Generating Station shall be permitted.		
Standards		
ii. There will be no setback requirements on the St. Lawrence River bank for buildings or structures.		
Other		
iii. Interpretative plaques will be incorporated at the site, and the building should be of an architectural style sympathetic to the history of the Canal.		

25.4.3 OSP-3(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
OSP	OSP-3(H)	N/A
Property Location: 301 Sunnyside Ave and 1125 Ontario Street, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the portion of the properties identified on the Zoning Map, due to the presence of a former waste disposal site and potential contamination.		
ii. The Holding (H) Zone should not be removed until such time as appropriate rehabilitation measures are undertaken on the lands, to the satisfaction of the Province and the City, in accordance with the City's Official Plan.		

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Section 26

Open Space Commercial (OSP C) Zone

26 Open Space Commercial (OSP C) Zone

The Open Space (OSP C) Zone is intended to implement the Open Space designation in the Official Plan. This Zone generally permits passive and active recreational uses, including recreational, community and tourist-based developments.

All structures and buildings erected, altered or used in an OSP C Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

26.1 Permitted Uses

1. 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:
 - Amusement park
 - Bar
 - Brewpub
 - Campground
 - Concession facility
 - Conservation uses
 - Farmers' market
 - Golf course
 - Marina
 - Park
 - Recreational and athletic facility
 - Restaurant

26.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	4 ha
b) Minimum Lot Frontage	60 m
c) Minimum Front Yard	20 m
d) Minimum Interior Side Yard	20 m
e) Minimum Exterior Side Yard	20 m

Provision	Requirement
f) Minimum Rear Yard	20 m
g) Maximum Building Height	11 m

26.3 Additional Provisions

26.3.1 Bar, Concession Facilities and Restaurant Uses

Bar, concession facilities and restaurant uses are permitted as secondary and accessory uses in conjunction with other permitted uses in this Zone, but shall not be permitted as the main use on any lot.

26.4 Exception Zones

26.4.1 OSP C-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
OSP C	OSP C-1	029/89
Property Location: Part of Lots 19 and 20, Concession 1, situated on the west side of Saunders Drive		
Uses		
i. A tourist and recreation centre, including an indoor tennis club and ancillary uses(s), shall be permitted.		
Standards		
ii. Minimum lot area: 2 ha; iii. Minimum lot frontage: 97 m; iv. Minimum front yard setback: 20 m; v. Minimum side yard setback: 6 m; vi. Minimum rear yard setback: 20 m.		



Environmental Constraint – Natural Heritage (EC-NH) Zone

27 Environmental Constraint – Natural Heritage (EC-NH) Zone

The Environmental Constraint – Natural Heritage (EC-NH) Zone implements the Environmental Constraint – Natural Heritage designation in the Official Plan. This Zone includes lands with natural heritage features and areas (including but not limited to significant wetlands, significant woodlands, areas of natural and scientific interest, and habitat of endangered and threatened species) which are typically unsuitable for development or site alteration.

All structures and buildings erected, altered or used in an EC-NH Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

27.1 Permitted Uses

1. 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 a conservation use.
2. The following uses are also permitted, subject to additional provisions:
 - a) A park is permitted where limited to passive recreational uses, open space, and educational uses that do not adversely affect natural features or functions;

27.2 Zone Standards

Provision	Requirement
a) Minimum Front Yard	15 m
b) Minimum Interior Side Yard	15 m
c) Minimum Exterior Side Yard	15 m
d) Minimum Rear Yard	15 m

Provision	Requirement
e) Maximum Building Height	11 m

27.3 Additional Provisions

27.3.1 Conservation Uses

Permitted conservation uses may include a building or structure established by the Conservation Authority or Municipality.

27.3.2 Buildings and Structures in the Vicinity of Watercourses or Embankments

Notwithstanding any other provisions in this Section, no buildings or structure shall be located in the following areas:

- a) In the case of all Conservation Authority floodline mapped watercourses, any building or structure shall be set back a minimum of 30 m from the normal high water mark or stable top of bank of the watercourse, whichever is greater;
- b) In the case of a municipal drain, the minimum setback may be reduced to 15 m subject to the completion of an Environmental Impact Study and approval by the Raisin Region Conservation Authority;
- c) Where no floodline mapping exists, any building or structure shall be set back a minimum of 30 m from the normal high water mark or the stable top of bank of any watercourse, whichever is greater, subject to the review and approval of the Raisin Region Conservation Authority;
- d) No building or structure shall be located closer than 15 m to the top of an embankment that is not situated adjacent to a watercourse.

27.3.3 Alteration, Fill, or Drainage

The placing of fill or drainage improvements within this Zone is prohibited unless written approval is received from the City of Cornwall, the Ministry of Natural Resources and Forestry, and the Raisin Region Conservation Authority.



Section 27

Environmental Constraint –Natural Heritage (EC-NH) Zone

27.3.4 Adjacent Development and Site Alteration

Any development or site alteration within 120 m of this Zone shall be subject to review by the City of Cornwall, the Ministry of Natural Resources and Forestry, and the Raisin Region Conservation Authority to determine the requirement for an Environmental Impact Study, including potential impacts on natural heritage features or areas and potential mitigation measures.

27.4 Exception Zones

Reserved for future use.



28 Environmental Constraint – Floodplain (EC-F) Zone

The Environmental Constraint – Floodplain (EC-F) Zone implements the Environmental Constraint (Flood Plain/Natural Hazards) Designation in the Official Plan. This Zone includes lands which are typically unsuitable for development or site alteration due to the potential for flooding, erosion hazards, or organic soils. Development in this zone is generally limited to uses which by their nature must locate within the floodplain or natural hazard zone, including flood and or erosion control works, or minor additions or passive non-structural uses which do not affect flood flows.

The extent of the EC-F Zone will be reviewed by the City of Cornwall at a future date, upon completion of a comprehensive watershed floodplain modelling and mapping study.

All structures and buildings erected, altered or used, and site alteration in an EC-F Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

28.1 Permitted Uses

1. No land shall be used, caused to be used, or be permitted to be used for purposes other than:
 - a) A building or structure required by a public authority for flood or erosion control purposes;
 - b) Agricultural uses, excluding any buildings or structures;
 - c) Conservation uses, including conservation areas, forestry, reforestation and other activities connected with the conservation of soil and wildlife, but excluding any buildings;
 - d) Golf course, excluding any buildings, which is in existence on the date of the passing of this By-law or abuts a Rural Area Zone; and
 - e) A park is permitted where limited to passive recreational uses, open space, and educational uses that do not adversely affect natural features or functions.

2. New residential uses shall be prohibited.

28.2 Additional Provisions

28.2.1 Buildings and Structures in the Vicinity of Watercourses or Embankments

Notwithstanding any other provisions in this Section, no buildings or structure shall be located in the following areas:

- a) In the case of all Conservation Authority floodline mapped watercourses, any building or structure shall be set back a minimum of 30 m from the normal high water mark or stable top of bank of the watercourse, whichever is greater;
- b) In the case of a municipal drain, the minimum setback may be reduced to 15 m subject to the completion of an Environmental Impact Study and approval by the Raisin Region Conservation Authority;
- c) Where no floodline mapping exists, any building or structure shall be set back a minimum of 30 m from the normal high water mark or the stable top of bank of any watercourse, whichever is greater, subject to the review and approval of the Raisin Region Conservation Authority;
- d) No building or structure shall be located closer than 15 m to the top of an embankment that is not situated adjacent to a watercourse.

28.2.2 Alteration, Fill, or Drainage

The placing of fill or drainage improvements within this Zone is prohibited unless written approval is received from the City of Cornwall, the Ministry of Natural Resources and Forestry, and the Raisin Region Conservation Authority.

28.2.3 Adjacent Development

Any development within 30 m of this Zone shall be subject to review by the City of Cornwall, the Ministry of Natural Resources and Forestry, and the Raisin Region Conservation Authority to determine potential impact on natural heritage and potential mitigation measures.



28.2.4 Conservation Authority Letter of Clearance

- a) In cases where a development does not meet the general requirements of this Section, a letter of clearance from the Raisin Region Conservation Authority shall be acceptable to address such a provision, as a result of a type of mitigation or more precise interpretation of flood line locations.

28.3 Exception Zones

Reserved for future use.



29 Special Uses (SPU) Zone

The Special Uses (SPU) Zone implements the policies of the Urban Residential designation in the Official Plan. This Zone is intended to support the establishment of limited office and institutional uses in transitional or conversion areas on older arterial streets in the central area. Permitted uses generally include offices, places of assembly or recreation, and higher-density residential uses.

All structures and buildings erected, altered or used in an SPU Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

29.1 Permitted Uses

1. 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:

- Art gallery
- Commercial school
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Funeral home
- Hospice
- Hospital
- Institutional uses
- Library
- Long-term care facility
- Medical facility
- Museum
- Office
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Retirement home
- Rooming house
- School
- Trade and technical school

2. The following uses are also permitted, subject to additional provisions:

- a) Existing single detached dwellings, semi-detached dwellings, and duplex dwellings, which may be used in part for professional or business offices.

b) The following uses are permitted within a permitted multi-storey office building and shall not exceed 4% of the total gross floor area:

- Personal service establishment
- Pharmacy
- Retail store

c) Service commercial uses shall be permitted on the ground floor of an apartment dwelling with 30 or more dwelling units, and shall be limited to a personal service establishment, pharmacy, or retail store. There shall be no exterior advertising and no direct access to the service commercial uses from the street. The total floor area of service commercial uses shall not exceed 40% of the ground floor area of the apartment dwelling.

In a development project which comprises two or more apartment dwellings, service commercial uses may be concentrated in one building, provided that the total floor area of such uses does not exceed 40% of the ground floor area of all buildings in the project.

29.2 Zone Standards

Provision	Requirement		
	Single-storey Buildings	Multi-storey Buildings	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)
a) Minimum Front Yard	6 m	6 m	6 m
b) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
c) Minimum Interior Side Yard	3 m on the driveway side and 1.5 m on the other side	4.5 m	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)
d) Minimum Exterior Side Yard	6 m	6 m	6 m

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Provision	Requirement		
	Single-storey Buildings	Multi-storey Buildings	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)
e) Minimum Rear Yard	10.5 m	7.5 m	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m
f) Maximum Lot Occupancy	30%	40%	40%
g) Maximum building height	11 m	20 m	11 m

29.3 Additional Provisions

29.3.1 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the minimum interior side yard requirement for linear rowhouse dwellings the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

29.3.2 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.

29.3.3 Landscaping Requirements for Non-Residential Uses

1. No less than 20% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.

29.3.4 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity areas, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this sub-section.

29.3.5 Reduced Rear Yard Requirements

Where a lot containing a single-storey building is less than 30 m deep, the required rear yard may be reduced and shall equal one half of the total lot depth.



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29.4 Exception Zones

29.4.1 SPU-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
SPU	SPU-1	N/A
Property Location: Marlborough Street (south of Montreal Road to Race Street) and Water Street East (from Adolphus Street to Marlborough Street)		
Uses		
i. Low density residential uses shall be permitted, including single detached dwellings, semi-detached dwellings, and duplex dwellings, in accordance with the Zone standards and applicable provisions in the RES 20 Zone.		

30 Zoning Map

The Zoning Map forms a Schedule of this Zoning By-law and establishes Zone boundaries in the City of Cornwall.