



Cornwall

Second Draft Zoning By-law

August 2021



wsp

Cornwall
ONTARIO CANADA



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August 2021

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City of Cornwall Comprehensive Zoning By-law

NOTE:

Revisions from the First Draft Zoning By-law (January 2021) are shown as follows:

- Additions are highlighted in blue
- Deletions are shown with a red ~~striketrough~~ in track changes

City of Cornwall Comprehensive Zoning By-law

Adopting By-law to be Inserted

The City of Cornwall Comprehensive Zoning By-law No. XXXX-XX came into effect on _____, 2021.

The following Table lists all of the City of Cornwall Zoning By-law Office Consolidations prepared to incorporate all amendments approved following _____, 2021. 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

City of Cornwall Comprehensive Zoning By-law

The following Table lists all of the approved amendments to the City of Cornwall Zoning By-law following _____, 2021.

By-Law Number	Date Passed by City Council	Effect of By-Law on Zoning By-Law Text and / or Zoning Map

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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. XXXX-XX 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 ~~excluding Cornwall Island~~.

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.

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

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respect to the erection of a building or structure, without complying with the requirements and regulations of the Raisin Region Conservation Authority.

3. Development 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.

~~1.9~~1.10 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.

~~1.10~~1.11 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.

~~1.11~~1.12 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.
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.

~~1.11.1~~ 1.12.1 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	
CN NC	Neighbourhood Commercial
CG GC	General Commercial
CBD	Central Business District

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Zone Symbol	Zone
LVD	Le Village District
CMU MUC	Mixed-Use Commercial
CH HC	Highway Commercial
CC	Community Commercial
CMD	Cotton Mills District
Institutional Zones	
IG GI	General Institutional
IMI MI	Major Institutional
Employment Zones	
EAL S	Employment Area Light Service
EAG L	Employment Area General Light
EAH G	Employment Area General 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 <i>Note: Will be revised to the Floodplain—Natural Hazards Overlay in future Drafts of the Zoning By-law</i>
Special Uses Zones	
SPU	Special Uses

~~1.11.2~~ 1.12.2 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.

~~1.11.3~~ 1.12.3 Exception Zones

Where a Zone symbol is followed by a dash and a number (e.g. "RES 10-1", "GCEG-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.

~~1.11.4~~ 1.12.4 Holding (H) Zones

1. On any parcel or area of land where a Zone symbol (e.g. RES 10, GCEG) 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.

~~1.11.5 Floodplain—Natural Hazards Overlay~~

~~1.11.6 Note: The Environmental Constraint—Floodplain (EC F) Zone be revised to an 'overlay' in future drafts of this Zoning By-law, based on ongoing discussions with the Raisin Region Conservation~~

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~~Authority. Revisions to the Floodplain limits (mapping) will be made based on updated floodplain mapping, as made available.~~

~~1.12~~ 1.13 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.

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2 Definitions

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

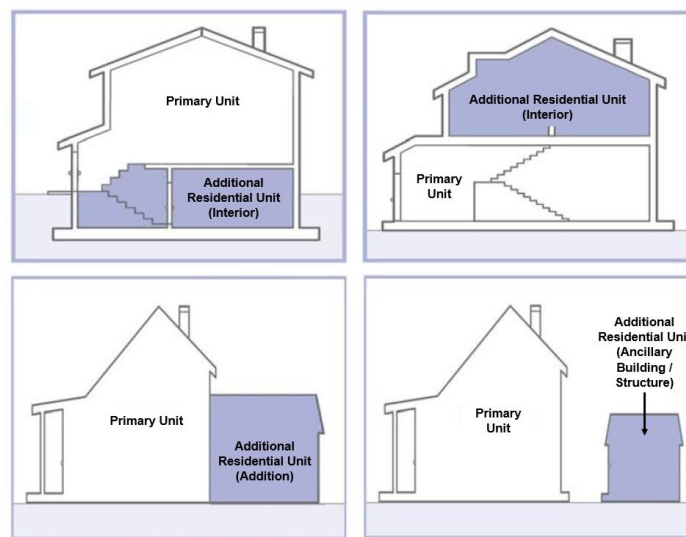
A

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 that are intended for the use of the unit only, which is secondary to a main dwelling unit, ~~and which~~ is contained within a permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling, or ~~which~~ is contained in a building or structure that is ancillary to a permitted single-detached dwelling, semi-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 adult entertainment establishment or of premises upon which an adult entertainment establishment is located.

Section 2 Definitions

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.
Agricultural feed store	means 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.

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.

Angular Plane

Shall mean a theoretical flat surface projecting over a lot, at an inclined angle measured horizontally from a lot line.

Animal hospital

shall mean a facility operated by one or more licensed veterinarians and associated staff which provides medical, surgical, or similar services for pets or livestock 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 in small quantity and may be sold.

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 heavy vehicles are displayed and sold, rented or leased.

Automobile repair garage 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 boarding / rooming house, hotel, or motel.

Boarding / rooming house

shall mean a residential dwelling in which the proprietor or principal occupant supplies furnished or unfurnished rooms for monetary gain or profit. A boarding house is distinguished from a rooming house by the serving of regular meals. The definition of a boarding / rooming house does not include a hotel, motel, or a residential dwelling.

Boarding / rooming unit

shall mean a furnished or unfurnished room, or suite of rooms including no more than two bedrooms, within a boarding house that constitutes an independent residential occupancy, but which is not self-contained and which requires access to other parts of the boarding house intended to serve the residents, including kitchen and sanitary facilities or common areas. The definition of a boarding / rooming unit does not include a dwelling unit.

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.

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.

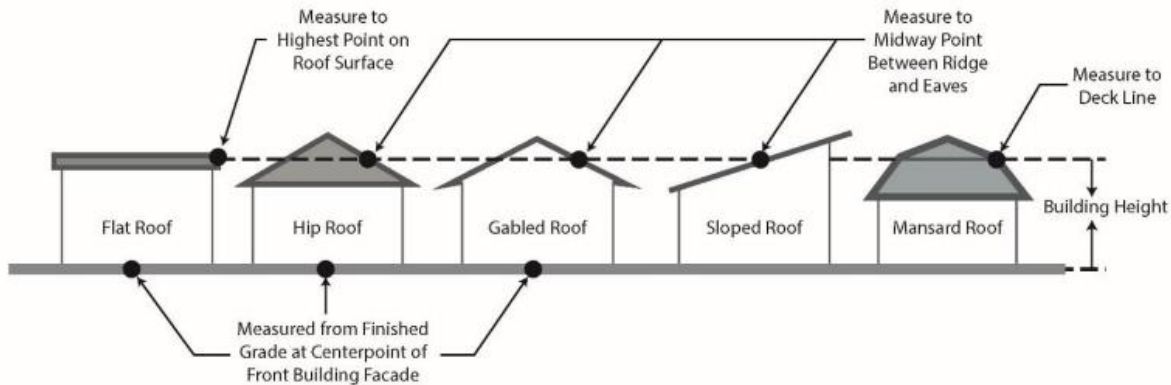
Building height

shall mean, when used with reference to a building, the vertical distance between the average finished grade at the base of a building and:

- a) In the case of a flat roof, the highest point of the roof surface or parapet, whichever is the greater;
- b) In the case of a mansard roof, the deck roof line; and
- c) In the case of a gabled, hip, or gambrel roof, the mean height between eaves and ridge;

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 ~~allied~~ chemicals but does not include any manufacturing, assembling or processing uses.

C

Call 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.

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 which is not fully enclosed by walls, doors, or windows.
Catering establishment	shall mean a place where food is prepared and then delivered for consumption elsewhere.
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.
Cinema	shall mean a place where movies are exhibited for public viewing.
Class I Industry (Light Industrial)	shall mean a place of business for a small scale, self-contained plant or 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 in the daytime only with infrequent movement of products and/or heavy trucks and no outside storage. Examples include: electronics manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, package and crafting services, small scale assembly, and auto parts supply.
Class II Industry (Medium Industrial)	shall mean a place of business for medium scale process and manufacturing with outdoor storage of wastes or materials (e.g., it has an open process) and where there are periodic or occasional outputs of fugitive emissions (e.g. noise, odour, dust and/or vibration). Shift operations may occur and there is frequent movement of products and/or heavy trucks during daytime hours. Examples include: dry cleaning services, printing establishments, paint spray booths, welding shops, courier and transport services, heavy vehicle repairs, bulk fuel storage, raw product storage (aggregates, logs/lumber), warehousing, and contractor's yard.

Section 2 Definitions

Class III Industry (Heavy Industrial)	shall mean place of business for uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations and similar uses that are intended to be secluded from residential or other sensitive land uses in order to limit and potential adverse effects on the environment or the surrounding areas and public health.
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.
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 government 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.

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.

D

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.

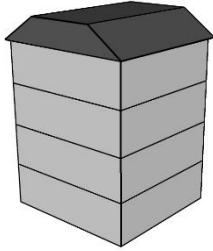
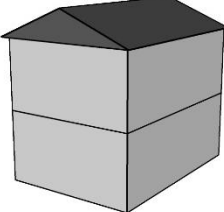
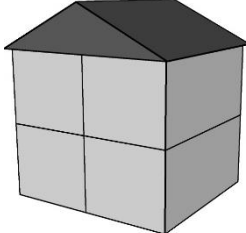
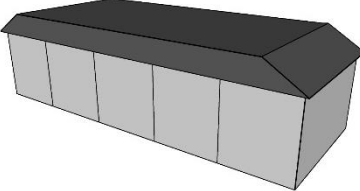
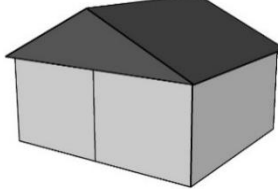
Driveway

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

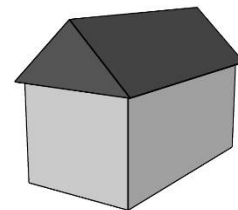
shall mean a building, or part thereof in the case of a mixed-use building, that contains one (1) or more dwelling units and is used or designed to be occupied exclusively as a home or residence where one (1) or more persons may sleep and prepare and serve meals, but shall not include hotels, motels, boarding / rooming houses or institutional uses.

Section 2 Definitions

Dwelling, apartment	shall mean a residential use building which contains four (4) 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 into three (3) to six (6) dwelling units sharing common open space, whether in one building or a group of buildings.	
Dwelling, rowhouse - linear	shall mean a building divided vertically into three (3) to six (6) 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.	

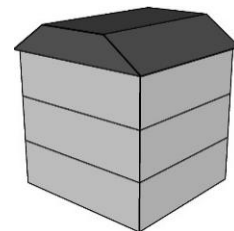
Dwelling, single-detached

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

Employee

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

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

Section 2 Definitions

sale directly to the public and may include storage for such goods, wares, merchandise, substances, or articles.

Farmers' market	shall mean the use of land, buildings, structures, or premises consisting of covered or uncovered areas and/or stands designed for individual vendors where fresh produce, prepared food and/or other products are periodically sold to the public, and is qualified by Farmers' Market Ontario as having greater than 50% (e.g. 50% + 1) of the vendors being producers of farm products 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; 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.
Flood plain	for river, stream and small inland lake systems, shall mean the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.
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.

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.

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 total floor area 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 or shelters.

H

Heavy industrial uses	See definition for Industrial, Heavy (Class III)
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Heavy vehicle	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 or farm vehicle as defined in that Act, and all other types of construction equipment, but excludes a motor vehicle.
Heavy vehicle and equipment sales and servicing	shall mean land, buildings, and structures used for the sale, rental, servicing and storage of heavy vehicles including farm vehicles or equipment, and transport trucks or trailers.
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 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 bar or restaurant shall be accessory and ancillary to the main hotel use.

I

**Industrial, Light
(Class I)**

shall mean a place of business for a small-scale, self-contained plant or 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 in the daytime only with infrequent movement of products and/or heavy trucks and no outside storage. Examples include: electronics manufacturing and repair, high technology industries, furniture repair and refinishing, beverage bottling, package and crafting services, small-scale assembly, and auto parts supply.

**Industrial, Medium
(Class II)**

shall mean a place of business for medium-scale process and manufacturing with outdoor storage of wastes or materials (e.g., it has an open process) and where there are periodic or occasional outputs of fugitive emissions (e.g. noise, odour, dust and/or vibration). Shift operations may occur and there is frequent movement of products and/or heavy trucks during daytime hours. Examples include: dry cleaning services, printing establishments, paint spray booths, welding shops, courier and transport services, heavy vehicle repairs, bulk fuel

storage, raw product storage (aggregates, logs/lumber), warehousing, and contractor's yard.

**Industrial, Heavy
(Class III)**

shall mean place of business for uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations and similar uses that are intended to be secluded from residential or other sensitive land uses in order to limit and potential adverse effects on the environment or the surrounding areas and public health.

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 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 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.

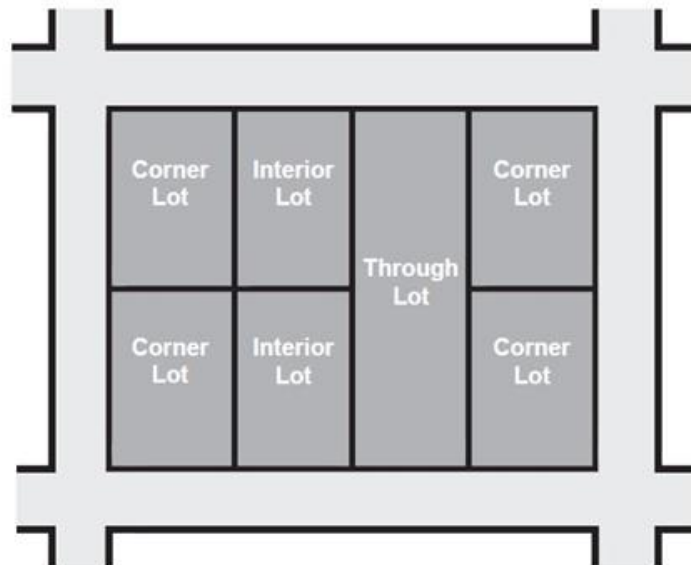
Library shall mean a public lending library.

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 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, and chronic care facilities.
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:

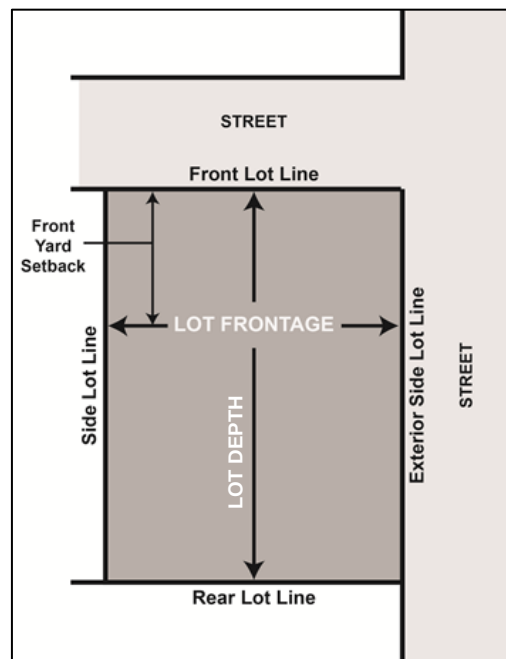


Lot area	shall mean the total horizontal area measured within the limits of the lot lines of a lot.
Lot frontage	shall mean the width of a lot measured between the intersection of the side lot lines with a line back from and parallel to the front lot line, at a distance equal to the minimum required 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 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 that lot line, not including a corner lot line, which abuts a street for the shortest distance, whether or not that line jogs or curves, and extending between the side lot lines, more or less for the full width of the lot, and where more than one such lot line exists, means a lot line which abuts the same street as the front lot line of an abutting lot.
Lot line, interior side	shall mean a lot line other than a front, rear, or exterior side lot line.

Section 2 Definitions

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 buildings or structures.
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M

Main	when used to describe a use, building, or structure, shall mean the primary use of land or of a building or structure.
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 ~~his or her~~ their practice, including a medical or dental laboratory.

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

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. Access to each unit is gained from outside the building as opposed to a common interior corridor. Accessory uses may include a restaurant, bar, or meeting facilities.

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, 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.

Open storage shall mean land used for the outdoor storage of goods; merchandise; equipment; vehicles; and materials for road maintenance, construction, building, or landscaping outside of a building or structure on a lot or portion thereof.

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, 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.

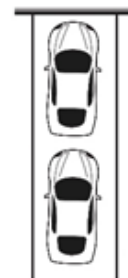
Parking lot shall mean a parking area used for the temporary parking of motor vehicles, but does not include the sale of new or used vehicles or the storing of impounded or wrecked vehicles.

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, private club for racquetball, hand ball, squash, lawn bowling, tennis, badminton, or other athletic facilities operated for profit, athletic and health club and a worker or union hall.

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.

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.

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 a public utility as defined in the Public Utilities Act, as amended, including water, artificial or natural gas, steam or hot water.

Q

Reserved for future use

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 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 and/or other material for the purpose of sale, exchange, reuse, or similar reason.
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.

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, or delicatessen.

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.

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 also 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.

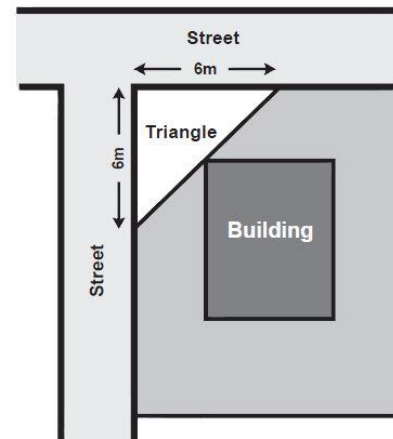
School, trade and technical means a school other than a private or public school that offers training in a manual, mechanical or technical trade in an industrial setting that involves the use of industrial equipment or materials.

Seasonal stationary food facility	shall mean a 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 means land and buildings used, rented or leased to persons for the storage of household and personal items including motor vehicles and recreational vehicles.
Seniors' residence	shall mean a building or a part of a building comprised of dwelling units and/or rooming units which is operated primarily for senior citizens, and which may include communal areas and areas for the serving of meals and ancillary health care, social support, counselling, personal service, and recreational services to serve residents. The definition of senior's residence shall not include a long-term care facility, boarding / rooming house.
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: 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 thereof used primarily to provide specialized goods and services, such as repair, cleaning, maintenance, security, construction or similar service, to industrial or commercial businesses, which may be conducted and / or provided on- or off-site at the location in need of such service.
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 m ²) 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.



Site alteration

in accordance with the Provincial Policy Statement, 2020, 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 m².

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 takes 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

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.

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.
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 allied chemicals.

X

Reserved for future use

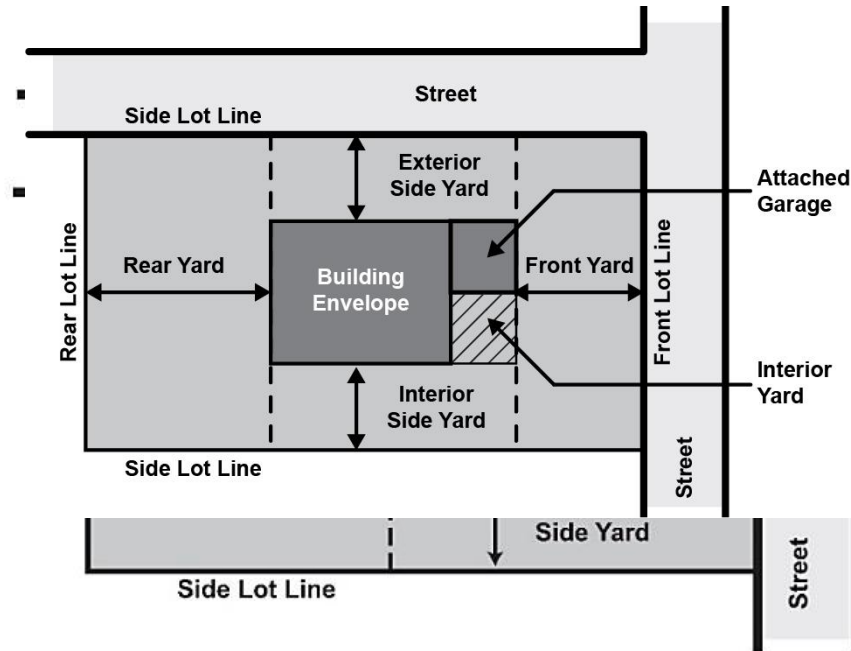
Y

Yard	shall mean an open, uncovered space appurtenant to a building or structure.
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Section 2 Definitions

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 building or structure on the lot, or the nearest open storage use on the lot.
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.

Section 2 Definitions

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3 General Provisions

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 uses: 4.6 m or 1 storey	4.6 m or 1 storey	Same as main building	Agricultural and other permitted uses: No restriction
	Other permitted uses: No restriction			Residential uses: Same as for Residential Zones
b) Maximum size	Residential uses: Total area of all accessory buildings not to exceed 10% of the lot area, with a	Commercial uses: Total area of all accessory buildings not to	Total area of all accessory buildings not to exceed 20% of the lot area	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
b) Maximum size	maximum floor area of 60 m ² for each accessory building, and with a maximum cumulative floor area of 93 m ² for all accessory buildings and structure on a lot, excluding pool and deck coverage.	exceed 10% of the lot area		
	Other permitted uses: No restriction	Residential uses and other permitted uses: Total area of all accessory buildings not to exceed 10% of the lot area, with a maximum floor area of 60 m ² for each accessory building, and with a maximum cumulative floor area of 93 m ² for all accessory buildings on a lot, excluding pool and deck coverage.		Residential uses: Same as for Residential Zones

Section 3 General Provisions

Provision	Requirements for Accessory Uses, Buildings, and Structures			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
b) Maximum size		Combined residential and non-residential uses: Total area of all accessory buildings not to exceed 20% of the lot area, with a maximum floor area of 60 m ² for each accessory building, and with a maximum cumulative floor area of 93 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

Provision	Requirements for Accessory Uses, Buildings, and Structures			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural 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
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

Section 3

General Provisions

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, accessory buildings associated with commercial uses shall be used for storage purposes only. 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~~ ~~watchperson, custodian, caretaker, or employee~~ 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 total area of all accessory buildings shall not exceed 5% of the lot area.
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 ~~Floodplain – Natural Hazards Overlay~~, 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.

3.1.1 Boathouses

5. 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.
6. 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.
7. A maximum of one single boathouse per lot of record shall be permitted.

8. A boathouse shall not include a guest cabin, sauna, plumbing, or cooking facility.
9. 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.
10. A boathouse shall not exceed 10% of the gross ground floor area of the primary dwelling or 55 m², whichever is smaller.
11. 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.

~~3.1.1~~ 3.1.2 Temporary Garage Structures

Notwithstanding any other provisions in this Section, a temporary garage structure or similar structure shall only be permitted between November 1st and April 30th in any calendar year; however, 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. 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).

~~3.1.2~~ 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.

Section 3

General Provisions

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 submitting an application for license 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 submitting an application for license 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:
 - 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 submitting an application for license 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 submitting an application for license 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 Ancillary Residential Uses

3.3.1 Additional Residential Units

1. A maximum of one (1) additional residential unit shall be permitted in a new or existing permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling, and a maximum of one (1) additional residential unit shall be permitted in a building or structure that is ancillary to and on the same lot as a new or existing permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling in a Residential Zone and other Zones where residential uses are permitted.
2. An additional residential unit shall not be permitted in an Employment Zone where an accessory dwelling unit is permitted for the use of an ~~employee~~ occupant whose residence on the premises is essential.
3. An additional residential unit shall not be permitted on small lot singles or on a lot that is legally non-complying with respect to ~~lot frontage and~~ lot area.
4. An additional residential unit shall not impact the streetscape character along the street where it is located.
5. An additional residential unit shall not be established prior to obtaining a building permit, and must comply with the Ontario Building Code and Fire Code, as amended.
6. An additional residential unit shall only be permitted where adequate public or private water and sanitary sewer services are available, **as determined in consultation with the City.**
7. If no construction is required to add an additional residential unit, then all that will be required is a "Change of Use Permit" as defined by the Ontario Building Code, as amended. At that time, the additional residential unit shall be assessed for its conformity to the Ontario Fire Code and Building Code and minimum safety standards as set out in Part 10 of the Code, as amended. The requirements of the Change of Use Permit only apply to those units created after July 1, 1993; otherwise the existing units are subject to the Fire Code only.
8. An additional residential unit which is located within the basement of a single-detached dwelling, semi-detached dwelling, or rowhouse dwelling, shall not be permitted if it is located on land ~~subject to~~ within the Environmental Constraint – Natural Heritage (EC-NH) Zone, **the Environmental Constraint – Floodplain (EC-F) Zone, Floodplain – Natural Hazards Overlay or on lands described in the subject to Lands Subject to Flooding flooding as identified in Sect Section ions 3.9, 3.9.1, and 3.9.2 of this By-law.**
9. Where an attached garage within a main dwelling unit is converted to establish an additional residential unit or a portion of an additional residential unit, such attached garage shall be included in the calculation of the gross floor area of the building.

Section 3

General Provisions

10. An additional residential unit shall not exceed 40% of the gross floor area of the main dwelling unit, except that when located in a basement, it may occupy the whole of the basement.
11. Where an additional residential unit is established in a building or structure that is ancillary to a permitted single-detached dwelling, semi-detached dwelling, or rowhouse dwelling, the additional residential unit shall be subject to the provisions for the main dwelling unit in the Zone in which it is located, except that the additional residential unit shall have a minimum rear yard setback of 3 m.
12. The establishment of an additional residential unit shall not result in any new doorway entrance added to the front wall of the main dwelling unit, whether before, during, or after the establishment of the additional residential unit.
13. Provision (12) of this Section does not:
 - a) Prohibit an internal lobby or vestibule within a common doorway entrance in the front wall;
 - b) Prohibit the creation of an additional residential unit within a main dwelling unit that already contains more than one (1) doorway entrance in the front wall;
 - c) Require the removal of a doorway entrance to a main dwelling unit that already contains more than one (1) doorway entrance in the front wall; nor
 - d) Prohibit the addition of one (1) doorway entrance along the front wall of a main dwelling unit on a corner lot where there is no doorway entrance along that front wall, but where there is a doorway entrance along the corner side wall of the main dwelling unit.
14. The doorway entrance that leads to an additional residential unit that is contained within the main dwelling unit is limited to locations on the ground floor only, except where the Ontario Building Code and Fire Code dictate otherwise.
15. The main dwelling unit and the additional residential unit must share the parking area and yards provided for the main dwelling unit, and no new driveway may be established.
16. Parking shall be provided for additional residential units in accordance with the Parking and Loading Space Requirements Section of this By-law.
17. The establishment of an additional residential unit must not reduce the number of parking spaces provided for the main dwelling unit below the minimum required by this By-law.
18. Notwithstanding any other provision in this By-law, 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.

3.3.2 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 floor area 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.

3.4 Arcades

~~1. Notwithstanding anything else in this By-law, stand-alone arcades are permitted to establish in all Commercial Zones.~~

~~2. A number of existing licensed operations shall be permitted to have an arcade as a main or accessory use at their present site and are identified by common name and municipal address as follows:~~

~~Olympia Bowl, 71 Ninth Street West (Lic. No. 086);~~

~~Nativity Hall, 301 McConnell Avenue (Lic. No. 100); and~~

~~A & F Billiards, 854 First Street East (Lic. Nos. 147, 152).~~

~~3.1.~~

3.5 Angular Planes

Where Zone standards of this By-law prescribe maximum building heights subject to the angular planes provisions of this Section, the following provisions shall apply.

1. Where maximum building height is subject to angular planes, the building shall fall within the required angular plane, and may be set back, stepped back, or terraced.
2. In the case of a lot line which abuts a street, the angular plane shall be measured at a 60 degree angle from the centreline of the abutting street.
3. In the case of a lot line which abuts a lot occupied by a residential use building that is 13.5 m in height or less, the angular plane shall be measured at a 60 degree angle from the lot line abutting the adjacent residential use building. Consideration should be given to transitioning building height downwards where abutting the residential use building through the use of terracing or stepped building heights.

Illustration of angular plane abutting street:

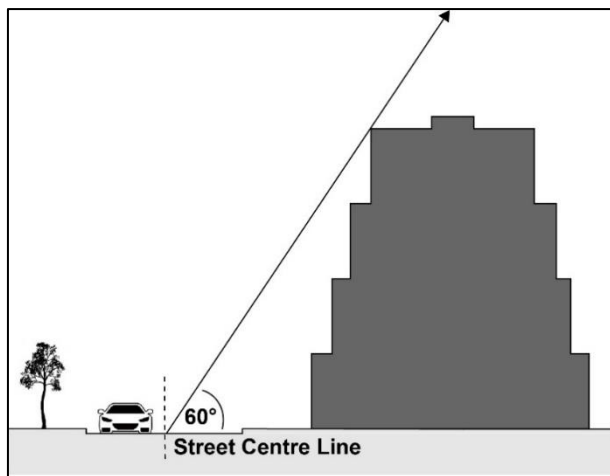
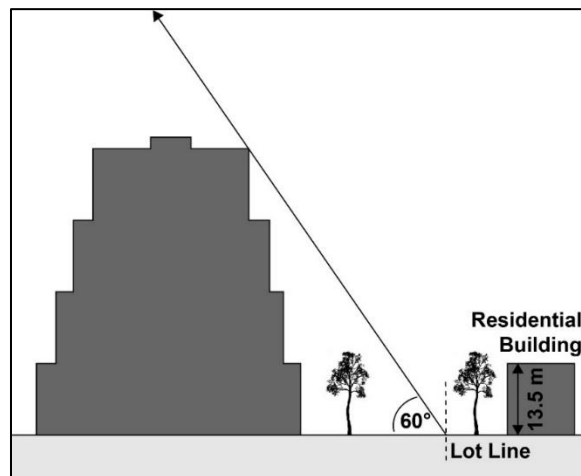


Illustration of angular plane abutting a residential use building:



3.53.6 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) The requirements for off-street parking for bed and breakfast establishments specified in Section 3.17 of this By-law shall be met;
- e) A bed and breakfast establishment shall not be subject to the requirements for home occupations in Section 1.13.10 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~~3.7 Boarding / Rooming Houses

1. A boarding / rooming house shall contain a minimum of three (3), but not more than twenty (20), boarding / rooming units, and may contain an office accessory to the boarding / rooming house.
2. A boarding / rooming house which has been converted from a single-detached dwelling shall contain a minimum of three (3), but not more than five (5) boarding / rooming units, and a total maximum occupancy of five (5) boarders or renters, exclusive of occupants under the age of 18. Each individual boarding / rooming unit shall not be occupied by more than two (2) boarders or renters, exclusive of occupants under the age of 18.
3. A boarding / rooming house which has been converted from a dwelling unit of a severed semi-detached dwelling shall contain no more than three (3) boarding / rooming units and a total maximum occupancy of three (3) boarders or renters, exclusive of occupants under the age of 18. Each individual boarding / rooming unit shall not be occupied by more than two (2) boarders or renters, exclusive of occupants under the age of 18.
4. A boarding / rooming unit within a boarding / rooming house shall not contain kitchen or sanitary facilities.
5. A boarding / rooming house shall not exist in combination with any other permitted use in the applicable Zone.

~~3.7~~3.8 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) No two (2) cannabis production and processing facilities may be located within 150 m of each other;
- c) A cannabis production and processing facility must be entirely conducted indoors, with no outdoor open storage, within a licensed building;
- d) 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;
- e) A cannabis production and processing facility shall not be conducted within a residential dwelling and shall not be permitted as a home occupation;
- f) A cannabis production and processing facility must be fenced and shall be subject to Site Plan Control to address applicable physical design standards;
- g) All facilities must be equipped with outdoor surveillance equipment; and
- h) A cannabis production and processing facility must not result in nuisance, such as odour or fumes.

3.83.9 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.
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 ~~subject to~~ the Environmental Constraint – Natural Heritage (EC-NH) Zone, **Environmental Constraint – Floodplain (EC-F) Zone, floodplain overlay** or on lands described in the Lands Subject to Flooding Section of this By-law.

- ~~4.—or on lands subject to flooding, as identified in Sections 3.9, 3.9.1, and 3.9.2 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.

3.9—Floodplain Overlay

~~Note: The Environmental Constraint—Floodplain (EC F) Zone will be revised to a 'Floodplain Overlay' in future drafts of this Zoning By-law, based on ongoing discussions with the Raisin Region Conservation Authority.~~

- ~~1.—On any lands subject to the floodplain Overlay, permitted uses shall be limited to the following:
 - a)—Agricultural uses, excluding any building or structures;
 - b)—Conservation uses, including conservation areas, forestry, reforestation and other activities connected with the conservation of soil and wildlife, but excluding any buildings;
 - c)—A 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
 - d)—A building or structure required by a public authority for flood or erosion control purposes.~~
- ~~2.—Residential uses shall be prohibited on any lands within the floodplain overlay.~~
- ~~3.—Notwithstanding any other provisions in this Section, no buildings or structure shall be located in the following areas:~~

- e) ~~In the case of all Conservation Authority floodline mapped watercourses, no building or structure should be located within 15 m of the top of bank of the watercourse;~~
- f) ~~Where no floodline mapping exists, no building or structure should be located within 30 m of the top of bank of any watercourse and; and~~
- g) ~~No building or structure shall be located closer than 7.5 m to the top of an embankment that is not situated adjacent to a watercourse.~~

3.9.1—Land 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 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) ~~No buildings or structures shall be erected on any lands lying between the South Branch of the Raisin River or its tributaries and a line parallel to, and at a distance of 100 feet measured at right angles from the centre line of the said river and its tributaries.~~
- 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 in an area lying below elevations of 57 metres (187.0 feet) Canadian Geodetic Datum (C.G.D.) on Lot 7, 58.5 metres (191.9 feet) C.G.D. on Lots 8 and 9, 59 metres (193.6 feet) C.G.D. on Lots 10 and 11, 59.5 metres (192.5 feet) C.G.D. on Lots 12 and 13, and 60 metres (197.0 feet) C.G.D. on Lots 14 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.~~

3.9.2—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 100 feet across Lots 9~~

~~to 12 inclusive; and of 50 feet across Lots 13 and 14 inclusive measured at right angles from the centre line of the drain and its tributaries.~~

- ~~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 basements shall be constructed under any buildings in areas lying below elevation 196 C.G.D. on Lots 9 to 14 inclusive.~~
- ~~d) No habitable floor shall be constructed at an elevation lower than 197 C.G.D. on Lots 9 to 14 inclusive.~~

~~2. On lands where the Boales Drain is buried, provisions (a) and (b) of this Section shall not apply.~~

3.10 Group Homes

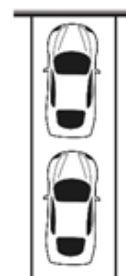
Group homes shall be permitted in all Residential Zones and in any other Zone where residential uses are permitted as a main use, provided that the group home is located within a dwelling type permitted in that Zone.

3.11 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.



3.12 Lands Subject to Flooding

1. No person shall use any lot or erect, alter or use any building or structure in those parts of Lots 7 to 16 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) No buildings or structures shall be erected on any lands lying between the South Branch of the Raisin River or its tributaries and a line parallel to, and at a distance of 100 feet measured at right angles from the centre line of the said river and its tributaries.
 - 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 in an area lying below elevations of 57 metres (187.0 feet) Canadian Geodetic Datum (C.G.D.) on Lot 7, 58.5 metres (191.9 feet) C.G.D. on Lots 8 and 9, 59 metres (193.6 feet) C.G.D. on Lots 10 and 11, 59.5 metres (1925.52 feet) C.G.D. on Lots 12 and 13, and 60 metres (1976.09 feet) C.G.D. on Lots 14 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.

3.12.1 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 100 feet across Lots 9 to 12 inclusive; and of 50 feet across Lots 13 and 14 inclusive measured at right angles from the centre line of the drain and its tributaries.
 - 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 basements shall be constructed under any buildings in areas lying below elevation 196 feet C.G.D. on Lots 9 to 14 inclusive.
 - d) No habitable floor shall be constructed at an elevation lower than 197 feet C.G.D. on Lots 9 to 14 inclusive.
2. On lands where the Boales Drain is buried, provisions 1(a) and (b) of this Section shall not apply.

3.123.13 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.

3.133.14 Marine Containers

1. Marine containers shall not be permitted in any Residential, Commercial, or Institutional Zones, or in any other Zone which permits residential uses as a main use.

2. Marine containers shall be permitted in any Employment Zone, subject to the following provisions:
 - a) A marine container shall be considered to be an accessory structure ancillary to the main use on a lot;
 - b) A marine container must be located in the rear yard and screened from view from the street and abutting properties. Screening requirements shall be determined by City Planning staff;
 - c) Setbacks for a marine container must include a 0.8 m side yard and rear yard setback, except for corner lots, where they must be located 6 m from the street;
 - d) 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;
 - e) 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;
 - f) A marine container shall be included in all calculations for the purpose of determining maximum lot occupancy of accessory buildings or structures; and
 - g) A building permit will be required for the construction and/or installation of a marine container.
3. 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.
- 3.4. 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 and materials incidental to construction, 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~~ **six (62)** in number; and
 - d) Be removed from the site within **60-30 days** of completing construction works.

~~3.14~~3.15 Multiple Buildings on a Lot

1. Multiple buildings are not permitted on a lot, except for shopping centres or unless otherwise specified in the Zone. 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.
2. In all Residential Zones and other Zones where residential uses are permitted, there shall be no more than one building on a lot being used for residential purposes except as specifically permitted elsewhere in this By-law. All other Zones shall be permitted to have multiple buildings on a lot, provided they comply to all other regulations of that specific Zone with respect to that lot.

~~3.15~~3.16 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.

~~3.16~~3.17 Non-Complying Buildings, Structures, and Lots

~~3.16.1~~3.17.1 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.

~~3.16.2~~3.17.2 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.

3.16.33.17.3 Use of Undersized or Small Lots

—Where a lot having less than the minimum lot area, depth 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.

Smaller Lots

Where a vacant building lot having a lesser frontage or area than that required in the applicable Zone is held under distinct and separate ownership from adjacent building lots at the time of the passing of this By-law as shown by the records of the Registry of Land Titles Office, a building may be erected and used on such a lot provided it complies with all other requirements of this By-law.

9-8

Depth of Lot	Depth of Rear Yard
30.4 m	10.5 m
29.8 m	10.3 m
29.2 m	10.0 m
28.6 m	9.7 m
28.0 m	9.4 m
27.4 m	9.1 m

1.—

- 2.1. 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.

~~3.16.4~~3.17.4 Expropriation and/or Road Widening

- a) 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; and
- b) If any legally existing lot would become 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.

~~3.17~~3.18 Non-Conforming Uses

~~3.17.1~~3.18.1 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.

~~3.17.2~~3.18.2 Reconstruction of a Damaged Existing Building

- a) 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.

- b) 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 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.

~~3.17.3~~ 3.18.3 Restoration of Buildings to a Safe Condition

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.

~~3.17.4~~ 3.18.4 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, or to a use which is authorized by the Committee of Adjustment pursuant to its powers under the Planning Act, as amended.

~~3.18~~ 3.19 Open Storage

1. Where permitted by this By-law, open 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 open storage area where it abuts Highway 401 or an adjacent lot in a Residential, Institutional or Open Space Zone.
2. Any areas used for open 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.

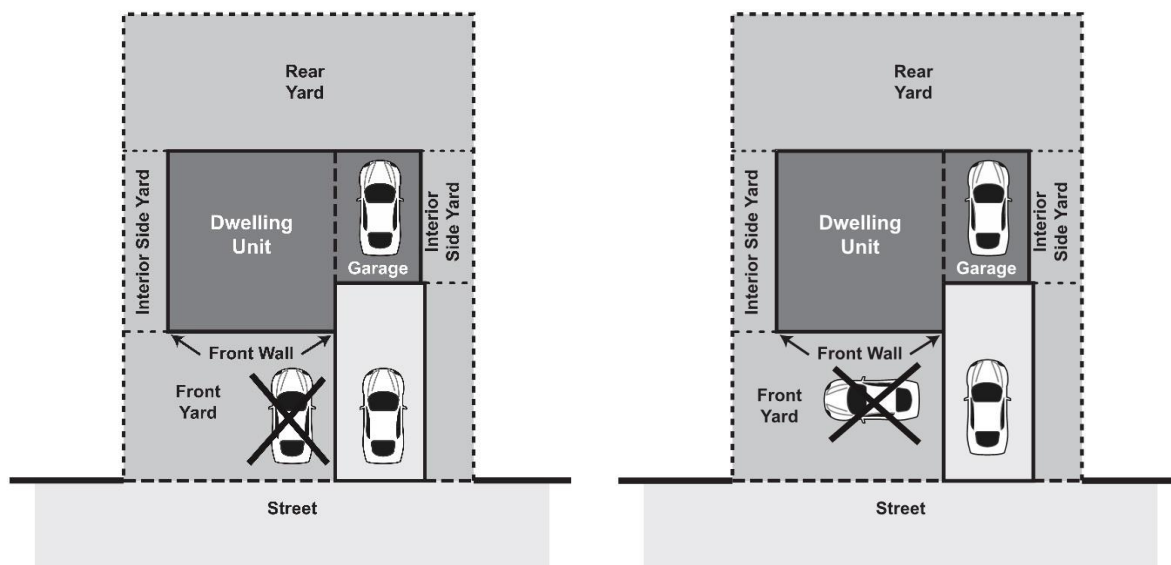
~~3.19~~3.20 Parking and Loading Space Requirements

~~3.19.13~~3.20.1 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 paved 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.

3.19.23.20.2 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.
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 and/or storage 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 of the area in the required front yard or exterior side yard not legally used for parking and/or storage shall be landscaped.

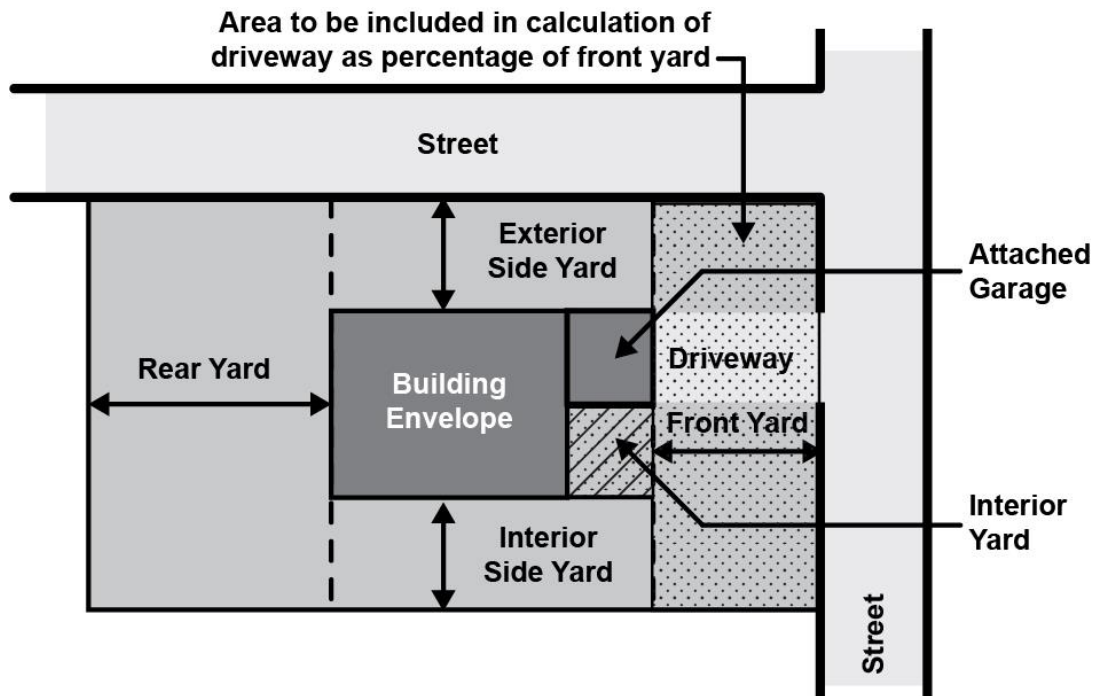
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6. Parking areas, parking lots, parking spaces, and related site access, aisles, and circulation areas provided for any shopping centre, commercial use, industrial use, institutional use or any mixed-use development (containing no more than 50% residential 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 shall have a minimum width of 3 m and a maximum width of 6 m, at street line, except as otherwise stated in the By-law.
9. A driveway for a dwelling containing one (1) to two (2) dwelling units leading from the roadway in a required front yard or ~~exterior~~ side yard may be used for temporary or second car parking. ~~Such temporary or second car parking shall not be used to calculate any required parking spaces for a home occupation, unless otherwise permitted in this By-law.~~
10. 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 paved with a suitable hard surface material or decorative pavers.
11. 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) The total area occupied by driveways, walkways, and surface parking shall not exceed 40% of the area of the ~~entire front yard, and interior side 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 figure below.~~ ~~In, defined by the front wall of the building to the front lot line from side lot line to side lot line, except in~~ the case of rowhouse dwellings located on interior streets, ~~where~~ 60% may be used on lots up to and including ~~6.1 m (20 feet) wide~~, and 50% on lots over ~~6.1 m (20 feet) wide~~. In no case shall these provisions result in a driveway

that is less than 3 m (10 feet) wide. On lots with converging lot lines (pie-shaped lots), the permitted ratio of hard surfacing to landscaped area is permitted to be 50%.

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



- b)d) 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.
- e)e) A driveway shall have a minimum width of 3 m and a maximum width of 6 m at street line. For narrow frontage lots, such as for rowhouse dwellings with a single garage, a driveway shall have a maximum width of 3.5 m.
- f)f) 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.

12. Nothing in this By-law shall apply to prevent the location of an underground parking area at a 0 m setback in 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.

~~3.19.3~~3.20.3 Prohibited Parking

1. The parking and/or storage of heavy commercial vehicles over 4,500 kg gross vehicle weight, except school buses, shall be prohibited in Residential Zones or on a lot used for residential purposes.
2. In Residential Zones, the parking of recreational vehicles and school buses shall not be permitted in the required front yard.
3. In Residential Zones, contractor and utility trailers are not permitted to be stored in the required front yard, if used for permanent storage purposes. The trailers are to be well-maintained and plated with a valid permit as required under the Highway Traffic Act at all times.

~~3.4.~~In Residential Zones, not more than one (1) business vehicle associated with a home occupation shall be permitted to be parked on a lot. Such 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.

~~3.19.4~~3.20.4 Parking Space Requirements

1. Each parking space shall have a minimum width of 2.75 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.
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.

~~3.19.5~~3.20.5 Parking Areas, Parking Lots, and Parking Aisles

1. 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.
2. Each parking area or parking lot designed for a maximum of twenty (20) parking spaces shall have access from the street by at least one (1) driveway with a minimum width of 3.7 m, provided that an existing building altered or used for any purpose for which a parking lot is required may be served by a driveway with a width of 3 m, if a greater width is not possible.
 3. "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.
 4. Where more than four (4) parking spaces are required to accommodate a development, the parking lot will be subject to a site plan approval. Where site plan control is not applicable, a site layout plan identifying the parking spaces, as well as landscaping details, etc. shall be submitted and approved by the City.
 5. An overall parking layout plan showing sufficient detail to determine compliance with the standards of this By-law shall be provided prior to submitting a building permit application.
 6. 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
41 to 55 degrees	4.3 m
56 to 70 degrees	6.5 m
71 to 90 degrees	6.7 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.

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7. Parking areas, parking lots, parking spaces, and related site access, aisles, and circulation areas shall be paved with suitable hard surface materials such as asphalt, concrete, or decorative 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;
 - b) In an Open Space Zone, the Environmental Constraint – Natural Heritage Zone, ~~or the Environmental Constraint – Floodplain Zone~~ ~~areas subject to the Floodplain – Natural Hazards Overlay~~, 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.
- ~~5~~.8. 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.
- ~~6~~.9. 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.
- ~~7~~.10. In the case of uses which require visitor parking spaces, these spaces shall be clearly identified.
- ~~8~~.11. 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.
- ~~9~~.12. 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.
- ~~10~~.13. 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.
- ~~11~~.14. Where a shopping centre parking area provides two hundred (200) or more parking spaces, provision shall be made for unobstructed pedestrian paths and crossings, and rights-of-way within the parking area, subject to site plan approval.
- ~~12~~.15. Temporary sales uses such as Christmas tree sales, garden centre sales, or such other uses located in parking lots, shall be permitted for a 60-day annual maximum 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.

3.19.63.20.6 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, bicycle parking spaces, or loading spaces results in a fraction, the applicable requirement shall be rounded up to the next whole number.

3.19.73.20.7 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 half (50%) 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
Boarding / rooming house	1 space per boarding / rooming 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	1 space per dwelling unit
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	1 space per home occupation where clients or customers are attended or served on site, in addition to 1 space per non-resident employee of a home occupation

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Land Use	Minimum Number of Parking Spaces
	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
Quadruplex dwelling	1 space per dwelling unit
Residential mobile home park	1 space per mobile home lot
Rowhouse dwelling	1 space per dwelling unit
Semi-detached dwelling	1 space per dwelling unit
Seniors' residence	0.5 spaces per dwelling unit
Single-detached dwelling	1 space per dwelling 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
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
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

Land Use	Minimum Number of Parking Spaces
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 6 seats of approved or licensed patron use, or 1 space per 5.5 m ² devoted for 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 6 seats of approved or licensed patron use, or 1 space per 5.5 m ² devoted for 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
Call centre	1 space per 20 m ² of gross floor area
Campground	0.5 spaces per campsite
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
Commercial school	5 spaces per classroom, plus additional spaces for any place of assembly, as required
Community centre	1 space per 50 m ² of gross floor area
Community garden	0 spaces

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Land Use	Minimum Number of Parking 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
Day care centre	1 space per 100 m ² of gross floor area
Drive-in theatre	20 spaces per 1 ha
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
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 or 1 per service space, which is greater
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
Heavy 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
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,

Land Use	Minimum Number of Parking Spaces
	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 1 space per kennel
Laboratory	1 space per 100 m ² of gross floor area
Library	1 space per 50 m ² of gross floor area
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 260 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
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 260 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 sportsfield 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

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Land Use	Minimum Number of Parking Spaces
Personal service establishment	1 space per 28 m ² of gross leasable area
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 5 spaces shall be provided 6 seats of approved or licensed patron use, or 1 space per 5.5 m² devoted for patron use, whichever is greater
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	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
Service commercial use	1 space per 28 m ² of gross floor area

Land Use	Minimum Number of Parking Spaces
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 260 m ²
Shopping centre	5.5 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	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
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
Warehouse	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
Wayside pit or quarry, portable asphalt plant, portable concrete plant	0 spaces
Wholesale establishment	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

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Land Use	Minimum Number of Parking Spaces
All other commercial uses not defined in this Section, except for outdoor patio facilities	1 space per 28 m ² of gross floor area

2. 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.
3. 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.

3.19.83.20.8 Minimum Visitor Parking Space Requirements

1. 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
Residential mobile home park	0.25 spaces per mobile home lot
Rowhouse dwelling	0.25 spaces per dwelling unit
Seniors' residence	0.25 spaces per dwelling unit

2. 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.
3. 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.

3.19.93.20.9 Minimum Bicycle Parking Space Requirements and Provisions

1. In all Zones, except for commercial uses on properties where there is no front yard, ~~the Central Business District Zone and Le Village District Zone,~~ 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, quadruplex dwelling, rowhouse dwelling developments consisting of six (6) or more units, triplex dwelling	0.5 per dwelling unit
Automotive supply store, gas station, personal service establishment, cinema, garden centre, hospice, hospital, hotel, motel	1 per 500 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, restaurant, retail food store, retail store, small- scale brewery	1 per 250 m ² of gross floor area
Commercial school, school	1 per 100 m ² of gross floor area
Continuum of care home	0.25 per dwelling unit
Cinema, garden centre, hospital, hotel, motel	1 per 1,000 m² of gross floor area
Self-storage facility	1 per 2,000 m ² of gross floor area
Seniors' residence	0.25 per dwelling unit

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 convenience 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:

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Bicycle Parking Space Orientation	Minimum Width	Minimum Space Length
Horizontal	0.6 m	1.8 m
Vertical	0.5 m	1.5-2 m

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

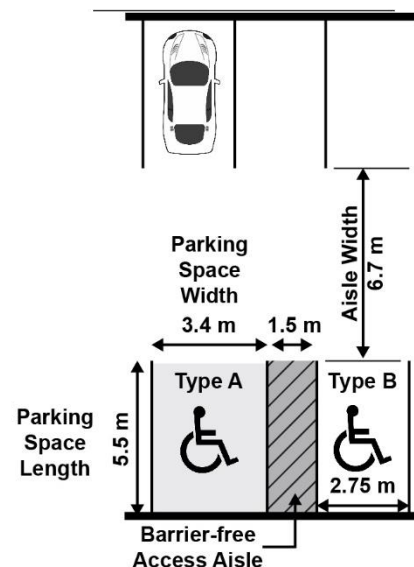
3.19.103.20.10 Barrier-Free Parking Requirements

- Where parking spaces are required in Section 3.20.7 of this By-law for any non-residential use ~~or any residential use which requires the provision of visitor parking spaces~~, 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 Section 3.20.7 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 3.20.7	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

- 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 off 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.
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 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 parking spaces shall be provided in accordance with the rates established in provisions 1 and 2 of this Section.
- 2.5. 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.
- 3.6. Barrier-free parking spaces shall have the following:
 - c) Type A - A minimum width of 3.45 m and a minimum length of 5.56 m;
 - a) Type B – A minimum width of 2.75 m and a minimum length of 5.5 m; and
 - b) 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) on a hard surface. Two (2) barrier-free parking spaces which are adjacent to one another may share one (1) barrier-free access aisle.
- 4.7. Barrier-free parking spaces shall be paved with hard surface materials, shall be reasonably level, and as accessible to the building entrance(s) as possible.



3.19.113.20.11 Loading Space Requirements

1. 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

2. 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.
3. Loading spaces shall not be located in any required front yard or yard abutting a street.
4. 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 paved 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.

3.203.21 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 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.

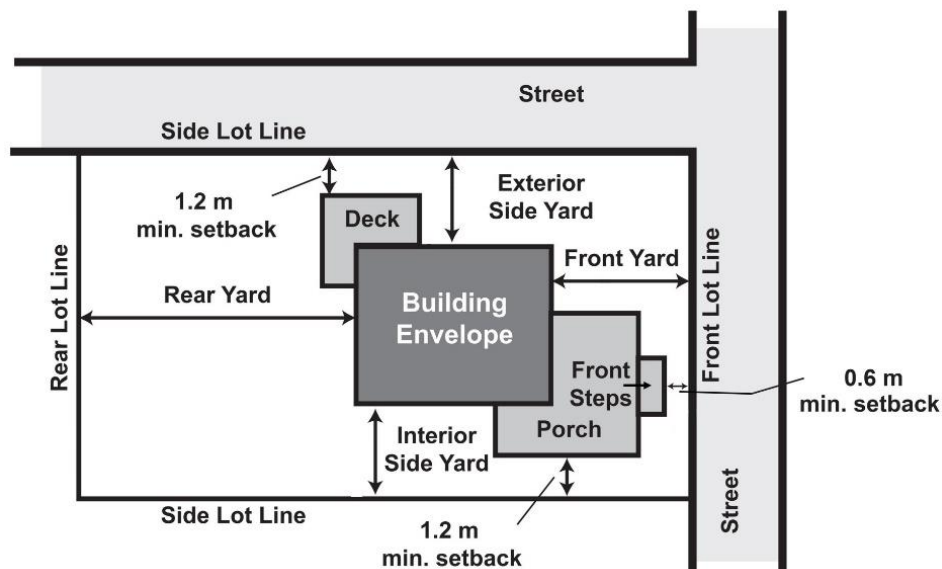
3.213.22 Permitted Projections into Required Yards

1. For any lot, including a legal non-complying lot, 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 0.6 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: 1.8 m, but no closer than 0.6 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 0.6 m to the lot line

Building Feature / Structure	Yard in which Projection is Permitted	Maximum Projection Permitted from Main Wall into Required Yard
	Required interior side yard	0.8 m, but no closer than 0.6 m to a lot line
d) Covered or uncovered balconies, decks, platforms, and verandahs, with a maximum of two enclosed sides, excluding those covered by canopies and awnings	Any required yard	1.8 m, but no closer than 1.2 m to a lot line
e) 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
f) 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:



~~3.22~~3.23 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.

~~3.23~~3.24 Public Lanes

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

~~3.24~~3.25 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.
2. Notwithstanding provision (1) of this Section, major facilities such as garages, workshops, office buildings, treatment plants, landfill sites, electricity generation facilities and transmission and distribution systems, 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 open storage of goods, materials, or equipment, except as permitted in the Zone in which they are located.

~~3.25~~3.26 Recycling / Salvage Uses

Recycling / salvage uses shall only be permitted in the Employment and Rural Area Zones.

~~3.26~~3.27 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;
- d) The structure or vehicle in which the use is located must be securely anchored, and where an undercarriage is present, it must be screened with a suitable material;
- e) Where the use provides seating, the site on which the use is located shall provide parking as per the parking requirements for a restaurant;

- f) Where seating is provided on site, appropriate washroom facilities are required, to the satisfaction of the City. In the case of a seasonal stationary food facility being located on the same site as a building with available washroom facilities, an Agreement of Use will be required to be registered on title and maintained in good standing.
- g) Where site plan control is not applicable, a site layout plan identifying the structure or vehicle, seating and parking if included, as well as landscaping details, etc. shall be submitted and approved by the City.

3.28 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 urban horticulture shall be limited to lots with a maximum lot size of 0.8 hectares.
- 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.

~~3.27~~ 3.29 Special Setbacks

~~3.27.1~~ 3.29.1 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.
3. Heavy industrial uses, as well as warehouses, shall have a minimum building setback of 15 m from the railway right-of-way.

3.29.2 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.

3.27.23.29.3 Development Abutting Watercourses and Waterbodies

1. Development, including the erection of buildings and structures, shall ~~not be permitted within~~ **require a minimum setback of** 30 m from the normal high water mark of a watercourse or waterbody, or ~~within 30 m~~ 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.

3.27.33.29.4 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)

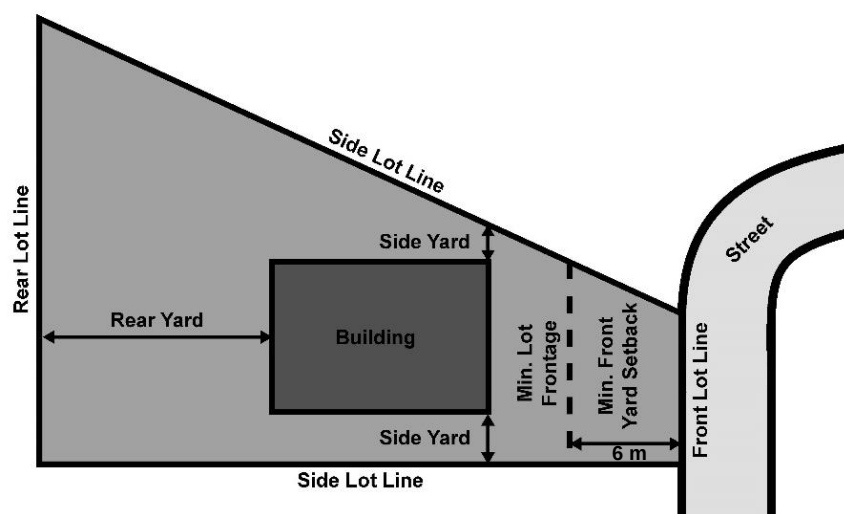
- a) The minimum recommended influence area of a Class II Industry shall be 300 m;
- b) No lands within the influence area of a Class II Industry shall be used for a sensitive land use, and vice versa. The influence area shall be calculated from property line to property line; and
- c) Where a reduced 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.

3.27.43.29.5 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.



~~3.27.5~~ 3.29.6 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.

~~3.27.6~~ 3.29.7 Right-of-way Protection

1. On all streets or rights-of-way of less than ~~20.1 m (66 feet)~~ in width, a right-of-way protection of ~~10.1 m (33 feet)~~ 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 ~~13.1 m (43 feet)~~ from the centre line in both directions shall apply, and all setbacks shall be measured from that line.

Street	From	To
Second Street	Robertson Avenue	Brookdale Avenue
Montreal Road	Danis Avenue	Dunbar Avenue
Brookdale Avenue	Water Street	Second Street
Pitt Street	Thirteenth Street	Highway 401
Sydney Street	Ninth Street	Balmoral Avenue 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 ~~12.1 m (38 feet)~~ from the centre line in both directions shall apply, and all setbacks shall be measured from that line.

Section 3 General Provisions

Street	From	To
Emma Avenue	Existing west limit	Pitt Street
Balmoral Avenue	Pitt Street	West Limit Lot 7
Marleau Avenue	McConnell Street	Iroquois Drive
Second Street	Power Dam Drive	Robertson Avenue
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) 13.1 m (43 feet) from the centre line of the present right-of-way to the north; and
 - ~~b) 19.05 m (62.5 feet)~~ from the centre line of the present right-of-way to the south.
 - ~~c) b)~~

3.283.30 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 may occur in the following locations, subject to licensing requirements:
 - a) Community centres;
 - b) Conference centres;
 - ~~d) c)~~ Hotels and motels;
 - ~~e) d)~~ Locations within a Commercial Zone where retail sales are permitted, including storefronts;
 - ~~f) e)~~ Parks and open spaces;
 - ~~g) f)~~ Performance and exhibition spaces;
 - ~~h) g)~~ Recreational and athletic facilities;
 - ~~i) h)~~ Schools;

- ~~h~~i) Temporary commercial vendors or markets; and
 - ~~k~~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 (1) of this Section.
 4. Temporary sales uses shall not include outdoor open 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.

~~3.29~~3.31 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 within the~~ Environmental Constraint – ~~Natural Heritage~~Floodplain (EC-FNH) Zone.
2. The minimum yard setback provisions of the applicable Zone and parking provisions do not apply to these temporary buildings, structures, or equipment.
3. 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.
4. 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.
5. 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 – ~~Natural Heritage~~Floodplain (EC-FNH) 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.
6. 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.

~~3.30~~3.32 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.

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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

4.2 Zone Standards

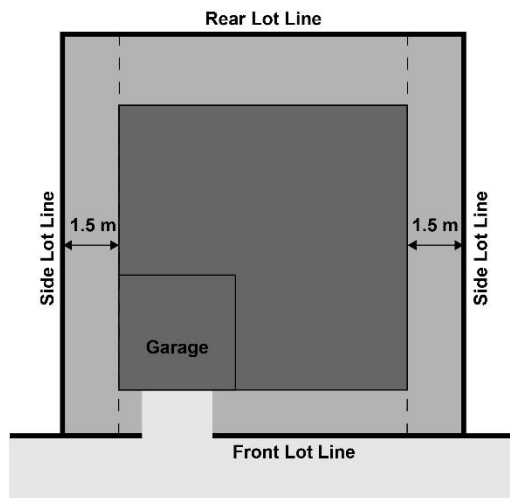
Provision	Requirement	
	Single-detached Dwelling	Other Permitted Uses
a) Minimum Lot Frontage		
i. Where both public water supply and sanitary sewers are available	15 m	
ii. Where either public water supply or sanitary sewers are available, but not both	22.5 m	
iii. Where neither public water supply nor sanitary sewers are available	38.1 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	9 m
d) Minimum Interior Side Yard Setback (see Figure following this table)		
i. Where an attached garage is provided, and where living space is provided above or behind the garage	3 m and 1.5 m on the garage side 1.5 m on each side	Equal to the height of the building, but in no case less than 6 m
i. Where an attached garage is provided, but there is no living space above or behind the garage	1.5 m and 0.8 m on the garage side	
ii. Where a carport is provided	1.5 m and 0.58 m on the carport side	
iii. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side 3 m	
e) Minimum Exterior Side Yard	6 m	Equal to the height of the building, but in no case less than 6 m
f) Minimum Rear Yard Setback	10.8 m	10.58 m
g) Maximum Lot Occupancy	35% (all main buildings)	33% (all main buildings)
h) Maximum Building Height	10 m	10 m

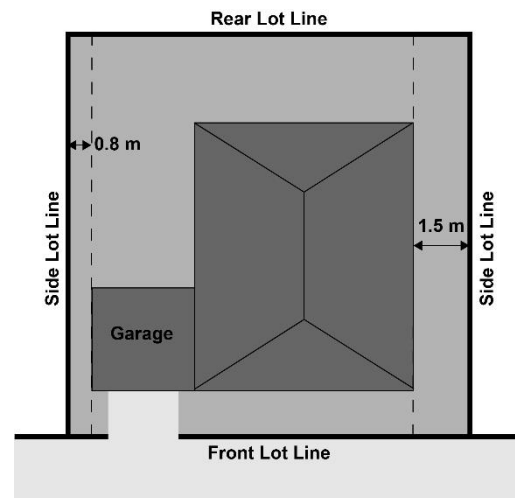


Section 4 Residential 10 (RES 10) Zone

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



Section 4.2 d) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 4.2 d) ii): Where an attached garage is provided, but there is no living space above or behind the garage

4.3 Additional Provisions

4.3.1 ~~Reduced Side Yard Setbacks~~

~~Notwithstanding the provisions of this Zone, where a permitted single detached dwelling provides an attached garage and no living space is provided behind or above the garage, the minimum interior side yard setback is 0.8 m on the garage side and 1.5 m on the other side.~~

4.3.24.3.1 Roof Overhang

In no case shall any roof overhang be closer than 0.15 m from any lot line.

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		
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		
Uses		
i. No additional residential units (formerly referred to as accessory apartments) under the Additional Residential Units Section of the Zoning By-law shall be permitted on those small lots in Phase 8 of the subdivision as indicated on the Draft Plan by Thompson Rosemont Group dated April 12, 2006.		
Standards		
ii. Lot 27 – Rear yard setback: 9 m;		
iii. Lot 32 – Rear yard setback: 7.5 m;		
iv. More than 25% of the lots in this phase may be small lots.		



Section 4

Residential 10 (RES 10) Zone

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. Lots 11 and 12 – Rear yard setback: 9 m; ii. Small lots on Lots 7, 8, 11, 14, 15, 16, 17, 18; iii. Lot area: 396 m ² ; iv. Lot frontage: 12 m; v. More than 25% of the subdivision are permitted to have small lot singles.		
Other		
vi. No additional residential units (formerly referred to as accessory apartments) under the Additional Residential Units Section of the Zoning By-law shall be permitted in the small lot singles of this subdivision; vii. 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		
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, 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

5.2 Zone Standards

Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
a) Minimum Lot Frontage				
i. Where both public water supply and sanitary sewers are available	15 m	18 m (9 m per dwelling unit)	15 m	15 m
ii. Where either public water supply or sanitary sewers are available, but not both	20 m	30 m (15 m per dwelling unit)	30 m	20 m

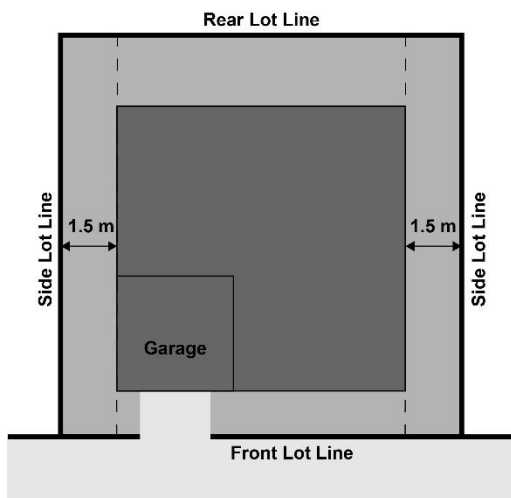
Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
a) Minimum Lot Frontage				
iii. Where neither public water supply nor sanitary sewers are available	38.1 m	38.1 m (19 m per dwelling unit)	38.1 m	38.1 m
b) Minimum Lot Area				
i. Where both public water supply and sanitary sewers are available.	464 m ²	600 m ²	600 m ²	464 m ²
ii. Where either public water supply or sanitary sewers are available, but not both.	696 m ²	929 m ²	929 m ²	696 m ²
iii. Where neither public water supply nor sanitary sewers are available.	2,788 m ²	2,788 m ²	2,788 m ²	2,788 m ²
c) Minimum Front Yard	6 m	6 m	6 m	9 m
d) Minimum Interior Side Yard (see Figure following this table)				
i. Where an attached garage is provided, and where living space is provided above or behind the garage	3 m and 1.5 m on the garage side 1.5 m on each side	3 m and 1.5 m on the garage side 1.5 m on the garage side	3 m and 1.5 m on the garage side 1.5 m on each side	N/A N/A Equal to the height of the building, but in no case less than 6 m
i. Where an attached garage is provided, but there is no living space above or behind the garage	1.5 m and 0.8 m on the garage side	0.8 m on the garage side	1.5 m and 0.8 m on the garage side	



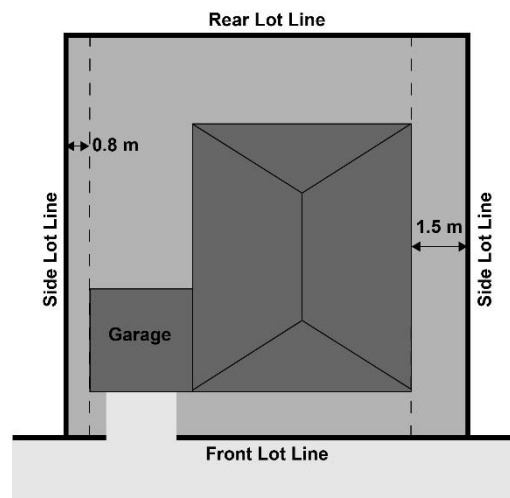
Section 5 Residential 15 (RES 15) Zone

Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
ii. Where a semi-detached dwelling has a garage of carport which does not abut the side yard	N/A	1.5 m	N/A	
iii. Where a carport is provided	1.5 m and 0.8 m on carport side	0.58 m on the carport side	1.5 m and 0.5 m on the carport side	
iv. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	3 m on the driveway side	1.5 m and 3 m on the driveway side	
e) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
f) Minimum Rear Yard	8 m	8 m	8 m	10.5 m
g) Maximum Lot Occupancy (all main buildings)	35%	40%	40%	40%
h) Maximum Building Height	10 m	10 m	10 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, and where living space is provided above or behind the garage



Section 5.2 d) ii): Where an attached garage is provided, but there is no living space above or behind the garage

5.3 Additional Provisions

~~Reduced Side Yard Setbacks~~

~~Notwithstanding the provisions of this Zone, where a permitted single detached dwelling, semi-detached dwelling, or duplex dwelling provides an attached garage and no living space is provided behind or above the garage, the minimum interior side yard setback is 0.8 m on the garage side.~~

5.3.1 Additions to Semi-detached Dwellings

Notwithstanding the provisions of this Zone, in the case of an existing semi-detached dwelling:

- The minimum side yard setback for a permitted addition is 1.5 m from the common lot line which divides the semi-detached dwelling units.
- The minimum side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.

5.3.2 Roof Overhang – Minimum Distance from Lot Line

In no case shall any roof overhang be closer than 0.15 m from any lot line.

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		
Uses		
i. No additional residential units (formerly referred to as accessory apartments) under the Additional Residential Units Section of the Zoning By-law shall be permitted on those small lots in Phase 8 of the subdivision as indicated on the Draft Plan by Thompson Rosemont Group dated April 12, 2006.		
Standards		
ii. Lots 23 to 26 – Rear yard setback: 9 m;		
iii. 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		
Uses		
i. No additional residential units under the Additional Residential Units Section of the Zoning By-law shall be permitted on those small lots in Phases 1 and 2 of the subdivision as indicated on the Draft Plan by Kirk Stidwill, O.L.S. dated March 28, 2013 Revision 2.		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-3	2013/198
Standards		
ii. Lots 1, 39 to 43 – Rear yard setback: 8 m; iii. Lots 2 to 8, 44 to 45 – Rear yard setback: 9 m; iv. Lot 46 – Lot frontage: 10.88 m.		
Other		
v. 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 north east 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 5, Lot 36 – Rear yard setback: 8 m; ii. Phase 8, Lots 1, 2, 3, 4, 5, 18, 19, and 20 – Rear yard setback: 9 m; iii. 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, and rowhouse dwellings, and some 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:

- Boarding / rooming house
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, duplex
- Dwelling, link-detached
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex
- Hospice
- Hospital
- Place of worship
- School
- Seniors' residence

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 Dwellings	Link-detached dwelling	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
a) Minimum Lot Frontage						
i. Interior lot	15 m	18 m (9 m per	15 m	18 m (9 m per	20.5 m, plus an additional 4.8 m per	33.5 m

Provision	Requirement for Low-density Residential Uses					
	Single-detached Dwelling	Semi-detached Dwelling	Duplex Dwellings	Link-detached dwelling	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
		dwelling unit)		dwelling unit)	unit in excess of 3	
a) Minimum Lot Frontage						
ii. Corner lot	15 m	18 m (9 m per dwelling unit)	15 m	21.5 m (10.75 m per dwelling unit)	20.5 m, plus an additional 10.9 m per unit	33.5 m
b) Minimum Lot Area	464 m ²	600 m ²	600 m ²	605 m ² (302.5 m ² per dwelling unit)	185 m ² per dwelling unit	185 m ² per dwelling unit
c) Minimum Landscaped Area	N/A	N/A	N/A	N/A	35 30%	35 30%
d) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard (see Figure following this table)						
i. Where an attached garage is provided, and where living space is provided above or behind the garage	1.5 m on each side	1.5 m on the side	1.5 m on each side	See additional provisions	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)

Section 6 Residential 20 (RES 20) Zone



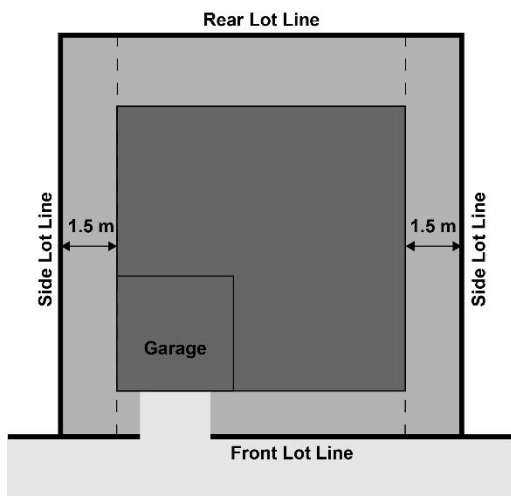
Provision	Requirement for Low-density Residential Uses					
	Single-detached Dwelling	Semi-detached Dwelling	Duplex Dwellings	Link-detached dwelling	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
garage is provided						
ii. Where an attached garage is provided, but there is no living space above or behind the garage	1.5 m and 0.8 m on the garage side	0.8 m on the garage side	1.5 m and 0.8 m on the garage side			
Where an attached carport is provided	1.5 m and 0.8 m on the carport side	0.8 m on the carport side	1.5 m and 0.8 m on the carport side			
iii. Where a semi-detached dwelling has a garage or carport which does not abut the side yard	N/A	1.5 m	N/A			
Where no attached garage or carport is provided						
iv. Where a carport is provided	1.5 m and 0.8 m on the carport side	0.5 m on the carport side	1.5 m and 0.5 m on the carport side			

Provision	Requirement for Low-density Residential Uses					
	Single-detached Dwelling	Semi-detached Dwelling	Duplex Dwellings	Link-detached dwelling	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
v. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	3 m on the driveway side	1.5 m and 3 m on the driveway side			
e)f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	8 m	8 m	8 m	8 m	8 m	N/A
h) Maximum Lot Occupancy (all main buildings)	35%	40%	40%	40%	35%	35%
i) Maximum Building Height	10 m	10 m	10 m	10 m	10 m	10 m

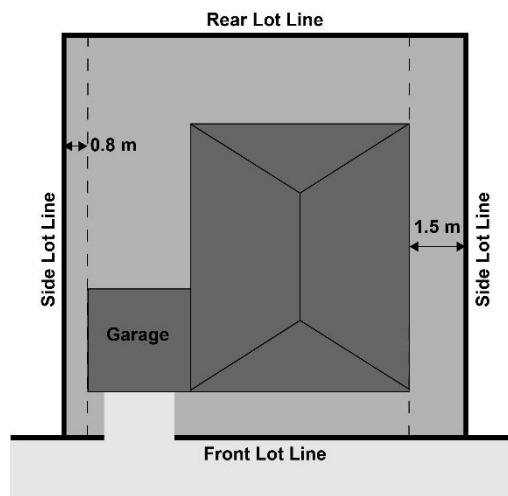


Section 6 Residential 20 (RES 20) Zone

Illustration of Section 6.2 e) Minimum Interior Side Yard Setback Requirements



Section 6.2 e) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 6.2 e) ii): Where an attached garage is provided, but there is no living space above or behind the garage

6.2.2 Medium-density Residential and Non-Residential Uses

Provision	Requirement for Medium-density Residential and Non-Residential Uses		
	Triplex Dwelling	Quadruplex Dwelling	Other Permitted Uses
a) Minimum Lot Frontage			
i. Interior lot	22.5 m	22.5 m	22.5 m
ii. Corner lot	22.5 30 m	22.5 30 m	22.5 30 m
b) Minimum Lot Area	700 m ²	700 m ²	700 m ²
c) Minimum Landscaped Area	35% 30% - See additional provisions	30% - See additional provisions 35%	30% - See additional provisions 35%
d) Minimum Front Yard	6 m	6 m	9 m

Provision	Requirement for Medium-density Residential and Non-Residential Uses		
	Triplex Dwelling	Quadruplex Dwelling	Other Permitted Uses
e) Minimum Interior Side Yard	4.5 m on one side and 3 m on the other side	4.5 m on one side and 3 m on the other side	Equal to the height of the building, but in no case less than 6 m
f) Minimum Exterior Side Yard	4.5 m on one side and 3 m on the other side 6 m	4.5 m on one side and 3 m on the other side 6 m	
g) Minimum Rear Yard	10.8 m	10.8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	30 35%	30 35%	40%
i) Maximum Building Height	10 m	13.5 m	13.5 m

6.3 Additional Provisions

6.3.1 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. In the case of link-detached dwellings over one (1) storey in height with an attached garage of carport, the side yard may be reduced to 1.25 m.
3. In the case of a 1.5 to 2 storey link-detached dwelling where the side yard is reduced, no living space shall be closer than 1.85 m to the lot line.
4. In the case of a 2.5 to 3 storey link-detached dwelling where the side yard is reduced, no living space shall be closer than 2.5 m to the lot line.
5. Each link-detached dwelling shall be provided with an attached garage or an attached carport.



Section 6

Residential 20 (RES 20) Zone

6.3.2 Linear Rowhouse Dwellings

The minimum side yard setback for additions erected after a severance along an existing common property line between row house units shall be 1.5 m. 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.

6.3.3 Requirements for Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. The maximum number of dwelling units is 70.
3. A minimum outdoor area of 78 m² per unit shall be provided.
4. An outdoor privacy area shall be provided for each dwelling unit and shall be physically screened on all sides except for access to the unit and the minimum distance to the outer edge of the privacy area from the face of the wall of the dwelling unit shall not be less than 6 m and shall be the full width of the said dwelling unit.

6.3.4 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.

~~Reduced Side Yard Setbacks~~

~~Notwithstanding the provisions of this Zone, where a permitted single detached dwelling, semi-detached dwelling, or duplex dwelling provides an attached garage and no living space is provided behind or above the garage, the minimum interior side yard setback is 0.8 m on the garage side.~~

6.3.5 Landscaping Requirements for Triplex Dwellings and Quadruplex Dwellings

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.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.

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 townhouse 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.		



Section 6

Residential 20 (RES 20) Zone

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		
Uses		
i. No additional residential units (formerly referred to as accessory apartments) under the Additional Residential Units Section of the Zoning By-law shall be permitted in the small lot singles or townhouse lots (carriage homes) in Bellwood Ridge Subdivision.		
Standards		
Single-detached dwelling lots: ii. Lot frontage: 11.6 m; iii. Lot area: 381 m ² ; iv. More than 25% of the lots in this subdivision may be small lot singles. Townhouse dwelling lots: v. Rear yard setback: 10.5 m (34.5 ft); vi. Side yard setback: 2.3 m (7.5 ft); vii. The rear yard setback and side yard setback exceptions shall not apply to corner lots; viii. Lot occupancy: 43%.		
Other		
ix. All townhouse 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		
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:		
ii. Minimum lot frontage: 12 m;		
iii. Minimum lot area: 654 m ² .		
Other		

Section 6 Residential 20 (RES 20) Zone



- iv. All units must include an attached carport or garage.

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:		
v. Minimum side yard setback: 1.21 m;		
vi. Minimum rear yard setback: 8 m;		
vii. Maximum lot occupancy: 38%.		
Semi-detached dwellings:		
viii. Minimum side yard setback: 1.21 m;		
ix. Minimum rear yard setback: 8 m;		

6.4.11 RES 20-11(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-11(H)	N/A
Property Location: Roll No. 03000419402, 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 City, in accordance with the City's Official Plan.		

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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, quadraplex, 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:

- Boarding / rooming house
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Hospice
- Hospital
- Place of worship
- School
- Seniors' residence

7.2 Zone Standards

Provision	Requirement					
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruple x dwelling	Apartment Dwelling	Other Permitted Uses
a) Minimum Lot Frontage						
i. Interior lot	20.5 m, plus an additional 4.8 m per	33.5 m	30 m	30 m	30 m	30 m

Provision	Requirement					
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruple x dwelling	Apartment Dwelling	Other Permitted Uses
	unit in excess of 3					
a) Minimum Lot Frontage						
ii. Corner lot	20.5 m, plus an additional 10.59 m per unit	33.5 m	30 m	30 m	30 m	30 m
b) Minimum Lot Area	185 m ² per dwelling unit	185 m ² per dwelling unit	930 m ²	930 m ²	930 m ²	930 m ²
c) Minimum Landscaped Area	35%30%	350%	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	9 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)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m	4.5 m	4.5 m	Equal to the height of the building, but in no case less than 6 m
f) Minimum Exterior Side Yard	6 m	6 m	4.56 m	4.56 m	6 m	Equal to the height of the building,



Section 7 Residential 30 (RES 30) Zone

Provision	Requirement					
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruple x dwelling	Apartment Dwelling	Other Permitted Uses
						but in no case less than 6 m
g) Minimum Rear Yard	13.5 m	N/A	8 m	8 m	8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	35%	35%	40%
i) Maximum Building Height	10 m	10 m	10 m	13.5 m	5 storeys up to a maximum of 20 m, and subject to the provisions of the Angular Planes Section	13.5 m

7.3 Additional Provisions

Landscaping Requirements for Triplex Dwellings, Quadruplex Dwellings, and

7.3.1 Apartment Dwellings

12. 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.

13. Not more than 50% of the landscaped area shall be hard landscaping.

14. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
15. For the purposes of determining the required amount of ~~open space and~~ landscaped area where two or more 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.		

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.		



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 some 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

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:

- | | |
|----------------------------|-----------------------------------|
| • Boarding / rooming house | • Hospice |
| • Community centre | • Hospital |
| • Continuum of care home | • Place of assembly or recreation |
| • Day care centre | • Place of worship |
| • Dwelling, apartment | • School |
| • Dwelling, quadruplex | • Seniors' residence |
| • Dwelling, rowhouse | • Service commercial uses |
| • Dwelling, triplex | |

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

The following service commercial uses may be permitted within a permitted apartment dwelling containing more than 30 units where located on the ground floor or in the basement and where the total floor area of such uses does not exceed 4% of the building's gross floor area:

- | | |
|----------------------------------|----------------|
| • Personal service establishment | • Retail store |
| • Pharmacy | |

8.2 Zone Standards

Provision	Requirement					
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruple x dwelling	Apartment dwelling	Other Permitted Uses
a) Minimum Lot Frontage						
i. Interior lot	20.5 m, plus an additional 4.8 m per unit in excess of 3	33.5 m	30 m	30 m	30 m	30 m
ii. Corner lot	20.5 m, plus an additional 10.95 m per unit	33.5 m	30 m	30 m	30 m	30 m
b) Minimum Lot Area	185 m ² per dwelling unit	185 m ² per dwelling unit	930 m ²	930 m ²	930 m ²	930 m ²
c) Minimum Landscaped Area	30%	30%	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	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable	4.5 m	4.5 m	4.5 m	4.5 m



Section 8 Residential 40 (RES 40) Zone

Provision	Requirement					
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruple x dwelling	Apartment dwelling	Other Permitted Uses
	to end units only)	to end units only)				
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m	Equal to the height of the building, but in no case less than 6 m
g) Minimum Rear Yard	8 m 13.5 m	N/A	8 m 7.6 m	8 m 7.6 m	8 m 7.6 m	10.6 5 m
h) Maximum Lot Occupancy (all main buildings)	30% 35%	30% 35%	N/A 35%	N/A 35%	N/A 35%	40%
i) Maximum Building Height	10 m	10 m	10 m	13.5 m	30 m, subject to the provisions of the Angular Planes Section 27.5 m	13.5 m

8.3 Additional Provisions

8.3.1 Landscaping Requirements for Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. The gross floor area of an apartment dwelling shall not exceed twice the lot area.
2. The following open space provisions shall apply to apartment dwellings:
3. Minimum open space shall be provided in accordance with the following table:

Gross Floor Area as % of Lot Area	Minimum Open Space as % of Lot Area
Less than 1.0	30%
1.0—1.25	40%
1.26—1.5	50%
1.51—2.0	60%

1. No less than ~~35~~30% of the lot area ~~required open space~~ 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.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
- ~~2.4.~~ For the purposes of determining the required amount of ~~open space and~~ landscaped area where two or more apartment dwellings ~~buildings~~ 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
 - ~~H~~b) Each portion shall be deemed to be a lot for the purposes of this sub-section.

8.3.2 Service Commercial Uses

1. Service commercial uses shall be located on the ground floor or in the basement of the apartment dwelling. 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 4% of the gross 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 4% of the gross 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
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

Provision	Requirement	
d) Minimum Lot Frontage	i. Single width units: 9.57 m	
	ii. Double width units: 12.1 m	
	iii. Corner lot: 15.2 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.

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.



Section 9 Residential 50 (RES 50) Zone

- b) The minimum side yard setback shall be 6 m.
- c) The minimum rear yard setback shall be 10.56 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: 2201 Power Dam Drive (Mobile Home Park North & South of Tollgate Road, Concession 3)		
Other		
The following provisions apply: iii. Sewers and watermains are made available to the site and that the development take place in accordance with subdivision design standards; iii. Surface drainage of the low areas is improved; iv. The course of the drainage ditch is not altered; v. The low and swampy areas are raised to the adjacent land; and vi. 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 (CNC) Zone

10 Neighbourhood Commercial (CNC) Zone

The Neighbourhood Commercial (CNC) 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 CNC 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:

- Arcade
- Art gallery
- Day care centre
- Dwelling unit, accessory to a commercial use
- Community centre
- Convenience store
- Library
- Medical facility
- Museum
- Personal service establishment
- Place of assembly or recreation
- Restaurant
- Retail food store
- Retail store, limited to a pharmacy

10.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	464 600 m ²
b) Minimum Lot Frontage	20 15 m
c) Minimum Front Yard	6 m

Provision	Requirement	
d) Minimum Interior Side Yard	i. Where abutting a Residential Zone	12 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	18 10 m
	ii. Where abutting a non-Residential Zone	11 6 m
g) Maximum Building Height	10 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.
2. No garbage receptacle shall be located within 9 m of a Residential Zone.



Section 10 Neighbourhood Commercial (CNC) 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.

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Section 11 General Commercial (€G€G) Zone

11 General Commercial (€G€G) Zone

The General Commercial (€G€G) 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 €G€G 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:

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

11.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	600 m ²

Provision	Requirement	
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	12 13.5 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
- 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:

- Arcade
- 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
- Garden centre
- Hospice
- Hospital
- Hotel
- Institutional uses
- Office
- Parking garage
- Parking lot
- Personal service establishment
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Restaurant
- Retail food store
- Retail store
- School
- Seniors' residence
- Small-scale brewery

12.2 Zone Standards

12.2.1 Non-Residential Uses

Provision	Requirement for Non-Residential Uses
a) Minimum Lot Area	400 500 m ²
b) Minimum Lot Frontage	20.5 m
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, subject to the provisions of the Angular Planes Section 27.5 m

12.2.2 Residential Uses

Provision		Requirement for Residential Uses				
		Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
a) Minimum Lot Frontage	i. Interior lot	20.5 m, plus an additional 4.8 m per unit in excess of 3	33.5 m	30 m	30 m 0 m	30 m 0 m
	ii. Corner lot	20.5 m, plus an additional	33.5 m	30 m 0 m	30 m 0 m	30 m 0 m

Section 12

Central Business District (CBD) Zone



Provision		Requirement for Residential Uses				
		Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
		10.9 m per unit				
b) Minimum Lot Area		185 m ² per dwelling unit	185 m ² per dwelling unit	930 m ²	930 m ² 0-m²	930 m ² 0-m²
c) Minimum Landscaped Area		35 30%	35 30%	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
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)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m	4.5 m	4.5 m
f) Minimum Exterior Side Yard		6 m	6 m	6 m	6 m	6 m
g) Minimum Rear Yard		13.58 m	N/A	7.68 m	7.68 m	7.68 m
h) Maximum Lot Occupancy (all main buildings)		30 35%	30 35%	0 35%	0 35%	0 35%

Provision	Requirement for Residential Uses				
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
i) Maximum Building Height	10 m	10 m	10 m	13.5 m	30 m, subject to the and in accordance with provisions of the Angular Planes provisions of Section 3.527.5 m

12.3 Additional Provisions

12.3.1 Setbacks from Street Centreline

1. ~~Notwithstanding In addition to any applicable front yard requirements of this Zone~~ The following minimum setbacks from the street centreline apply:
 - a) ~~Notwithstanding the Right-of-way Protection Section of this By-law~~, for nNon-residential uses: 10 m
 - b) ~~Subject to the requirements of the Right-of-way Protection~~ ~~Right of way Protection~~ Section of this By-law, for rResidential uses: 6 m
2. 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.



Section 12

Central Business District (CBD) Zone

~~12.3.2~~ Landscaping Requirements for Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

~~12.3.3~~ The gross floor area of an apartment dwelling shall not exceed twice the lot area.

~~12.3.4~~ The following open space provisions shall apply to apartment dwellings:

~~12.3.5~~ **12.3.2** Minimum open space shall be provided in accordance with the following table:

Gross Floor Area as % of Lot Area	Minimum Open Space as % of Lot Area
Less than 1.0	30%
1.0—1.25	40%
1.26—1.5	50%
1.51—2.0	60%

~~1.~~

1. No less than ~~35~~30% of the lot area ~~required open space~~ 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.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
- ~~2.~~4. For the purposes of determining the required amount of ~~open space and~~ landscaped area where two or more apartment dwellings ~~buildings~~ 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.

~~12.3.6~~ Landscaping Requirements for Triplex Dwellings and Quadruplex Dwellings

- ~~1.~~ No less than 35% of the required open space 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.~~

~~3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.~~

~~12.3.7~~ 12.3.3 Required Front Yards - Pitt 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.

~~except for the area bounded by Pitt Street, First Street, Amelia Street and Water Street.~~

~~12.3.8~~ 12.3.4 Dwelling Units Above Non-residential Uses

Dwelling units are permitted to be located above any non-residential use permitted in this Zone.

~~12.3.9~~ 12.3.5 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.		



Section 12 Central Business District (CBD) Zone

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Section 13 Le Village District (LVD) Zone

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:

- Arcade
- Bar
- Brewpub
- Commercial school
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Financial institution
- Funeral home
- Gas station
- Hospice
- Hospital
- Hotel
- Institutional uses
- Motel
- Office
- Parking lot
- Personal service establishment
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- School
- Self-storage facility
- Seniors' residence
- Small-scale brewery

13.2 Zone Standards

13.2.1 Non-Residential Uses

Provision	Requirement for Non-Residential Uses
a) Minimum Lot Area	400 m ²
b) Minimum Lot Frontage	20.5 m
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, subject to the provisions of the Angular Planes Section 30-m

13.2.2 Residential Uses

Provision	Requirement for Residential Uses			
	Rowhouse Dwellings	Triplex Dwellings	Quadruplex Dwellings	Apartment Dwellings
a) Minimum Lot Area	185 m ² per dwelling unit 500 m ²	930 m ²	930 m ²	930 m ² 0-m ²
b) Minimum Lot Frontage	20.5 m	30 m	30 m	30 m
c) Minimum Front Yard	6 m	6 m	6 m	6 m



Section 13 Le Village District (LVD) Zone

Provision	Requirement for Residential Uses			
	Rowhouse Dwellings	Triplex Dwellings	Quadruplex Dwellings	Apartment Dwellings
d) Minimum Interior Side Yard	0 m	4.5 m	4.5 m	4.50 m
e) Minimum Exterior Side Yard	6 m 3 m	6 m	6 m	6 m
f) Minimum Rear Yard	8 m	8 m	8 m	8 m
g) Maximum Building Height	10 m	10 m	13.5 m	30 m, subject to the provisions of the Angular Planes Section 13.5 m

13.2.13.3 Additional Provisions

13.2.13.3.1 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:

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

13.3.2 Landscaping Requirements for Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

- No less than 30% of the required open space 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.
- Not more than 50% of the landscaped area shall be hard landscaping.

3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of ~~open space and~~ landscaped area where two or more 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.

~~13.2.2~~ 13.3.3 Dwelling Units Above Non-residential Uses

Dwelling units are permitted to be located above any non-residential use permitted in this Zone.

~~13.2.3~~ 13.3.4 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.

~~13.3~~ 13.4 Exception Zones

Reserved for future use.



Section 14 Mixed-Use Commercial (CMU MUC) Zone

14 Mixed-Use Commercial (CMU MUC) Zone

The Mixed-Use Commercial (CMU 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 CMU 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 Permitted 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:

- Arcade
- Automobile sales establishment
- Bar
- Brewpub
- Community centre
- Commercial school
- Continuum of care home
- Day care centre
- Factory outlet mall
- Financial institution
- Funeral home
- Gas station
- Hospice
- Hospital
- Hotel
- Institutional uses
- Office
- Parking lot
- Personal service establishment
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Recreational and athletic facility
- Restaurant
- Retail food store
- Retail store
- School
- Self-storage facility
- Seniors' residence
- Small-scale brewery
- Wholesale establishment

14.1.2 Residential Permitted 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:

- Boarding / rooming house
- Dwelling, apartment
- Dwelling, duplex
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex

14.1.3 Combined Residential and Non-Residential Permitted 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:

- Funeral home
- Office
- Personal service establishment
- Place of assembly or recreation
- Recreational and athletic facility
- Restaurant
- Retail Store

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	2530 m
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	Equal to building height but in no case less than 62 m
e) Minimum Exterior Side Yard	63 m
f) Minimum Rear Yard	10.5 m



Section 14

Mixed-Use Commercial (CMUC) Zone

Provision	Requirement for Non-Residential Uses
g) Maximum Building Height	30 m, subject to the provisions of the Angular Planes Section 27.512 m

14.2.2 Low-Density Residential Uses

Provision	Requirement for Low-Density Residential Uses		
	Single-detached dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings
a) Minimum Lot Frontage	15 m	15 m	18 m for both units
b) Minimum Lot Area	450-464 m ²	600 m ²	600 m ²
c) Minimum Landscaped Area	N/A	N/A	N/A
d) Minimum Open Space in Rear Yard	N/A	N/A	N/A
e) Maximum Total Floor Area	N/A	N/A	N/A
f)c) Minimum Front Yard	6 m	6 m	6 m
g)d) Minimum Side Yard	3 m on one side, 1.5 m on the other side	3 m on each side	3 m on each side
h)e) Minimum Rear Yard	10-58 m	10-58 m	10-58 m
i)f) Maximum Lot Occupancy (all main buildings)	35%	40%	40%

Provision	Requirement for Low-Density Residential Uses		
	Single-detached dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings
j)g) Maximum Building Height	10 m	10 m	10 m

14.2.3 Medium-to-High-Density Residential Uses

Provision	Requirement for Medium-to-High-Density Residential Uses			
	Rowhouse Dwellings (Linear and Cluster)	Triplex dwellings	Quadruplex dwellings	Apartment dwellings
a) Minimum Lot Frontage	20.5 m, plus an additional 4.8 m per unit in excess of 3	30 m	30 m	30 m
b) Minimum Lot Area	185 m ² per dwelling unit	930 m ²	930 m ²	930 m ²
c) Minimum Landscaped Area	350%	3040% - See additional provisions of total lot area	30% - See additional provisions 40% of total lot area	30% - See additional provisions 40% of total lot area
— Minimum Open Space in Rear Yard	N/A	55 m ²	55 m ²	55 m ²
d) Maximum Total Floor Area	N/A	0.80 times area of lot	0.80 times area of lot	0.80 times area of lot
e) Minimum Front Yard	6 m	6 m	6 m	6 m
f) Minimum Side Yard	6 m (end units only)	½ of provided building height, but in no case	½ of provided building height, but	½ of provided building height, but



Section 14 Mixed-Use Commercial (CMUC) Zone

Provision	Requirement for Medium-to-High-Density Residential Uses			
	Rowhouse Dwellings (Linear and Cluster)	Triplex dwellings	Quadruplex dwellings	Apartment dwellings
		less than 5 m 4.5 m	in no case less than 5 m4.5 m	in no case less than 5 m4.5 m
g) Minimum Rear Yard	6 m	1/2 of provided building height, but in no case less than 5 m8 m	1/2 of provided building height, but in no case less than 5 m8 m	1/2 of provided building height, but in no case less than 5 m8 m
h) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	35%
i) Maximum Building Height	10 m	10 m	13.5 m	30 m, subject to the provisions of the Angular Planes Section

14.2.3 14.2.4 Combined Residential and Non-Residential Permitted Uses

Provision	Requirement for Combined Residential and Non-Residential Permitted Uses
a) Minimum Lot Frontage	25 m
b) Minimum Lot Area	929 m ²
c) Minimum Front Yard	6 m
d) Minimum Side Yard	See additional provisions
e) Minimum Rear Yard	7.5 m

Provision	Requirement for Combined Residential and Non-Residential Permitted Uses
f) Minimum Landscaped Area	30% of total lot area
g) Maximum Building Height	30 m, subject to the provisions of the Angular Planes Section and in accordance with Angular Plane provisions of Section 3.512 m m

14.3 Additional Provisions

14.3.1 Dwelling Units Above or Behind Non-residential Uses

1. Dwelling units are permitted to be located above any non-residential use permitted in this Zone, unless otherwise prohibited in this By-law.
2. Dwelling units are permitted to be located on the main floor behind any non-residential use permitted in this Zone.
3. Where dwelling units are permitted above or behind a permitted non-residential use or uses in this Zone, such dwelling units shall not make up more than 50% of the building's gross floor area.

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 towards meeting the 10% landscaped area requirement.

14.3.4 Alternate Side Yard Provisions for Combined Residential and Commercial Uses

1. In the case of a single-detached dwelling containing both commercial and residential uses, the following minimum side yard provisions shall apply:
 - a) Where an attached garage or carport is provided, the minimum side yard shall be 1.50.8 m on one side and 0.51 m on the side adjacent to the attached garage or carport.



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Mixed-Use Commercial (CMU/MUC) Zone

- b) Where no attached garage or carport is provided, the minimum side yard shall be 3 m on one side and 1.5 m on the other side.
2. In the case of a semi-detached dwelling or duplex dwelling containing both commercial and residential uses, the following minimum side yard provisions shall apply:
 - a) Where an attached garage is provided, the minimum side yard shall be 1 metre on the side adjacent to the attached garage.
 - b) Where an attached carport is provided, the minimum side yard shall be 0.5 metres on the side adjacent to the attached carport and 0.8 m on the other side.
3. In the case of a triplex dwelling, quadruplex dwelling, or apartment dwelling, the following minimum side yard provisions shall apply:
 - a) One side yard shall be no less than 3.5 m.

14.3.5 Landscaping Requirements for Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the required open space 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.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of open space and landscaped area where two or more 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 (CMUC) Zone

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Section 15 Highway Commercial (CHHC) Zone

15 Highway Commercial (CHHC) Zone

The Highway Commercial (CHHC) Zone is intended to implement the General Commercial policies of the Official Plan. The CHHC 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 CHHC 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
- Brewpub
- Catering establishment
- Convenience store
- Drive-in theatre
- Financial institution
- Funeral home
- ~~Garden centre~~
- Garden centre
- Gas station
- Home improvement centre
- Hotel
- Medical facility
- Motel
- Office
- Pharmacy
- Place of assembly or recreation
- Restaurant
- Small-scale brewery
- Small-scale urban horticulture
- Vehicle rental agency

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

- a) A retail store is permitted provided it is limited to the sale of beer, wine, or liquor;
- b) The following uses are permitted provided that all service and repair associated with the use is undertaken indoors:

- Automobile body shop
- Automobile repair garage
- Farm implement dealer
- Heavy vehicle and equipment sales and servicing
- 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	6 m on one side and 9 m on the other side
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 and the rear yard abuts a public street	17 m
	iv. Where abutting a Residential Zone whether parking is provided or not	18 m
h) Maximum Building Height	13.5 10 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

~~1. A new automobile repair garage shall not be permitted along Vincent Massey Drive, from Brookdale Avenue to the Long Sault border.~~

2.1. 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 Herbert Street

No commercial use shall front on Hebert Street.

15.3.4 Parking

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

15.3.5 Outdoor Open Storage

No part of any lot in this Zone shall be used for outdoor open 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 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.

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		

Section 15

Highway Commercial (CHC) Zone



Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-2	038/01
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; 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)	2009/61
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. 2009/61 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; c) offices restricted to banks, trust companies, financial institutions, retail store for the sale of arts and crafts, bakery;		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-4	106/04
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; and h) pharmacy / drug store.		
Standards		
The above-noted site-specific permitted uses shall be subject to the following: ii. Minimum lot area: 2,428 m ² ; 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 m ² ; viii. Maximum lot occupancy for all structures combined: 437 m ² .		
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, 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		

Section 15

Highway Commercial (CHC) Zone



Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-5	206/04 & 214/06
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, save and except for a retail food store;		
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.		

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)		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	HC-8	2014/174
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.		
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		

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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
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;		
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. Maximum west side yard setback: 4 m.		



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

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:

- | | |
|---|---|
| <ul style="list-style-type: none">• Arcade• Artist studio• Automobile sales establishment• Automotive supply store• Bar• Brewpub• Building supply outlet• Cinema• Commercial school• Community centre• Day care centres• Drive-in theatre• Financial institution• Funeral home• Garden centre• Gas station• Hotel | <ul style="list-style-type: none">• Institutional uses• Medical facility• Motel• Parking garage• Parking lot• Personal service establishment• Personal service establishment• Pharmacy• Place of assembly or recreation• Restaurant• Retail food store• Retail store• Self-storage facility• Small-scale brewery• Theatre• Vehicle rental agency |
|---|---|

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

~~a) A gas station is permitted provided only one (1) such use is permitted on any site within this Zone; and~~

~~b) Institutional uses are permitted provided that the use does not include student residences.~~

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	i. Where lot does not abut a Residential Zone	3 m
	ii. Where lot abuts a Residential Zone	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
f) Minimum Exterior Side Yard	ii. Where lot abuts a Residential Zone	12 m



Section 16 Community Commercial (CC) Zone

Provision	Requirement for Community Shopping Centre (Level 1)	
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 commercial unit size	100 m ² gross leasable area	
i) Minimum Landscaped Area	10%	
j) Maximum Building Height	15 m or 3 storeys, whichever is less	

16.2.2 Regional Shopping Centre (Level 2) Standards

The following standards shall apply to any development consisting of 13,935.5 m² aggregate gross leasable area to 37,161 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
d) Minimum Front Yard	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

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
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
	ii. Where lot abuts a Residential Zone	Equal to building height, but not less than 16 m
h) Minimum commercial unit size	100 m ² gross leasable area	
i) Minimum Total Aggregate Gross Leasable Area	13,935.5 m ²	
j) Maximum Total Aggregate Gross Leasable Area	37,161 m ²	
k) Minimum Landscaped Area	10%	
l) Maximum Building Height	18 m or 4 storeys, whichever is less	

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.



Section 16

Community Commercial (CC) Zone

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 who 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
- 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 Minimum Setback for Drive-Thru Queuing Lanes Abutting Residential Zones

Drive-thru queuing lands associated with permitted commercial uses shall be set back a minimum of 6.5 m from any abutting Residential Zones.

16.3.6 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.

16.3.7 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		
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		



Section 16 Community Commercial (CC) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
HC	CC-3(H)	021/04
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.		



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 Permitted Uses

- Arcade
- Brewpub
- Catering establishment
- Cinema
- Commercial school
- Community centre
- Day care centre
- Hospice
- Hospital
- Hotel
- Institutional uses
- Medical facility
- Office
- Parking lot
- Personal service establishment
- 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 Permitted Uses

- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex

17.2 Zone Standards

17.2.1 Non-Residential Standards/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	6.3 m
f) Minimum Rear Yard	6 m
g) Maximum Building Height	13.7 m or 4 storeys

17.2.2 Residential Uses

The following standards shall apply to residential buildings and uses:

Provision		Requirement for Residential Uses				
		Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruple x dwelling	Apartment Dwelling
a) Minimum Lot Area		185 m ² per dwelling unit	185 m ² per dwelling unit	930 m ²	930 m ² or 0 m ²	930 m ² or 0 m ²
b) Minimum Lot Frontage	i. Interior lot	20.5 m, plus an additional 4.8 m per	33.5 m	30 m	30 m or 0 m	30 m or 0 m



Section 17 Cotton Mills District (CMD) Zone

Provision		Requirement for Residential Uses				
		Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruple x dwelling	Apartment Dwelling
b) Minimum Lot Frontage		unit in excess of 3				
	ii. Corner lot	20.5 m, plus an additional 10.9 m per unit	33.5 m	30 m 0 m	30 m 0 m	30 m 0 m
c) Minimum Landscaped Area		35 30%	30 35%	30 0% - See additional provisions	30 0% - See additional provisions	30 % - See additional provisions
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)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m	4.5 m	4.5 m
f) Minimum Exterior Side Yard		6 m	6 m	6 m	6 m	6 m
g) Minimum Rear Yard		13.5 8 m	N/A	7.6 8 m	7.6 8 m	7.6 8 m
h) Maximum Lot Occupancy (all main buildings)		30 35%	30 35%	N/A 35%	N/A 35%	N/A 35%
i) Maximum Building Height		13.7 m or 4 storeys	13.7 m or 4 storeys	13.7 m or 4 storeys	13.7 m or 4 storeys	13.7 m or 4 storeys

17.2.3 Combined Residential and Non-Residential Standards

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	63 m	
d) Minimum Rear Yard	8 m	
e) Maximum Building Height	13.7 m	

17.3 Additional Provisions

17.3.1 Ground-floor Uses in Combined Residential and Non-residential Buildings

Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the ground floor.

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.



Section 17

Cotton Mills District (CMD) Zone

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 Outside Storage

Outside 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 outside 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** ~~concurrence~~ 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 Landscaping Requirements for Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the ~~required open space~~ 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.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of ~~open space and~~ landscaped area where two or more 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. 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		



Section 17 Cotton Mills District (CMD) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CMD	CMD-1	097/16
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.		

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Section 18 General Institutional (IGI) Zone

18 General Institutional (IGI) Zone

The General Institutional (IGI) 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 IGI 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:

- Boarding / rooming house
- 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
- School
- Seniors' residence
- Service commercial uses
- Trade and technical school

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

The following uses may be permitted within a permitted apartment dwelling containing more than 30 units where located on the ground floor or in the basement and where the total floor area of such uses does not exceed 4% of the building's gross 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 dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings	Rowhouse Dwelling (Linear and Cluster)
a) Minimum Lot Frontage	15 m	15 m	18 m for both units	20.5 m, plus an additional 4.8 m per unit in excess of 3
b) Minimum Lot Area	450 464 m ²	600 m ²	600 m ²	185 m ² per dwelling unit
c) Minimum Landscaped Area	N/A	N/A	N/A	35 30%
d) Minimum Open Space in Rear Yard	N/A	N/A	N/A	N/A
e) Minimum Front Yard	6 m	6 m	6 m	6 m
f) Minimum Interior Side Yard	3 m	3 m on each side	3 m on each side	6 m (end units only)
g) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m (end units only)
h) Minimum Rear Yard	10.5 8 m	10.5 8 m	10.5 8 m	13.5 8 m
i) Maximum Lot Occupancy	33%	40%	40%	30 35%



Section 18

General Institutional (IGI) Zone

Provision	Requirement for Low to Medium Density Residential Uses			
	Single-detached dwellings, Boarding / Rooming Houses	Duplex dwellings	Semi-detached dwellings	Rowhouse Dwelling (Linear and Cluster)
(all main buildings)				
i) Maximum Building Height	10 m	10 m	10 m	10 m

18.1.2 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			
	Triplex Dwellings	Quadruplex dwellings	Apartment dwellings	Other Permitted Uses
a) Minimum Lot Frontage	30 m	30 m	30 m	15 m
b) Minimum Lot Area	930 m ²	930 m ²	930 m ²	450 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions N/A
d) Minimum Open Space in Rear Yard	See additional provisions	See additional provisions	See additional provisions	N/A
e)d) Minimum Front Yard	6 m	6 m	6 m	6 m
f)e) Minimum Interior Side Yard	4.5 m	4.5 m 6 m	4.5 m	Equal to the height of the building, but in no case less than 6 m

Provision	Requirement for Medium to High Density Residential Uses and Other Permitted Uses			
	Triplex Dwellings	Quadruplex dwellings	Apartment dwellings	Other Permitted Uses
f) Minimum Exterior Side Yard	4.56 m	4.56 m	6 m	Equal to the height of the building, but in no case less than 6 m
g) Minimum Rear Yard	8 m	8 m 7.5 m	8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	40%
i) Maximum Building Height	10 m	13.5 m	13.5 m	13.5 m

18.218.3 Additional Provisions

18.2.118.3.1 Reduced Side Yard Provisions

- In the case of a single-detached dwelling where an attached garage or carport is provided, the following reduced minimum side yard provision shall apply:
 - The minimum side yard shall be 0.51 m on the side abutting the attached garage or carport and 0.81.5 m on the other side.
- In the case of a semi-detached or duplex dwelling with an attached garage abutting the side yard, the following reduced minimum side yard provision shall apply:
 - The minimum side yard abutting such a garage shall be 1 m.
- In the case of a semi-detached dwelling with an attached garage that does not abut a side yard, the following reduced minimum side yard provision shall apply:
 - The minimum side yard shall be 1.6 m.
- In the case of a semi-detached or duplex dwelling with a carport abutting a side yard, the following reduced minimum side yard provisions shall apply:



Section 18 General Institutional (IGI) Zone

~~a)~~ The minimum side yard abutting such a carport shall be 1 m.

~~b)~~a)

~~18.2.2~~ 18.3.2 Landscaping Requirements for Non-Residential Uses, Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the ~~required open space~~ 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.
1. Not more than 50% of the landscaped area shall be hard landscaping.
2. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
3. For the purposes of determining the required amount of ~~open space and~~ landscaped area where two or more 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
 - a) Each portion shall be deemed to be a lot for the purposes of this Section.

~~18.2.3~~ Landscaping Requirements for Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

~~1. Minimum open space shall be provided in accordance with the following table:~~

Gross Floor Area as % of Lot Area	Minimum Open Space as % of Lot Area
Less than 1.0	30%
1.0—1.25	40%
1.26—1.5	50%
1.51—2.0	60%

- ~~2. No less than 35% of the required open space must be landscaped, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians.~~
- ~~3. Not more than 50% of the landscaped area shall be paved.~~

~~—Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.~~

18.3.3

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.

~~18.3~~ 18.4 Exception Zones

~~18.3.1~~ 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.		

Section 18 General Institutional (IGI) Zone



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Section 19 Major Institutional (IMI) Zone

19 Major Institutional (IMI) Zone

The Major Institutional (IMI) 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 IMI Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

19.1 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:

- Commercial school
- Conference centre
- Institutional uses
- Long-term care facility
- Park
- Place of assembly
- Post-secondary school
- Recreational and athletic facility

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
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, subject to the provisions of the Angular Planes Section 27.5 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.
- 4.3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.

19.4 Exception Zones

19.4.1 IMMI-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
IMMI	IMMI-1	148/07
Property Location: 1950 Montreal Road		
Standards		
i. 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).		
Other		
ii. The number of guest rooms shall be capped at 560 rooms.		



Section 20 Employment Area Service (EAS) Zone

20 Employment Area Service (EAS) Zone

The Employment Area Service (EAS) Zone implements the policies of the Employment Area designation in the City's Official Plan. Uses permitted in this Zone include those industrial-type uses which have no detrimental physical or aesthetic impact on the immediate environment, and can be located in close proximity to residential, institutional, or commercial uses without land use conflict.

All structures and buildings erected, altered or used in an EAS 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
- Brewpub
- Cannabis production and processing facility
- Catering establishment
- Garden centre
- Production and broadcasting studio
- Service industrial uses
- Small-scale brewery
- Small-scale distillery
- Trade and technical school
- Wholesale establishment

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

a) The following uses are permitted provided they are located in an industrial mall of not less than 4,645 m² and collectively occupy no more than 25% of the gross leasable area of the industrial mall:

- Financial establishment
- Laboratory
- Office
- Restaurant

b) A call centre is permitted, provided it has a minimum gross floor area of 2,325 m².

20.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	0.4 hectares
b) Minimum Lot Frontage	46 m
c) Minimum Front Yard	15 m
d) Minimum Interior Side Yard	7.5 m
e) Minimum Exterior Side Yard	7.5 m
f) Minimum Rear Yard	15 m
g) Maximum Building Height	10 m

20.3 Additional Provisions

20.3.1 Accessory Dwelling

One (1) dwelling unit intended for use by an employee is permitted accessory to a use permitted in this Zone.

20.3.2 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.

20.3.3 Open Storage

No part of any lot shall be used for outdoor open storage of materials and equipment other than vehicles for which parking spaces shall be provided. Existing uses shall be permitted to use that area which is presently being used for outdoor open storage provided that such storage is screened.



Section 20 Employment Area Service (EAS) Zone

~~20.3.4 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.~~

~~20.3.5 Lot Occupancy Coverage Provisions for Industrial Plants~~

~~The maximum lot occupancy coverage for an industrial plant shall be 35%.~~

~~20.3.6 Parking Areas~~

~~All parking areas in this Zone shall be paved.~~

~~20.3.7 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.~~

~~20.4 Exception Zones~~

~~Note: Exception Zones are currently under review and will be made available in the Second Draft Zoning By-law~~

~~20.5 Holding Zones~~

~~Note: Holding Zones are currently under review and will be made available in the Second Draft Zoning By-law~~

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Section 20 Employment Area Light (EAL) Zone

21-20 Employment Area Light (EAL) Zone

The Employment Area Light (EAL) Zone ~~is~~ 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**, which do not require obtrusive and extensive outdoor storage, and which will not emit noxious discharge or excessive noise.

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.

21-120.1 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
- Automobile body shop
- Automobile sales establishment
- Brewpub
- Building supply outlet
- Bulk sales and storage yard
- Cannabis production and processing facility
- Catering establishment
- Garden centre
- Gas station
- Heavy vehicle and equipment sales and servicing
- **Hotel**
- Kennel
- Laboratory
- ~~Laboratory~~
- Light industrial uses
- Logistics/distribution centre
- Open storage
- Parking lot
- Production and broadcasting studio
- Research and development facility
- Factory outlet
- Service industrial uses
- Small-scale brewery
- Small-scale distillery
- **Small-scale horticulture**
- Trade and technical school
- Transportation terminal
- Warehouse
- Wholesale establishment

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.

b) The following uses are permitted provided they are located in an industrial mall of not less than 4,600 m² and collectively occupy no more than 25% of the gross leasable area of the industrial mall:

- Financial establishment
- Garden centre
- Laboratory
- Office
- Restaurant
- Trade and technical school

c) A call centre is permitted, provided it has a minimum gross floor area of 2,325 m².

21-220.2 Zone Standards

Provision		Requirement
a) Minimum Front Yard	i. Abutting a Residential Zone	23 m
	ii. Not Abutting a Residential Zone	15 m
b) Minimum Interior Side Yard	i. Abutting a Residential Zone	45 m
	ii. Not Abutting a Residential Zone	15 m
c) Minimum Exterior Side Yard	i. Abutting a Residential Zone	45 m
	ii. Not Abutting a Residential Zone	15 m
d) Minimum Rear Yard	i. Abutting a Residential Zone	45 m
	ii. Not Abutting a Residential Zone	15 m
e) Maximum Building Height		10 m



Section 20

Employment Area Light (EAL) Zone

~~21.2.1~~ 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, ~~intended for use by an employee~~ is permitted accessory to a use permitted in this Zone.

- a) The lot occupancy ~~coverage~~ of any permitted accessory dwelling shall not exceed 35%.

~~21.2.2~~ 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.

~~21.2.3~~ 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.

~~21.2.4~~ 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.

~~21.2.5~~ 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.

~~21.2.6~~ 20.2.6 Lot Occupancy Provisions for Industrial Plants

The maximum lot occupancy for an industrial plant shall be 35%.

~~21.2.7~~ 20.2.7 Parking Areas

All parking areas in this Zone shall be paved.

~~21.2.8~~ 20.2.8 Open Storage

No part of any lot shall be used for outdoor open 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 open storage before this By-law took effect, open storage may continue on that area of the lot presently being used for open storage, provided that such storage is screened.

20.2.9 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.

~~21.3~~ 20.3 Exception Zones

~~21.3.1~~ 20.3.1 EAL-1(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-1(H)	1995/154
Property Location: Roll No. 01000927750, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the property identified in Schedule A of By-law No. 1995/154. ii. The Holding (H) Zone should not be removed until such time as: a) the parcel is combined with the adjacent property having adequate frontage onto Marleau Avenue; or		



Section 20 Employment Area Light (EAL) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAL	EAL-1(H)	1995/154
b) a roadway is built, to municipal standards, over the central east/west corridor, providing adequate frontage to the parcel.		

~~21.3.2~~ 20.3.2 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.); 06000119400 (814 Second St. W.); 06000119500 (830 Second St. W.); 06000119201; 06000305700; 06000301300; 06000301250; 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.		

~~21.3.3~~ 20.3.3 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.		



Section 21 Employment Area General (EAG) Zone

~~22.21~~ 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, such as **logistics / distribution centres and heavy vehicle and equipment sales and servicing**, which could have a detrimental visual or physical effect on adjacent land uses, particularly residential uses. 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.

~~22.121.1~~ 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:

- Automobile repair garage
- Bakery
- Brewpub
- Cannabis production and processing facility
- Garden centre
- Heavy vehicle and equipment sales and servicing
- **Hotel**
- Light industrial uses
- Logistics/distribution centre
- Medium industrial uses
- Open storage
- Research and development facility
- Small-scale brewery
- Small-scale distillery
- **Small-scale urban horticulture**
- Trade and technical school
- Transportation terminal
- Warehouse
- Wholesale establishment

2. The following use is also permitted, subject to additional provisions:

- a) A call centre is permitted, provided it has a minimum gross floor area of 2,325 m².

~~22.221.2~~ Zone Standards

Provision	Requirement
a) Minimum Lot Area	0.8 ha

Provision	Requirement
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 Building Height	27.5 30 m

22.3.1.3 Additional Provisions

22.3.1.3.1 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, ~~intended for use by an employee~~ is permitted accessory to a use permitted in this Zone.

22.3.2.1.3.2 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.

22.3.3.1.3.3 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.

22.3.4.1.3.4 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.



Section 21 Employment Area General (EAG) Zone

~~22.3.5~~ 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.

~~22.3.6~~ 21.3.6 Storage of Materials

Outdoor open 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.

~~22.3.7~~ 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.

~~22.4~~ 21.4 Exception Zones

~~22.4.1~~ 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”.		

22.4.2 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.		

22.4.3 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.		

22.4.4 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 on the portion of the properties identified on the Zoning Map.		



Section 21 Employment Area General (EAG) Zone

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-4(H)	N/A
ii. The Holding (H) Zone should not be removed until such time as the lands are required for the purpose of expanding the business park, in accordance with the City's Official Plan, and future development can occur on full municipal services.		

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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 such as factories and assembly plants which could have a detrimental visual or physical effect on adjacent land uses, particularly residential use. 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.

22.522.1 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:
 - Heavy industrial uses
 - Small-scale urban horticulture

22.622.2 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 Building Height	30 m

~~22.7~~22.3 Additional Provisions

~~22.7.1~~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.

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
- ~~Brewpub~~
- Dwelling, single-detached incidental to an agricultural use
- On-farm diversified uses
- ~~Small-scale brewery~~
- ~~Small-scale distillery~~

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		13.50 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.

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
 - ~~Brewpub~~
 - Cemetery
 - Dwelling, single-detached incidental to an agricultural use
 - Golf course
 - Kennel
 - On-farm diversified uses
 - ~~Small-scale brewery~~
 - ~~Small-scale distillery~~
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

Provision		Requirement	
		Agricultural uses, on-farm diversified uses, and single-detached dwellings incidental to an agricultural use	Other permitted uses
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 17 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 12 m
e) Minimum Exterior Side Yard	i. For all livestock buildings	30 m	N/A
	ii. For all other buildings	17 m	20 m 17 m
f) Minimum Rear Yard	i. For all livestock buildings	30 m	N/A
	ii. For all other buildings	12 m	12 m 7.5 m
g) Maximum Building Height		13.5 0 m	13.5 0 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:



Section 24 Rural Area (RA) Zone

- 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.		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-2	164/91
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.		

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.		



Section 24 Rural Area (RA) Zone

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		
Uses		
i. Any type of dwelling or staff house shall be prohibited.		
Standards		
ii. Minimum lot frontage: 88.4 m (290 feet).		

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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	Equal to the height of the building but in no case less than 9 m
c) Minimum Exterior Side Yard	Equal to the height of the building but in no case less than 9 m
d) Minimum Rear Yard	15 m
e) Maximum Building Height	10 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,** ~~intended for use by a watchperson or employee~~ is permitted accessory to a use permitted in this Zone.

1.2. 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 sole 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.		

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		

Section 25 Open Space (OSP) Zone



Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
OSP	OSP-2	106/94
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
 - Campground
 - Concession facility
 - Conservation uses
 - Farmers' market
 - Golf course
 - Marina
 - Park
 - Recreational and athletic facility
 - Restaurant
2. The following uses are also permitted, subject to additional provisions:
 - a) The following uses are permitted ancillary and secondary to another permitted use in this Zone, but shall not be permitted as the main use on any lot:
 - Bar
 - Concession facilities
 - Restaurant

26.2 Zone Standards

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

Provision	Requirement
c) Minimum Front Yard	20 m
d) Minimum Interior Side Yard	20 m
e) Minimum Exterior Side Yard	20 m
f) Minimum Rear Yard	20 m
g) Maximum Building Height	10 m

26.3 Additional Provisions

Reserved for future use.

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.		



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
e) Maximum Building Height	10 m

27.3 Additional Provisions

27.3.1 Conservation Uses

Permitted conservation uses may include a building or structure ~~required~~ established by the Conservation Authority or Municipality. ~~for flood or erosion control purposes.~~

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.

27.3.4 Adjacent Development and Site Alteration

Any development or site alteration within 30-120 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.



Section 27 Environmental Constraint – Natural Heritage (EC-NH) Zone

27.4 Exception Zones

Reserved for future use.

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28 Environmental Constraint – Floodplain (EC-F) Zone

~~NOTE: The Environmental Constraint – Floodplain (EC-F) Zone will be revised to the 'Floodplain – Natural Hazards Overlay' in future drafts of this Zoning By-law, based on ongoing discussions with the Raisin Region Conservation Authority. Revisions to the Floodplain limits (mapping) will be made based on updated floodplain mapping, as made available.~~

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.

~~27.5~~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.

- ~~3.2.~~ New residential uses shall be prohibited.

27.6 Zone Standards

Provision	Requirement
a) Minimum Front Yard	15 m
a) Minimum Interior Side Yard	15 m
b) Minimum Exterior Side Yard	15 m
c) Minimum Rear Yard	15 m
d) Maximum Building Height	10 m

27.28.2 Additional Provisions

27.28.2.1 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.



Section 28 Environmental Constraint –Floodplain (EC-F) Zone

Notwithstanding any other provision of this By-law, no building or structure in this Zone shall be located in the following areas:

- a) ~~In the case of all Conservation Authority floodline-mapped watercourses, no building or structure shall be located within 15 m of the top of the bank of the watercourse.~~
- b) ~~Where no floodline mapping exists, no building or structure should be located within 30 m of the top of the bank of the watercourse.~~

28.2.2 ~~No building or structure shall be located closer than 7.5 m to the top of an embankment that is not situated adjacent to a watercourse.~~ 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 measures.

28.2.4 Development Prohibited

- a) No buildings or structures shall be erected on any lands lying between the South Branch of the Raisin River or its tributaries and a line parallel to, and at a distance of 100 feet measured at right angles from the centre line of the said river and its tributaries.
- b) No basement, floor or crawl space floor or slab on grade shall be constructed in an area lying below elevations of 57 metres (187.0 feet) Canadian Geodetic Vertical Datum 28 (CGVD28) on Lot 7, 58.5 metres (191.9 feet) CGVD28 on Lots 8 and 9, 59 metres (193.6 feet) CGVD28 on Lots 10 and 11, 59.5 metres (195.2 feet) CGVD28 on Lots 12 and 13, and 60 metres (196.85 feet) CGVD28 on Lots 14 to 16, inclusive.

28.2.5 Conservation Authority Letter of Clearance

- a) 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.

~~27.8~~28.3 Exception Zones

Reserved for future use.



~~28~~ 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.

~~28.1~~ 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
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Funeral home
- Hospice
- Hospital
- Library
- Long-term care home
- Medical facility
- Museum
- Office
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- 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.

~~a)~~ b) The following uses are permitted within a permitted multi-storey office building and shall not exceed 42% of the total gross floor area:

- Personal service establishment
- Pharmacy
- Retail store

b)c) The following uses are permitted within a permitted apartment dwelling and shall not exceed ~~10~~4% of the building's total gross floor area:

- Office
- Pharmacy
- Personal service establishment
- Retail store

28.229.2 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	63 m	64.5 m	6 m	6 m
d) Minimum Rear Yard	10.5 m	7.5 m	10.58 m	N/A
e) Maximum Lot Occupancy	30%	40%	N/A35%	N/A35%
f) Maximum building height	104 m	5 storeys up to a maximum of 20 m, and subject to the provisions of the Angular Planes Section 12 m	10 m	10 m



g) Maximum Floor Area	Shall not exceed two times the area of the lot	Shall not exceed two times the area of the lot	N/A	N/A
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28.329.3 Additional Provisions

29.3.1 Minimum Open Space for Single-storey and Multi-storey Buildings 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.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.

29.3.2 Landscaping Requirements for Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

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.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of landscaped area where two or more 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.

~~1. The following Open Space requirements shall apply to all permitted single storey and multi storey buildings with the exception of rowhouse dwellings:~~

~~a) Minimum open space shall be provided in accordance with the following table:~~

Gross Floor Area as % of Lot Area	Minimum Open Space as % of Lot Area
Less than 1.0	30%
1.0—1.25	40%
1.26—1.5	50%
1.51—2.0	60%

~~b) Notwithstanding the minimum open space rates provided in this sub-section, the minimum open space for an apartment dwelling shall be 35%.~~

~~c) For the purposes of determining the required amount of open space and landscaped area where two or more apartment buildings are located on a single parcel of land, the following shall apply:~~

~~Each building shall be assigned a portion of the total lot area; and
Each portion shall be deemed to be a lot for the purposes of this Section.~~

~~28.3.1~~ 29.3.3 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.

28.4 29.4 Exception Zones

Reserved for future use.



Section 29 Special Uses (SPU) Zone

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~~29~~ 30 Zoning Map

1. The Zoning Map forms a Schedule of this Zoning By-law and establishes Zone boundaries in the City of Cornwall.

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