Cotton Mills District Redevelopment Zone

- GENERAL -

03-14-1 All structures and buildings erected, altered or used in a C.M.D.R. Zone shall conform to the regulations of this subsection.

- Permitted Uses -

03-14-2 No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

a) Business or Professional Office, including but not limited to those which involve research, development and testing, laboratories and assembly of related goods, enterprise centre (small business start up), Call Centre.

b) Municipal, Government, or Public Utility Building.

c) Institutional Uses/buildings.

d) Service shop, including but not limited to, barber shop, beauty parlour, shoe repair, receiving office for laundry or dry cleaner shop.

e) Retail shop, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 85% of the total floor area devoted to that use.

f) Light wholesaling, excluding any likely to create a nuisance by reason of fumes, dust, odor or excessive noise. (Does not have to be integral part of retail operation).

g) Light Assembly (Electronics, optical).

h) Printing establishment or bookbindery.
PERMITTED USES (continued)

i) Self-Service Laundry, dry cleaner's.

j) Hotel, restaurant, eating establishment, bar or tavern, dairy bar, micro-brewery.

k) Food supermarket, indoor/outdoor farmer's market, specialty food retail outlet including a frozen food locker, catering service.

l) Place of assembly or recreation, including but not limited to movie/live theatre, bowling alley, curling rink, pool room, club, dance hall, art gallery, public/private gymnasiums.

m) Parking lot, private or public.

n) Storage garage.

o) All types of schools, as defined in this Bylaw.

p) Dormant (occasional) Storage.

q) Medical clinic, medical laboratory, related medical offices.

r) Church, hospital, community centre.

s) A private club.

t) Multiple family dwelling, including apartment houses or buildings, loft apartments and row houses.

u) All those manufacturing/storage type uses legally in existence on the date of passing of this Bylaw Amendment.

v) E-Commerce businesses, including storage/distribution of related goods.

w) Home occupation (related to the permitted residential dwellings) of any nature which does not adversely affect the amenities of the district. The criteria for Home Occupation shall apply save and except that the parking requirement shall be waived for those units that have approved access to dedicated common visitor parking in the overall Cotton Mill Complex.

x) Communications Tower or Satellite dish, subject to the provisions of Subsection 03-14-10.

y) Accessory building incidental to any of the above.
**Open Space**

- **OSP 10** -

**- GENERAL -**

**07-1-1** All structures and buildings erected, altered or used in an OSP-C 10 Zone shall conform to the regulations of this subsection.

**- Permitted Uses -**

**07-1-2** No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

a) Public Park, playground or playing field.

b) Public tennis court, bowling green, swimming pool, ice rink, or similar recreational use.

c) Community hall, sports arena or similar use.

d) Public library, art gallery or museum.

e) Public dock, boathouse or marina.

**108/96**

f) Single-family dwelling and related Accessory Building(s) incidental to above uses for the use of a watchman or other employee whose residences on the premises is necessary.

**108/96**

g) "Private Concession" subject to having entered into a legal operating agreement with the Municipality or other relevant Government landowner.

**126/79, 43/80**

Notwithstanding anything else contained in Section 07-1-2 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, provided that the hotel and its ancillary parking and loading facilities shall not occupy more than 0.77 hectares of land and that the hotel shall be immediately adjacent to and physically connected with the Cornwall Civic Complex.
All structures and buildings erected, altered or used in an OSP-C Zone shall conform to the regulations of this subsection.

- 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:

a) Tourist Recreation centres, theme parks, amusement parks, Marinas, Boathouses.

b) Public Recreational uses.

c) Public Parks and Playgrounds.

d) Restaurants, Bars, Lounges and other concession facilities shall be permitted as secondary and accessory uses in conjunction with any of the uses listed in (a) - (b) above but shall not be permitted as the sole use on any property.
- GENERAL -

04-2-1 All structures and buildings erected, altered or used in a MFR. 20 Zone shall conform to the regulations of this subsection.

- Permitted Uses -

04-2-2 No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

164/91 a) Machine shop, excluding punch presses over 20 tons rated capacity, drop hammers and automatic screw machines.

108/96 b) Service station, commercial garage or storage garage.

c) Dairy, bakery, frozen food lockers, cold storage plant, bottling plant, food warehouse and similar uses.

d) Building materials yard; including the sale of sand or gravel, concrete mixing batch plant.

e) Laundry, cleaning and dyeing works, carpet cleaning.

f) Contractor's equipment storage yard or plant.

g) Warehouse for storage or wholesale business; excluding the storage of any materials likely to create a nuisance by reason of fumes, dust or odor.

h) Retail lumber yard; including only incidental mill work.

i) Workshops for light machinery repair and similar uses; excluding any likely to create a nuisance by reason of fumes, dust, odor or excessive noise.

j) Feed or fuel yard.

k) Motor transport terminal express or freight shed, transit vehicles storage or repair shop.

l) Laboratories; experimental, photo, motion picture, film or testing.

m) Municipal, public utility or government yard.

PERMITTED USES (continued)

1981/76 n) Animal hospital and boarding kennels.

SUB-SECTION 04-2- PAGE 1  MANUFACTURING 20
o) Parking lot, private or public.
p) Used car lot, private or public.

q) Place of assembly or recreation restricted to athletic and health clubs and a workers or union hall.

104/81 r) Taxi depot.

104/81 s) Food and beverage preparation, restricted to a catering service.

104/81 t) Business and professional offices restricted to radio or television broadcasting and receiving stations, office of an owner or agent of an industrial mall.

80/81 u) Factory retail outlet for those products produced on the premises and such a retail outlet will not occupy more than 30% of the total floor area of any individual operation.

80/81 v) Any manufacturing establishment except those involving dangers of fire or explosion or nuisance or other hazards to health and safety.

w) Any manufacturing establishment or part thereof which under the Public Health Act is declared to be noxious trade, business or manufacture shall not establish without the consent of the local Board of Health, as provided in Section 29 of the Public Health Act.

108/86 An accessory building incidental to any of the above uses, including one residential apartment only in a portion of the main building, for the exclusive use of a watchman, custodian, caretaker or other employee whose residence on the premises is essential.

144/86 x) Research and development facility and

Notwithstanding any other provisions of this section, an Enterprise Centre shall be permitted on Part 1, R.P. 52R-651, property known municipally as 150 Boundary Road.

116/01 y) Call/Help Desk Centre having a minimum Gross Leasable Area (GLA) building space requirement of 25,000 square feet (2,322.5 square metres).

104/81 Notwithstanding any other requirement of this section, the following additional uses shall be permitted in ‘Industrial Malls’ of 4,600 square metres and over.

aa) Commercial and technical schools;

bb) Restaurant;
PERMITTED USES (continued)

c) Business and professional offices restricted to banks, trust companies, financial institution offices to be primarily used in support of those industrial and manufacturing uses permitted in this zone up to a maximum of 25% of the gross leasable floor area.

dd) Garden - Centre/Nursery or Greenhouse.

Notwithstanding any other provisions of this section, an apartment house may be permitted at 66 Marlborough Street, provided all other general requirements for residential uses in the By-law are met.

Notwithstanding any other provisions of this section, a meat, vegetable and food market shall be permitted on property known municipally as 800 Cumberland Street, being part of Lot 12, Concession 1. It is further provided that any building may have a northerly side yard of 12 metres, and a southerly side yard of 4.5 metres.

A mini-convenience store having a maximum gross floor area of 600 square feet shall be permitted on Part of Lot 5, Concession 1, City of Cornwall, situated on the north side of Marleau Avenue between Iroquois Drive and Lochiel Street, as indicated on Schedule 'A' attached hereto. As well, the following standards shall apply to the subject site:

a) Minimum West Side Yard .................................................. 2.0 metres

b) Minimum Front Yard ...................................................... 11.0 metres

c) Minimum East Side Yard .................................................. 5.4 metres

Notwithstanding anything else in this section, General Office Space not to exceed a maximum of 3,600 square feet, including a Family Help Centre as funded through the Provincial "New Beginnings" program, shall be permitted on property municipally known as 150 Edward Street, being Part of Mills and Factories Lot, R.P. No. 8.

Notwithstanding anything else in this Section, General Office Space, not to exceed a maximum of 10,000 square feet, shall be permitted on property municipally known as 1-3 McConnell Avenue, being Part of Mills and Factories Lot, R.P. No. 8 (commonly referred to as the former Canada Cotton Mills Weave Shed Building).

Notwithstanding anything else in this Section, 22,000 square feet of General Office Space, in addition to the 3,600 square feet of existing space (including a Family Help Centre as funded through the Provincial "New Beginnings" program), shall be permitted on property municipally known as 150 Edward Street, being Part of Mills and Factories Lot, R.P. No. 8.

Notwithstanding anything else in this Section, General Office Space, not to exceed an additional maximum of 16,000 square feet above the present 10,000 square feet shall be permitted on property municipally known as 1-3 McConnell Avenue, being Part of Mills and Factories Lot, R.P. No. 8 (commonly referred to as the former Canada Cotton Mills Weave Shed building).

PERMITTED USES (continued)