



Section 15 Highway Commercial (HC) Zone

15 Highway Commercial (HC) Zone

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

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

15.1 Permitted Uses

1. No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:
 - Agricultural feed store
 - Animal hospital
 - Arcade
 - Automobile sales establishment
 - Automobile service station
 - Automotive supply store
 - Bakery
 - Bar
 - Brewpub
 - Catering establishment
 - Convenience store
 - Drive-in theatre
 - Financial institution
 - Funeral home
 - Garden centre
 - Gas station
 - Home improvement centre
 - Hotel
 - Medical facility
 - Motel
 - Office
 - Parking lot
 - Pharmacy
 - Place of assembly or recreation
 - Place of worship
 - Restaurant
 - Retail food store
 - Small-scale brewery
 - Small-scale urban horticulture
 - Transportation depot
 - Transportation terminal
 - Vehicle rental agency

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

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

15.2 Zone Standards

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



Section 15

Highway Commercial (HC) Zone

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

15.3 Additional Provisions

15.3.1 Accessory Dwellings

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

15.3.2 Special Provisions for Vincent Massey Drive

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

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

15.3.3 Special Provisions for Hebert Street

No commercial use shall front on Hebert Street.

15.3.4 Parking

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

15.3.5 Outdoor Commercial Storage

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

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

15.3.6 Transportation terminals – Additional provisions

The following additional provisions apply to a permitted transportation terminal:

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

15.3.7 Landscaping, Buffering and Fencing

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

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



Section 15

Highway Commercial (HC) Zone

15.4 Exception Zones

15.4.1 HC-1

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

15.4.2 HC-2

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

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

15.4.3 HC-3(H)

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

15.4.4 HC-4

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



Section 15

Highway Commercial (HC) Zone

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|--|---|---------------|
| HC | HC-4 | 106/04 |
| <ul style="list-style-type: none"> c) offices restricted to banks, trust companies, financial institutions, retail store for the sale of arts and crafts, bakery; d) medical laboratory / clinic and related medical offices; e) convenience store; f) real estate agency. Insurance agency, employment agency, and travel agency; g) personal service establishment restricted to a barber shop, beauty salon or hairdresser, provided that where the personal service establishment is to be located forms an integral part of a building used for any other use or uses permitted in the HC-4 zone; h) pharmacy / drug store; and i) oil change facility | | |
| Standards | | |
| <p>The above-noted site-specific permitted uses shall be subject to the following:</p> <ul style="list-style-type: none"> ii. Minimum lot area: 2,428 m²; iii. Minimum lot frontage: 33.5 m; iv. Minimum rear yard setback: 18 m; v. Minimum side yard setback to northern property line: 18 m; vi. Minimum side yard setback to southern property line: 7 m; vii. Maximum lot occupancy for main building: 418 m²; viii. Maximum lot occupancy for all structures combined: 437 m². | | |
| Other | | |
| <ul style="list-style-type: none"> 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 |
| <p>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,</p> | | |

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

15.4.6 HC-6

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



Section 15

Highway Commercial (HC) Zone

15.4.7 HC-7

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|---|------------|
| HC | HC-7 | 083/09 |
| Property Location: 810 Second Street West (Part of Lot 14, Concession 1, being Part of Part 1 on Plan 52R-5274, including proposed lot addition in the rear) | | |
| Standards | | |
| <ul style="list-style-type: none"> i. Lot frontage: 33.2 m; ii. Lot area: 1,567.2 m². | | |

15.4.8 HC-8

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|---|------------|
| HC | HC-8 | 2014/174 |
| Property Location: 3250 Brookdale Avenue (Part of Lot 13, Concession 3) | | |
| Standards | | |
| <ul style="list-style-type: none"> 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 | | |
| <ul style="list-style-type: none"> i. No service station or commercial garage (including a truck stop), save and except service activity ancillary and directly associated with an automobile dealership, shall be permitted in this location. | | |

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|--------------------------------------|------------|
| HC | HC-9 | 2015/032 |
| Standards | | |
| <ul style="list-style-type: none"> 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 | | |
| <ul style="list-style-type: none"> 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 | | |
| <ul style="list-style-type: none"> 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; | | |



Section 15

Highway Commercial (HC) Zone

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

15.4.11 HC-11

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|--------------------------------------|------------|
| HC | HC-11 | 146/17 |
| <p>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)</p> | | |
| <p>Standards</p> <p>i. Exterior side yard setback: 5 m;</p> <p>ii. Rear yard setback: 6.5 m.</p> | | |
| <p>Parking</p> <p>iii. Twenty-eight (28) parking spaces shall be required.</p> | | |
| <p>Other</p> <p>iv. The commercial development shall be subject to the Site Plan Control process.</p> | | |

15.4.12 HC-12

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|--------------------------------------|------------|
| HC | HC-12 | 2010/003 |
| <p>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</p> | | |
| <p>Standards</p> <p>i. Minimum east side yard setback: 18 m;</p> <p>ii. Minimum west side yard setback: 4 m.</p> | | |

15.4.13 HC-13

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

15.4.14 HC-14

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|--|--------------------------------------|------------|
| HC | HC-14 | 086/2008 |
| Property Location: 1395 Rosemount Avenue (Part of Lot 12, Concession 2) | | |
| Uses | | |
| <ol style="list-style-type: none"> 1. Permitted uses shall include the uses permitted in the Community Commercial (CC) Zone, including a retail food store but excluding a supermarket; 2. A pool / spa retail operation, including a related warehouse and a well drilling component, shall also be permitted together with the existing specified industrial and professional offices at the date of the passing of By-law 086/2008. | | |

15.4.15 HC-15

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



Section 15

Highway Commercial (HC) Zone

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

15.4.16 HC-16

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

15.4.17 HC-17

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

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