



## Section 20 Employment Area Light (EAL) Zone

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### 20 Employment Area Light (EAL) Zone

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

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

#### 20.1 Permitted Uses

1. No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:
  - Animal hospital
  - Animal shelter
  - Assembly operation
  - Automobile body shop
  - Automobile sales establishment
  - Bar
  - Brewpub
  - Building supply outlet
  - Bulk sales and storage yard
  - Business accelerator / incubator
  - Cannabis production and processing facility
  - Catering establishment
  - Commercial storage
  - Commercial vehicle and equipment sales & service
  - Co-working space
  - Data centre
  - Financial institution
  - Food processing
  - Garden centre
  - Gas station
  - Hotel
  - Kennel
  - Laboratory
  - Light industrial
  - Logistics/distribution centre

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

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

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

## 20.2 Zone Standards

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



## Section 20 Employment Area Light (EAL) Zone

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

### 20.2.1 Accessory Dwellings

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

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

### 20.2.2 Factory Outlets

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

- a) Such a factory outlet will not occupy more than 30% of the total floor area of any individual operation.
- b) Parking requirements for such uses shall be calculated at one (1) parking space per 28 m<sup>2</sup> of retail display space.

### 20.2.3 Transportation Terminals – Additional Provisions

The following additional provisions apply to a permitted transportation terminal:

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

#### **20.2.4 Landscaping, Buffering and Fencing**

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

#### **20.2.5 Lots Abutting Power Dam Drive**

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

#### **20.2.6 Outdoor Commercial Storage**

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

#### **20.2.7 Additional Permitted Use Provisions**

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



## Section 20

# Employment Area Light (EAL) Zone

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### 20.3 Exception Zones

#### 20.3.1 EAL-2(H)

| Zoning By-law Section   | Exception No. /<br>Zoning Map Reference | By-law No. |
|---|---|------------|
| <b>EAL</b>  | <b>EAL-2(H)</b>                         | <b>N/A</b> |
| <b>Property Location:</b> Roll Nos. 06000119202 (490 Water St. W.); 06000119200 (800 and 801 Second St. W.); 06000119201; 06000305700; 06000301300; and 06000301200, Cornwall, Ontario  |   |            |
| <b>Other</b>  |   |            |
| <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> |   |            |

#### 20.3.2 EAL-3(H)

| Zoning By-law Section  | Exception No. /<br>Zoning Map Reference | By-law No. |
|--|---|------------|
| <b>EAL</b>   | <b>EAL-3(H)</b>                         | <b>N/A</b> |
| <b>Property Location:</b> Roll Nos. 01000747001; 01000746605; 01000747000; and 01000746600, Cornwall, Ontario  |   |            |
| <b>Other</b>   |   |            |
| <ul style="list-style-type: none"> <li>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.</li> <li>ii. The Holding (H) Zone should not be removed until such time as:               <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> </li> </ul> |   |            |

### 20.3.3 EAL-4

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

### 20.3.4 EAL-5

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

### 20.3.5 EAL-6

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

### 20.3.6 EAL-7

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



## Section 20

# Employment Area Light (EAL) Zone

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### 20.3.7 EAL-8

| Zoning By-law Section  | Exception No. /<br>Zoning Map Reference | By-law No. |
|--|---|------------|
| <b>EAL</b>   | <b>EAL-8</b>                            | <b>N/A</b> |
| <b>Property Location:</b> Part of 232 Eleventh Street West, 244 and 390 Eleventh Street West, and 315 Ninth Street West, Cornwall, Ontario   |   |            |
| <b>Uses</b>  |   |            |
| i. In addition to the permitted uses in the EAL zone, the following uses shall also be permitted: <ul style="list-style-type: none"> <li>a) concrete plant;</li> <li>b) storage silos for concrete plant materials;</li> <li>c) gasoline &amp; diesel pumps not for public use;</li> <li>d) office; and</li> <li>e) outdoor commercial storage.</li> </ul> |   |            |
| <b>Standards</b>   |   |            |
| ii. Storage silos shall be set back a minimum of 25 m from streets or residential zones.<br>iii. A setback of 0 m from interior property lines under common ownership shall apply for storage silos.   |   |            |

### 20.3.8 EAL-9

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

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