



21 Employment Area General (EAG) Zone

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

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

21.1 Permitted Uses

1. No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:
 - Assembly operation
 - Brewpub
 - Business accelerator / incubator
 - Cannabis production and processing facility
 - Commercial storage
 - Commercial vehicle and equipment sales and servicing
 - Contact centre
 - Co-working space
 - Data centre
 - Food processing
 - Health club
 - Hotel
 - Light industrial uses
 - Logistics/distribution centre
 - Manufacturing
 - Medium industrial uses
 - Research and development facility
 - Restaurant
 - Small-scale brewery
 - Small-scale distillery
 - Small-scale urban horticulture
 - Trade and technical school
 - Transportation depot
 - Transportation terminal
 - Warehouse
 - Waste processing facility

21.2 Zone Standards

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

21.3 Additional Provisions

21.3.1 Accessory Dwelling

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

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

21.3.2 Maximum Building Heights Near Residential Zones

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

21.3.3 Landscaping Requirements

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



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21.3.4 Increased Rear Yard Requirements

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

21.3.5 Alternate Minimum Lot Area and Minimum Lot Frontage Requirements

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

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

21.3.6 Outdoor Commercial Storage of Materials

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

21.3.7 Additional Permitted Use Provisions

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

21.4 Exception Zones

21.4.1 EAG-1

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

21.4.2 EAG-2

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

21.4.3 EAG-3

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

21.4.4 EAG-4(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-4(H)	N/A
Property Location: Roll Nos. 01001701700 (1960 South Branch Rd.); 01001703600 (1160 South Branch Rd.); 01001703500 (1201 Service Rd.); 01001703200 (1360 South Branch Rd.); 01001703100 (1689 Service Rd.); 01001702201; 01001702001; 01001701800 (1850 South Branch Rd.); 01001701600 (2080 South Branch Rd.); 01001701500; 01001701400; 01001700900 (2590 South Branch Rd.); 2598 South Branch Rd.); 01001700100 (2530 Boundary Rd.); 01001703801; 01001702400 (1501 Service Rd.); 01001702300 (1511 Service Rd.); 01001702200 (1571 Service Rd.); and 01001702005 (1701 Service Rd.), Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses under the Employment Area General (EAG) Zone on the portion of the properties identified on the Zoning Map.		

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Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-4(H)	N/A
<ul style="list-style-type: none"> ii. The Holding (H) Zone should not be removed until such time as the lands are acquired by the City for the purposes of a Business Park expansion, and until full municipal services are extended. iii. Until such time as the lands are acquired by the City, the permitted uses under the Rural Area (RA) Zone shall be permitted, and development shall be subject to the zone standards of the RA Zone. 		

21.4.5 EAG-5(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-5(H)	N/A
Property Location: 791 Seventh Street West, Cornwall, Ontario		
Other		
<ul style="list-style-type: none"> i. A Holding (H) Zone shall be applied to all permitted uses on the portion of the property identified on the Zoning Map. ii. The Holding (H) Zone should not be removed until such time as appropriate rehabilitation measures are undertaken on the lands, to the satisfaction of the Province and the City, in accordance with the City's Official Plan. 		

21.4.6 EAG-6

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-6	2013-101
Property Location: 805 Boundary Road (Part of Lot D, Concession 1, Parts 1-7 on Plan 52R-6902)		
Uses		
<ul style="list-style-type: none"> i. All uses permitted in the Employment Area Light (EAL) Zone; ii. Sale of manufactured products produced or assembled on-site and shall include associated Factory Retail Outlets, with such an outlet limited to a maximum 30% of the total gross floor area of any individual manufacturing operation; iii. Place of assembly or recreation, with a cumulative maximum gross leasable area of 1,580 m² (17,006 ft²); iv. Specialized health and cosmetic uses, and limited to a maximum of two such uses with a cumulative maximum gross leasable area of 464.5 m² (5,000 ft²); v. Ministorage; 		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-6	2013-101
Property Location: 805 Boundary Road (Part of Lot D, Concession 1, Parts 1-7 on Plan 52R-6902)		
<ul style="list-style-type: none"> vi. Automobile sales establishment; vii. Service stations subject to all applicable approvals (Refer to Technical standards and Safety Authority (TSSA) and other possible approvals); viii. Bulk sales and storage yard (including sale of topsoil, sand and gravel but not concrete, and which is screened/covered to the satisfaction of the Municipality); ix. Laundry cleaning and dyeing works; x. Animal hospital and animal shelter, provided there is no outside storage of the animals and no shelter shall be within 192 m (400 ft) of a Residential Zone; xi. Convenience store, integrated into main development and not as a freestanding structure; xii. Electronic manufacturing or repairing service, and including the sale of used / repaired electronic goods only; xiii. Industrial supply outlet / store; xiv. Office of general contractors, consulting engineers, construction managers, surveyors, real estate, travel, insurance, appraisal, employment, trust companies; xv. Industrial fasteners supply, sales and service; xvi. Medical laboratories / clinic and related medical offices, and limited to a maximum of two such uses with a maximum cumulative gross leasable area of 929 m² (10,000 ft²) in a main building; xvii. Personal service establishment, limited to a maximum of two such uses with a maximum cumulative gross leasable area of 464.5 m² (5,000 ft²); xviii. Other commercial uses restricted to those related to the industrial uses, industrial supplies or uses that involve repair services (including, but not limited to: motorcycle and ATV sales and service, bicycle sales and service, fitness Equipment sales and service). 		
Other		
xix. The property shall be subject to a comprehensive Site Plan Control process.		

21.4.7 EAG-7

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

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21.4.8 EAG-8

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

21.4.9 EAG-9

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
EAG	EAG-9	N/A
Property Location: 3330 Marleau Avenue (CON 1 PT LOTS C, D RP52R5584; PARTS 1,2,3)		
Other		
i. No provisions in the Employment Area General (EAG) zone shall: <ul style="list-style-type: none"> a) render non-conforming the location of structures and open storage existing on the day of the passing of this Bylaw; b) prevent any point source emissions or fugitive emissions that have otherwise been approved by an Environmental Compliance Approval issued under the Environmental Protection Act, provided said emissions are from a use existing on the day of the passing of this Bylaw or from a permitted use in Section 21.1. 		