

# CENTRAL BUSINESS DISTRICT

## - C. B. D. -

### - G E N E R A L -

**03-10-1** All structures and buildings erected, altered or used in a Central Business District (CBD) Zone shall conform to the regulations of this subsection.

### - Permitted Uses -

**03-10-2** 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

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021/01

- a) A department store which, for the purposes of this By-law, shall mean a building or part thereof used for the buying and selling of a wide range of goods and services, and, without limiting the generality of the foregoing, shall include retail stores and service stores.
- b) Retail stores, including those whose goods are manufactured on the premises.
- c) Service stores which, for the purposes of this By-law, shall mean a building or part thereof used to provide services to the public and, without limiting the generality of the foregoing, shall include a barber shop, beauty salon or hairdresser; a bank, trust company or other establishment providing financial services; an interior decorator's establishment; an office for the receiving and delivery of dry-cleaning or laundry; a coin-operated laundry or coin-operated dry-cleaners; a clinic; a shoe repair shop or shoe shine establishment; a tailor's shop; a hat cleaning and blocking establishment.
- d) Mail order or catalogue stores.
- e) Supermarkets; grocery stores; food stores; dairy products stores.
- f) Stores for the sale of liquor, beer or wine.
- g) Restaurants; dining rooms; dining lounges; bars; cocktail lounges; taverns.
- h) Municipal, government or public utilities buildings.
- i) Business and professional offices.
- j) Automotive centres for the sale of automobile and marine equipment, spare parts and accessories.
- k) Home Improvement centres.
- l) Garden Centres
- m) Place of Assembly or Recreation.
- n) Day nurseries; day care centres.
- o) Institutional buildings.
- p) Private clubs and fraternal organizations.
- q) Hotels.
- r) Printing establishments or book binders.

- 108/96 s) Multi-family dwellings including apartment houses and row houses, also, single and two-family dwellings, existing as of October 15, 1996, including the reconstruction of such dwellings destroyed by fire or natural disaster.
- 069/94 The Residential 15 zone standards shall apply in such cases
- t) Dwelling units located over non-residential uses in this zone.
- u) Home occupation of any nature which does not adversely affect the amenities of the neighbourhood.
- v) An office or consulting room of a physician or dentist when located in his or her residence or on the ground floor of an apartment house in which he or she is a resident.
- w) Public or private parking garages and parking lots.
- x) Accessory uses or facilities incidental to any of the above.
- 177/81 y) Schools, churches, hospitals, community centres.
- 133/90 z) Commercial School.
- 109/00 aa) Medical Device Assembly use with Ancillary Research and Development.
- 179/81 Notwithstanding anything else in this Section, an Animal Hospital shall be permitted on the lands being composed of Lot Number 15, on the south side of Fifth Street, as shown on the plan of Cornwall on file in the Registry Office for the Registry Division of Stormont, and measuring 75 feet frontage along the eastern limit of Pitt Street with an average depth of 124.495 feet.
- 020/07 A private Seniors' Residence.
- 60/84 Notwithstanding any other provisions of this Section, an automobile sales and service use shall be permitted at 353 Pitt Street, described as Part of Lot 15, south side of Fourth Street, provided that no auto body, automobile painting or automotive fuel sales facilities are provided.
- 135/01 Notwithstanding any other provision of this Section, a residential unit on the lower level may be permitted on Part of Lot 18, North side of First Street, municipally known as 111-113 Augustus Street, City of Cornwall.
- 033/08 Notwithstanding any other provisions/requirements of this Section, a residential unit on the lower level may be permitted on Part of Lot 18, North Side of First Street, municipally known as 119 Augustus Street. Further, that a front yard setback shall be permitted at 10 feet and a rear yard setback shall be permitted at 10 feet.
- 021/09 Notwithstanding any other provision/requirement of this Section, a residential unit on the lower level may be permitted on Part of Lot 13, South Side of Second Street East, municipally known as 126 Sydney Street.
- 096/12 THAT a Holding (H) category be applied, as depicted on said attached Schedule "A" to approximately a 17,345 square feet 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", until such time as full and qualified remediation is completed to a level suitable for any proposed future development, as per applicable provincial standards.

Notwithstanding any other requirements of the Central Business District (CBD) zone, all setbacks and lot occupancy standards of the existing structure at 237 Water Street East, shall be deemed to be legal as of the passing of the By-law.

# - Standards -

**03-10-3      MINIMUM SETBACK**

- a)    **Non-Residential:**      Notwithstanding the provisions of subsection 01-4-3, the minimum setback shall be 33 feet from the centreline of any street.
  
- b)    **Residential:**              Subject to the requirements of subsection 01-4-3, the minimum setback from a street line shall be 20 feet.

**03-10-4      BUILDING AND LOT REQUIREMENTS FOR RESIDENTIAL BUILDINGS**

Subject to the requirements of subsection 03-10-3 (b), the building and lot requirements specified in subsection 02-4 for multiple-family dwellings in a Residential (RES) 40 Zone shall apply in respect of any multiple-family dwelling erected, altered or enlarged in the Central Business District (CBD) Zone.

**03-10-5      BUILDING AND LOT REQUIREMENTS FOR NON-RESIDENTIAL BUILDINGS AND MIXED USE BUILDINGS**

078/14

43/83

Subject to the requirements of subsection 03-10-3(a), the following are building and lot requirements in the C.B.D. Zone.

**MINIMUM YARD DIMENSIONS**

**PRIMARY USES:**

**Front yard** ..... 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.

188/08

6 metres elsewhere in this zone.  
**Side yard** ..... Nil  
Except that a corner lot shall have a side yard of 3 metres on the side which abuts the minor street.

**Rear yard** ..... 7 metres

049/92

Notwithstanding anything else in this Section, the following special site-specific standards shall apply to Parts of Lot 7, Lot 8 and Potash Point, South Side of Water Street, West of Race Street, municipally known as 232 Water Street East:

- i) Front Yard ..... 6 metres
- ii) Rear Yard ..... 3.0 metres
- iii) Exterior Side Yard ..... 24 metres
- iv) Interior Side Yard ..... 9 metres
- v) Building Lot Coverage ..... 25%
- vi) Minimum Number of on-site parking spaces ..... 17

**03-10-5 BUILDING AND LOT REQUIREMENTS FOR NON-RESIDENTIAL BUILDINGS – CONT'D**

43/83  
067/17 **ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE:**

An accessory building may be located in the rear yard or side yard not closer than 1 meter (3.28 feet) to a side or rear lot line.

038/02  
092/98 On any lot the total area of accessory buildings (commercial) shall not exceed 10% of the area of the lot. Accessory buildings (commercial) are to be used for storage purposes only. Any accessory buildings containing any part of a commercial operation must meet main building setbacks.

188/08 *[Reference to specific Commercial 80 (COM 80) standards removed]*

**03-10-6 PARKING, ACCESS AND LOADING REQUIREMENTS**

The parking, access and loading requirements of subsection 01-3 shall apply in respect of any building erected, altered or enlarged in the Central Business District (CBD) Zone.

108/96 *[Deleted reference to subsections 01-3-1(e) and (m)]*

178/81 *[Deleted Development Control Section]*

132/91 Notwithstanding anything else in Sections 03-10-5 Building and Lot Requirements for Non-Residential Buildings and 03-10-6 Parking, Access and Loading Requirements that the following special site-specific standards shall apply to property described municipally as 201-201A, 203-205 Water Street East and 1-5 Amelia Street, City of Cornwall:

- i) Rear Yard ..... Nil
- ii) Exterior Side Yard ..... 1.5 metres
- iii) Building Lot Coverage ..... 33%
- iv) Landscaped Buffer Strip ..... 0.9 metres
- v) Minimum Number of on-site parking spaces ..... 10  
(Including an optional loading space)

109/00 A minimum of 15 parking spaces, and 1 loading space, shall represent the required (on-site) parking/loading for the subject property.