

**COTTON MILLS
DISTRICT REDEVELOPMENT
- C.M.D.R. -**

- G E N E R A L -

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 percent of the total floor area devoted to that use.
- f) Light wholesaling, excluding any likely to create a nuisance by reason of fumes, dust, odour 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.
- o) All types of schools, as defined in this By-law.
- 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 By-law Amendment.
- v) E-Commerce businesses
- 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.

Notwithstanding

“Notwithstanding anything else in the By-law, the following site specific exceptions be applied to the approximate +/- 16 acres parcel, municipally known as 5, 540, 570 and 580 Harbour Road, legally described as Part of Lot 7, Concession 1, as shown on Reference Plan 52R-3083;

The Following site specific uses shall apply:

- i.) Uses listed under 03-14-2 shall be permitted and the following uses shall be excluded;
 - n) Storage garage
 - p) Dormant (occasional) Storage &
 - v) Storage/distribution of related goods.
- ii.) Uses listed under Section 07-1-2 Open Space 10 (OSP 10) and section 07-2-2 Open Space-Commercial (OSP-C) shall be permitted to establish and the respective zone standards for the said uses in the zone shall apply.
- iii.) Utilize applicable Landscape Areas (as per By-law standards) and separation between multiple buildings on a lot to establish waterfront view corridor protection from Harbour Road and Edward Street, for example, and associated public access and connectivity to and along the waterfront. Appropriate orientation/siting and spacing of such development shall also be reviewed at time of required Site Plan Control approval.
- iv.) Multiple buildings shall be permitted on these lands. Where two or more buildings are to be erected on a parcel of land, each building shall be assigned a portion of the land of the total parcel. Each portion shall be deemed to be a lot for the purpose of this By-law, and the erected on it shall conform to the applicable standards as identified herein.
- v.) For all Commercial / Non Residential Uses / Mixed Uses (excluding OSP10, OSP-C, Full Residential Development):

The Following site specific standards shall apply:

- a.) Minimum Front yard setback 6 meters
- b.) Minimum Side yard setbacks one half the building height,
But not less than 3 metres
- c.) Minimum Rear yard setbacks 8 metres
- d.) Maximum Building Height shall not exceed 13.7 metres (45 feet, but in no case shall exceed an effective height of 4 storeys, as determined by the City's Chief Building Official (CBO).
- e.) Maximum Lot Coverage 30%
- f.) Minimum Landscape Area 30% of the total lot area

For Full Residential Uses only the following standards shall apply:

- g.) Full Residential Uses shall be subject to the Residential 40 (RES40) zone standards.

- Standards -

03-14-3 MINIMUM LOT AREA AND FRONTAGE

No permitted use shall be established unless both public water supply and sanitary sewers are available.

- a) Commercial Uses only - No Applicable Standard
- b) Combined Residential - Commercial Uses - No Applicable Standard, except that residential dwellings shall not be located on the first floor of a combined commercial - residential structure.
- c) Residential Uses only - Subject to the applicable Residential 40 (RES 40) standards.
- d) Existing Manufacturing Uses - These uses are established in a number of the Cotton Mills Complex Buildings and therefore, not subject to separate standards. Any internal expansion of such uses is subject to appropriate municipal approvals.

NOTE: **All other permitted uses** shall be subject to No Applicable Standard.

03-14-4 MINIMUM YARD DIMENSIONS

Special Provisions for existing structures:

The minimum front, side and rear yards for all current Cotton Mills Complex buildings, regardless of use, shall be based on the actual existing setbacks from property line, as of the date of the passing of this By-law Amendment.

Any new encroachment into such setbacks is subject to appropriate municipal approvals.

Provisions for new structures:

- a) Commercial Uses only

Front Yard 6 metres

Side Yards..... Nil
except that a corner lot shall have a side yard of not less than 3 metres on the minor street

Rear Yard 6 metres

03-14-4 **MINIMUM YARD DIMENSIONS (cont'd)**

b) Combined Residential - Commercial Uses

Front Yard 6 metres

Side Yards At least one side yard shall be not less than 4 metres in width, or a driveway through the building shall be provided, 4 metres wide and 4 metres clear height, unless the rear yard is accessible from a street or public lane. Where a rear yard is accessible from a street or public lane, side yard requirement is nil except that a corner lot shall have a side yard of not less than 3 metres on the minor street.

Rear Yard 8 metres

c) Residential Uses only - Front, side and rear yards shall be subject to the applicable Residential 40 (RES 40) standards.

d) Existing Manufacturing Uses - Located in existing Cotton Mills Complex buildings.

Not subject to separate standards. No expansion beyond existing buildings is permitted.

NOTE: **All other permitted uses** shall be subject to the “Commercial Uses only” standards.

139/06

Notwithstanding anything else in this By-law, the property legally described as Part Mills and Factories Lot, Plan 8, Part of Lot 7, Concession 1, municipally located at 100 Edward Street and lying at the southeast corner of Edward Street and Cotton Mill Street, City of Cornwall, be rezoned from Residential 40 (RES 40) zone to Cotton Mills District Redevelopment (CMDR) zone and, for the purposes of By-law interpretation, in Sections 03-14-4 and 03-14-6 that all setbacks and lot occupancy standards as set by the location/size of this existing building on the day of passing of this By-law Amendment shall be deemed to be legal.

03-14-5 **ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE**

On any lot, the total area of accessory buildings shall not exceed 5 per cent of the area of the lot. Accessory buildings are to be used for storage purposes only. All accessory buildings shall be subject to the main building setbacks based on the specific use mix (i.e. Commercial only, combined Residential/Commercial, Residential only).

03-14-6 **LOT OCCUPANCY**

No applicable standard for existing structures, as of the date of the passing of this By-law Amendment. For new Residential only apartment house/buildings (not Building conversions) refer to the Residential 40 (RES 40) Maximum Floor Area and Minimum Open Space standards for equivalency and Maximum Lot Occupancy standard for Row Houses.

03-14-7 **OUTSIDE STORAGE**

No outside storage of materials or equipment shall be permitted on any lot in a C.M.D.R. zone. The only exception is for those existing Manufacturing type uses in existence on the date of the passing of this By-law Amendment. Such storage shall take place in a side or rear yard, provided it is stored in an orderly and properly screened fashion, as approved by the Municipality.

03-14-8 **PARKING REQUIREMENTS**

Notwithstanding the provisions of Subsection 01-3 of this By-law, special parking ratios of one space per residential dwelling unit, and one space per 600 square feet of floor area used or intended for general commercial/retail sales, uses and display, exclusive of storage and service areas shall be applicable in the C.M.D.R. zone.

03-14-9 **MATERIALS - NEW BUILDINGS/STRUCTURES**

Notwithstanding any other provisions of this By-law, the predominant Facade material for new Buildings/Structures shall be similar in nature to the Historic Cotton Mills, being Red Brick. Variation from such material(s) shall require the concurrence of the City's Site Plan Review Committee.

03-14-10 **MAXIMUM HEIGHT - NEW BUILDINGS/STRUCTURES**

The Maximum height of any new Buildings/Structures shall not exceed 13.7 metres (45 feet) or 4 storeys, as determined by the City's Chief Building Official (C.B.O.).

In the case of new Communications Towers/Satellite Dishes, the maximum aggregate (total of building height and Tower/Dish height) shall not exceed 27.4 metres (90 feet) and shall be located on building rooftops only. No freestanding Communications Towers/Satellite Dishes shall be permitted in the zone.