

# GENERAL

**01-2-1      SCOPE OF THIS BY-LAW**

The provisions of this By-law shall apply to the whole of the City of Cornwall excluding Cornwall Island.

**01-2-2      GENERAL PROVISIONS**

164/91      No person shall use or cause or permit to be used any land, or erect, alter or use or cause or permit to be erected, altered or used any building except in conformity with the provisions of this By-law.

**01-2-3      OTHER RESTRICTIONS**

When the regulations or requirements of any Department of Government impose greater restrictions than the restrictions imposed by this By-law, then such greater restrictions shall govern.

**01-2-4      USE ZONES**

For the purpose of this By-law, the City of Cornwall is divided into a number of Use Zones. The boundaries of these Zones are shown on the maps of the attached Zoning Atlas which is hereby declared to form an integral part of this By-law.

- 1654/74      **RES 10** ..... Residential
- RES 20** ..... Residential
- RES 30** ..... Residential
- RES 40** ..... Residential
- 1654/74      **RES 50** ..... Residential Mobile Home Park
  
- 155/77      **CBD** ..... Central Business District
  
- 023/11      **CC-SC** ..... Community Commercial-Shopping Centre  
                 [Note: Former Community Commercial (CC) zoning repealed and replaced with new  
                 Community Commercial-Shopping Centre (CC-SC) zone by By-law 2011-023]
  
- 62/80      **CH** ..... Highway Commercial
  
- 023/11      **CN** ..... Neighbourhood Commercial  
                 [Note: Former Neighbourhood Commercial (CN) zoning repealed and replaced with new  
                 revised CN zone by By-law 2011-023]
  
- 123/79      **COM. 10** ..... Commercial
- COM. 11** ..... Commercial
- COM. 12** ..... Commercial
- COM. 41** ..... Commercial
- COM. 42** ..... Commercial
- COM. 51** ..... Commercial
- COM. 70** ..... Commercial
- COM. 80** ..... Commercial  
                 (deleted by By-law 43/83)

1473/73	<b>MFR. 10</b> .....	Manufacturing
	<b>MFR. 20</b> .....	Manufacturing
	<b>MFR. 30</b> .....	Manufacturing
	<b>MFR. 40</b> .....	Manufacturing
	<b>MS</b> .....	Service Industrial
50/81	<b>PR. AGR</b> .....	Agricultural
107/93	<b>R.A.</b> .....	Agricultural
	<b>INS. 10</b> .....	Institutional
	<b>OSP. 10</b> .....	Open Space
	<b>OSP-C</b> .....	Open Space - Commercial
	<b>E.C.(F)</b> .....	Environmental Constraint (Floodplain)
107/93	<b>SPU. 20</b> .....	Special Uses
	<b>SPU. 99</b> .....	Special Uses

**01-2-5**  
067/17

**ACCESSORY BUILDINGS/ ACCESSORY STRUCTURES**

- 038/02 No building other than an accessory building shall be erected to the rear or side of a dwelling.
- 133/90  
078/14 No accessory building in a residential zone shall be constructed with a height greater than 3 metres from grade to eave and 5 metres from grade to peak.
- 133/90  
092/98  
038/02 Notwithstanding anything else in this By-law, including the maximum lot coverage for accessory buildings, the maximum size of any accessory building in the residential zones shall be 60 sq. metres. A maximum of three (3) accessory buildings per lot will be permitted and the maximum total area of all accessory buildings on a lot shall be capped at 93 square meters. This calculation does not include pool and deck coverage. The maximum lot occupancy for accessory buildings will be increased to 10%. In any zone where accessory building setbacks are not specified, all yard requirements for a main building shall apply to accessory buildings.
- 146/03 Notwithstanding anything else in this By-law, a Temporary garage structure/general (commonly known as tempo garages) or similar structure shall only be permitted between November 1<sup>st</sup> and April 30<sup>th</sup>. Setbacks shall be consistent with accessory structures except that side yards not abutting a street shall be permitted at a minimum of 18" (46cm). The By-law shall apply to all such temporary garage structures regardless of use, i.e. firewood, lawn equipment, or vehicle storage.
- 020/07 The frame structure associated with the Temporary Garage may be permitted to be erected all year; however, the cover must be completely removed during the specified period.
- 159/09 The maximum number of accessory buildings per lot shall be 4 for a quadruplex (4) unit building.

An accessory building may only be constructed if there is a main building on site.

**Accessory Apartments in Houses:**

An accessory apartment, one self contained apartment may be permitted in a single detached, semi-detached, or row house, provided that the unit complies with the Building Code, the Fire Code and specified planning standards.

**Planning Standards:**

- i. No basement accessory apartment will be allowed in a unit located on land identified as an Environmental Constraint Flood Plain (EC[F]) or in lands subject to flooding as defined in Section 01-2-9.
- ii. Accessory apartments will be allowed only in a building where public sanitary sewers are available.
- iii. Accessory apartments are not permitted in Industrial zones or Manufacturing zones that allow for residential units for the use of a watchman or other employee whose residence on the premises is essential.
- iv. The standards which apply to a house with two units cannot exceed the standards for a house with one unit.
- v. A purpose built semi-detached dwelling cannot be constructed on a lot intended for a single family dwelling. "A detached house is not semi-detached by definition". A semi-detached dwelling must be constructed in accordance with the requirements and standards of the Zoning By-law for such a use.
- vi. An accessory unit in an historically designated property (*under the Ontario Heritage Act*) will not be permitted.
- vii. The regulations apply to a house on its own lot, or part of a rental project or condominium project provided the planning standards of this section (1-8) and the Parking Standards can be met.
- viii. If no construction is required to add a second unit to a detached unit, then all that will be required is a "Change of Use Permit" as defined by the Building Code. At that time, the unit can be assessed for its conformity to the Fire Code and Building Code and minimum safety standards as set out in Part 10 of the Code. The requirements of the change of use permit only apply to those units created after July 1, 1993; otherwise the existing units are subject to the Fire Code only.
- ix. Accessory Apartments shall not be permitted on small lot singles.

**01-2-6**      **PUBLIC LANES**

No building except an accessory building, shall front on a public lane.

**01-2-7**      **EXCEPTIONS**

021/01

Notwithstanding anything else contained in this By-law, the City of Cornwall, the Provincial and Federal Government; a utility company providing public utilities to the City of Cornwall, a transportation service operated by or for the City, parks and recreation facilities, a Health Unit, may, only for the purposes of the provision of public service, use any land or erect or use any building or structure in any zone.

Major facilities such as garages, workshops, office buildings, treatment plants, landfill sites, generating stations, large pumping stations and similar large utility installations, must be located in the appropriate industrial/manufacturing or other applicable zone and are not subject to the general exemption.

Where the By-law provides for exempted uses in all zones; including residential zones, then any building or structure erected or used shall be designed, operated and maintained in general scale and harmony with the residential buildings permitted and existing in the zone. Buffering shall be required around such facilities and shall be reviewed through the site plan approval process.

086/12

Structures or buildings provided with exemptions under this section shall be in a substantial compliance of the regulations for the zone in which it is located. Municipal staff shall work with the particular exempted entity to try to approach/achieve compliance; however, individual circumstances may dictate substantial compliance. For the purpose of this section, regulations include, but are not limited to, lot size and frontages, setbacks, heights and parking requirements.

**01-2-8**      **RECONSTRUCTION OF BUILDINGS**

02/01  
038/02  
102/13  
078/14  
068/15

Reconstruction of buildings damaged by natural causes such as earthquakes, fire, or floods, involuntary demolition, for example, will be permitted if the reconstruction does not impinge on the front, rear and side yards presently enjoyed by the building, provided all other requirements of this By-law are met, except that lot area and frontage shall also be exempted from complying. That this provision be subject to a time period of (1) year commencing from the time of issuance of the demolition permit when applicable.

**01-2-8 a)**      **EXCEPTION: RECONSTRUCTION OF PORCHES AND ENTRANCE DECKS IN THE FRONT YARD**

092/98  
102/13

Porches and Entrance decks in existence prior to the passing of By-law 751-1969 can be rebuilt to the existing setbacks presently enjoyed , save and except, the minimum setback to the front yard property line shall be 1 metre, regardless of the existing setback. That this provision be subject to a time period of one (1) year commencing from the time of issuance of the demolition permit when applicable.

**01-2-9**

**LAND SUBJECT TO FLOODING**

948/70

No person shall use any lot or erect, alter or use any building or structure in those parts of Lots 7 to 16 inclusive, lying between the Canadian National Railways Diversion and the northerly boundary of the City of Cornwall except in accordance with the following provisions:

- a) No buildings or structures shall be erected on any lands lying between the South Branch of the Raisin River or its tributaries and a line parallel to, and at a distance of 100 feet measured at right angles from the centre line of the said river and its tributaries.
- b) No part of any land referred to in Section 01-2-9 (a) above, shall be used to calculate any of the zone provisions as may be required by this By-law for uses in adjacent zones.

133/90  
149/07

- c) No basement, floor or crawl space floor or slab on grade shall be constructed in an area lying below elevations 57 metres (187.0 feet) Canadian Geodetic Datum (C.G.D.) on Lot 7, 58.5 metres (191.9 feet) C.G.D. on Lots 8 and 9, 59 metres (193.6 feet) C.G.D. on Lots 10 and 11, 59.5 metres (192.5 feet) C.G.D. on Lots 12 and 13 and 60 metres (197.0 feet) C.G.D. on Lots 14 to 16, inclusive.

149/07

- d) Notwithstanding any other requirements of this Section, development on Parcels "A" and "B" identified on Schedule "A" of By-law 125, 1992 shall be exempt from requirements (a) and (b) of Section 01-2-9 of the Zoning By-law. In addition, notwithstanding sections (c) and (d) of Section 01-2-9 of the Zoning By-law, development on parcels "A" and "B" above shall have a minimum habitable and basement floor elevation of 57.8 metres Canadian Geodetic Datum (*in reference to Northwoods Glen subdivision*).

125/92

Refer to Special  
note Section of  
this By-law

- e) Notwithstanding any other requirements of these sections, special provisions shall be on a site-specific basis to Lots 8, 9 and 10, Registered Plan Number 117 and Part of Lot 10, Concession 3, City of Cornwall, respectively as follows:

037/02

- i. Minimum Lot Frontage (along Pitt Street) 53 metres (174 feet);
- ii. Minimum (interior) Side Yard (north side) 1.8 metres (6 feet); and
- iii. No basements shall be constructed under any building, nor shall any habitable floor area be constructed at an elevation of less than 58.47 metres Canadian Geodetic Datum (C.G.D.). In addition, any opening in foundation(s) shall have minimum elevation of 58.77 metres C.G.D.

2010-103

- f) In cases where a development does not meet the general requirements of the section in respect of elevations, a letter of clearance from the RRCA shall be acceptable to address such a provision, as a result of a type of mitigation or more precise interpretation of flood line locations.

**01-2-10**      **MAXIMUM HEIGHT**

002/79  
010/77  
021/01

No building shall be constructed with a height greater than ninety (90) feet, provided that chimneys and smokestacks in Manufacturing areas may exceed this limit. The maximum height of Satellite Towers or Communication Towers shall be 90 feet. Communication Towers may exceed this height if it is located in an Agricultural zone. Towers on top of buildings are limited to the 90 foot requirement.

093/86

Notwithstanding any other provisions of this Section, no building shall be constructed with more than two (2) storeys on Block "C", Lots 11-16, 24, 25, and 34-37 inclusive, R.P. 334.

**01-2-11**      **LAND SUBJECT TO FLOODING - BOALES AWARD DRAIN**

052/81  
002/79  
025/77

No person shall use any lot or erect, alter or use any building or structure in those parts of Lots 9 to 14, Concession 2, inclusive, lying between Tollgate Road and Balmoral Avenue; Emma Avenue and Emma Avenue produced westerly except in accordance with the following provisions:

069/94

On lands where Boales Drain is buried, clauses a) and b) shall not be applicable.

a) No buildings or structures shall be erected on any lands lying between the Boales Award Drain or its tributaries and lines drawn parallel to (on both sides of) at a distance of 100" across lots 9 to 12 inclusive; and of 50' across lots 13 and 14 inclusive measured at right angles from the centre line of the drain and its tributaries.

002/79

b) No part of any land referred to in Section 01-2-12 (a) above shall be used to calculate any of the zone provisions as may be required by this By-law for uses in adjacent zones.

c) No basements shall be constructed under any buildings in areas lying below elevation 196 C.G.D. on lots 9 to 14 inclusive.

d) No habitable floor shall be constructed at an elevation lower than 197 C.G.D. on lots 9 to 14 inclusive.

**01-2-12**      **HOLDING (H) ZONE SYMBOL**

67/82

Wherever a zone symbol on the zoning map is preceded by the symbol (H), referred to herein as the holding designation, such zone shall be considered to be a holding zone and all provisions of this By-law applicable to such zone shall apply except that no person shall erect any building or structure in any holding zone until after this By-law has been amended to remove the holding designation there from. The Holding (H) designation shall not apply to accessory buildings or to alterations or expansions to the main building, which do not exceed ten (10) per cent of the total gross floor area of the original building existing when this by-law was passed.

Notwithstanding the above, the following uses shall not be affected by the symbol (H) indicated on the Zoning Map:

67/82

- uses which do not involve the erection of buildings and structures which are permitted in the zone following the Holding (H) prefix;

- agricultural crop production;
- forestry and conservation uses;
- golf courses excepting golf ranges and miniature golf;
- public parks and playing fields.

**01-2-13 IMPERIAL TO METRIC STANDARDS CONVERSION**

131/86 Where this By-law has been converted from imperial standards to metric standards, any use, building or lot which was previously in conformity with the imperial standard at the date of the passing of this By-law shall be deemed to conform.

**01-2-14 AREAS WHERE ARCADES (more formerly referred to as Video/Pinball Game Amusement Arcades) ARE PERMITTED:**

017/92 Notwithstanding anything else in this By-law, Arcades shall only be permitted in enclosed Shopping Centres, Hotels and Motels, in Commercial zones which allow such buildings. As well, a number of existing (licensed) operations shall be permitted to have an Arcade as a main or accessory use at their present site and are identified by common name and municipal address:

- 092/98  
020/07
1. Olympia Bowl, 71 Ninth Street West (Lic. No. 086)
  2. Nativity Hall, 301 McConnell Avenue (Lic. No. 100)
  3. Le Village Billiards, 148 Montreal Road (Lic. No. 129)
  4. A & F Billiards, 854 First Street East (Lic. Nos. 147, 152)
  5. Fifth Wheel Truck Stop, 1901 McConnell Avenue (Lic. No. 190)

**01-2-15 MULTIPLE BUILDINGS ON A LOT**

021/01  
069/94 Multiple buildings are not permitted on a lot, except for shopping centres or unless otherwise specified in the zone. Where two or more main buildings are to be erected on a single parcel of land, each building shall be assigned a portion of the total parcel. Each portion shall be deemed to be a lot for the purposes of this By-law and the building erected upon it shall conform to the regulations of the specific zone with respect to that lot. The minimum lot frontage shall be based on a cumulative total of the overall frontage requirement.

092/02 In all residential zones and other zones where residential uses are permitted, with the exception of an Accessory Building, there shall be no more than one residential building on a lot being used for residential purposes except as specifically permitted elsewhere in this By-law. All other zones shall be permitted to have multiple buildings on a lot, provided they conform to all other regulations of that specific zone with respect to that lot.

105/05 That notwithstanding anything else in this By-law, Section 01-2-15 **MULTIPLE BUILDINGS ON A LOT** shall be amended on property legally described as Lots 57 and 58 Registered Plan No. 240, municipally located at the south west corner of Laffin and Brookdale, to allow up to three four-plex units on two residential lots.

**01-2-16**      **WHEN ZONE STANDARDS NOT SPECIFIED**

**(i)**

108/96

Notwithstanding anything else in this By-law, when zone standards are not specifically stated for a use, the most typical standards for the use as determined by Municipal staff shall apply.

**01-2-16**      **SEASONAL STATIONARY FOOD PREMISES STANDARDS**

**(ii)**

119/96

086/12

- I. Such uses must be established within a structure/vehicle of a minimum area of 14 m<sup>2</sup>;
- II. Shall be permitted in all zones which allow a “restaurant”;
- III. Shall be subject to the “main building” setback requirements of the applicable zone;
- IV. Municipal water and sewer connections are required;
- V. The structure/vehicle must be securely anchored, and where an undercarriage is present, it must be screened with a suitable material;
- VI. The site shall contain parking as per the “restaurant” provisions, where seating is provided;
- VII. Where site plan control is not applicable, a site layout identifying the structure/vehicle, and parking if included, as well as landscaping details, etc. shall be submitted and approved by the City.
- VIII. Where seating is provided on site, appropriate washroom facilities are required and to the satisfaction of the municipality. In the case of a building, with available bathrooms being on the same site as the stationary food facility, then an “agreement of Use”, will be required to be registered on title and maintained in good standing.

**01-2-17**      **LOCATIONAL CRITERIA FOR PRIVATE (OFF-SITE) SNOW DUMPS**

137/97

“Private (Off-site) Snow Dumps”, being those lands used for the storage and melting of snow brought to the land from off-site shall only be permitted if the following criteria are met:

- i. the area of stored snow shall be located a minimum of 150 metres (492 feet) from the nearest existing residence under separate ownership and a minimum of 10 metres (32.8 feet) from the nearest property line under separate ownership;
- ii. a drainage plan has been prepared by the owner and/or operator and approved by the City; and
- iii. the access is from a municipal roadway which does not primarily service a residential neighbourhood.



**01-2-18**

**HOME OCCUPATION STANDARDS**

“Home Occupation” shall mean an occupation carried on entirely within a dwelling unit by the occupant thereof, provided that the following criteria are observed:

103/81  
038/02

- a) The home occupation is clearly secondary to the use of the dwelling unit, as a residence;
- b) The home occupation does not change the character of the dwelling unit;
- c) The home occupation does not become a nuisance by reasons of noise, traffic or parking, or affect the amenities of the neighbourhood;
- d) The home occupation does not occupy more than 25% of the total floor area of the dwelling unit;
- e) There is no display or visible indication from the exterior of the unit or building that such use is conducted, therein. However, a sign bearing the name of the resident may be erected on the property, provided no reference is made to the home occupation. The sign must not exceed 6" x 18".
- f) No more than one home occupation is conducted in the dwelling unit;
- g) No person, other than residents of the dwelling shall be employed in the operation of the home occupation;
- h) No stock-in trade is sold or kept for sale upon the premises unless such items were created by the resident, or are very limited to quantity and deemed necessary and ancillary to the use.
- i) A home occupation shall provide on-site parking at the general commercial rate of 1 space per 300 square feet or part thereof of area used or intended for the home occupation use, in addition to the required residential space(s). However, those Home Occupations specified as Home Based Offices (excluding medical profession offices) may utilize one (1) tandem parking spot, that being one vehicle parked behind the other, the additional parking space being accommodated in the legal front yard setback. For those Home Occupations specified as Home Based Service Shops (shall include but not limited to Hair Salons) tandem parking is permitted, however, this parking is not permitted in the required front yard setback. No Home Occupation which, as part of its operation, requires more than one Business Vehicle will be permitted in a residential zone. This vehicle must be parked on site and beyond the required property line setback with any personal vehicle in tandem position.
- j) Home Occupations are permitted to establish in singles and semi-detached units only.

108/96

069/94

021/01

038/02  
078/14

147/15

Notwithstanding anything in this By-law, the Home Occupation criteria are not intended to prohibit lemonade stands, bake sales, yard sales (maximum 2 per year as per the City of Cornwall’s Licensing By-law No. 200-2005), or similar temporary and infrequent activities on one’s private property.

**01-2-19**

**LOCATIONAL CRITERIA FOR MARINE CONTAINERS**

137/05

Marine Containers shall not be permitted in any Residential, Commercial, Institutional zones or any other zone which permits Residential uses or is used as Residence (not including Industrial zones that allow for night watchmen.)

099/16

*Except as follows:* In a Manufacturing Zone provided they are located in the rear yard and screened, screening requirements will be determined by Planning staff; and

Temporarily on construction sites for such purposes as material clean-up and tool storage, for example.

They shall be considered to be an accessory building ancillary to the main building use and situated 0.8 metres from side and rear yard, except for corner lots, which must be 6 metres from the streets.

**01-2-20**     **ADULT ENTERTAINMENT ESTABLISHMENTS/TRAVELLING ADULT ENTERTAINMENT SHOWS**

168/05

- a) The CH (Highway Commercial) zone (as per the City Zoning By-law as amended) on the:
  - i. West side of Brookdale from Eleventh Street to Fourteenth Street;
  - ii. South side of Vincent Massey Drive from Fourteenth Street to Tollgate Road.
  
- b) An Adult Entertainment Establishment is only permitted if it is located in the above area and has:
  - i. A separation distance of 150 metres to any residential uses, *including school, church or child day care centre*;
  - ii. A separation distance of 300 metres between any other Adult Entertainment Establishment.
  
- c) “Travelling Adult Entertainment Show” which does not exceed seven consecutive (7) days in duration in any calendar year and shall total no greater than five (5) separate and distinct times per year at any one location is only allowed in the locations described under sub-sections (a) and (b).

**Body Rub Parlours:**

- a) The CH (Highway Commercial) zone (as per the City Zoning By-law as amended) on the:
  - i. West side of Brookdale from Eleventh Street to Fourteenth Street;
  - ii. South side of Vincent Massey Drive from Fourteenth Street to Tollgate Road.
  
- b) A Body Rub Parlour is only permitted if it is located in the above area and is not:
  - i. within five hundred (500) metres of any residential zone in existence when an application for license is submitted to the City;
  - ii. within five hundred (500) metres of any school, church or child day care centre in existence when an application for license is submitted to the City.
  - iii. within one (1) kilometre of any other Body-Rub Parlour in existence at the time when an application for license is submitted to the City, regardless of whether such other body-rub parlour is licensed or not.

Class “A” Adult Entertainment Parlours (Goods):

- a) The CH (Highway Commercial) zone (as per the City Zoning By-law as amended) on the:
  - i. West side of Brookdale from Eleventh Street to Fourteenth Street,
  - ii. South side of Vincent Massey Drive from Fourteenth Street to Tollgate Road.’
- b) A Class “A” Adult Entertainment Parlour (Goods) is only permitted if it is located in the above area and is not:
  - i. Within 120 metres of any lands zoned to permit residential uses by the relevant zoning By-law at such time as the application for license is submitted to the City;
  - ii. Within 120 metres of any school, place of worship or child day care centre in existence when the application for license is submitted to the City; and
  - iii. Within 120 metres of any other Class ‘A’ Adult Entertainment Parlour (Goods), Body-Rub Parlour or Adult Entertainment Establishment in existence at the time when the application is submitted to the City, regardless of whether such other businesses are licensed or not.

**01-2-21 a) MINIMUM DISTANCE SEPARATION REQUIREMENT:**

021/07

All new agricultural and non-agricultural uses, particularly in the Rural Area and Prime Agricultural Zones, shall comply with the Minimum Distance Separation 1 and 2 formulae as defined in MDS Implementation Guidelines (Publication 707), which are consistent with the Province of Ontario’s Minimum Distance Separation Guideline, as amended from time to time.

**b) NEW NON-AGRICULTURAL USES:**

Non agricultural uses shall not be constructed, permitted, established or enlarged unless they comply with the requirements of the Ministry of Agriculture’s Minimum Distance Separation Formulae (MDS 1), as amended from time to time. These non agricultural uses may be located where agricultural uses are permitted, in zones that permit agricultural uses and where agricultural uses will abut them.

**c) NEW OR EXPANDED LIVESTOCK OR MANURE FACILITIES:**

No livestock or manure storage facility, otherwise permitted in the Rural Area or Prime Agricultural zones, shall be constructed, established, or enlarged unless they comply with the Ministry of Agriculture’s Minimum Distance Separation Formulae (MDS 2), as amended from time to time.

**01-2-22 NOISE AND VIBRATION STUDIES:**

159-09

That building envelope or building specification that result from a Noise and Vibration Study for a subdivision development shall be adhered to.

**01-2-23 Bed and Breakfast Establishment Regulations:**

078/14 Shall mean only a single family dwelling designed to be used, in part, for the accommodation of the travelling or vacationing public, containing therein five (5) or fewer suites or guest rooms.

- i. Such uses shall be permitted to establish in legal/legal non conforming single family dwellings
- ii. Parking standards for said suites/guest rooms shall be supplied on-site and based on the Boarding and Rooming House and Tourist Home standards

**01-2-24 Locational Criteria for Medical Marihuana Production Facilities**

123/15 Medical Marihuana Production Facility may be located on those lands zoned Manufacturing 30 (MFR 30) and Manufacturing 40 (MFR 40) as specifically indicated/illustrated on Schedule 'A' to By-law 2015-123, and the following provisions shall also apply:

- i) A Medical Marihuana Production Facility must be entirely conducted indoors, with no outside storage, within a licensed building;
- ii) A Medical Marihuana Production Facility must not be conducted within a private dwelling;
- iii) Use applicable existing setbacks from Manufacturing 30 or Manufacturing 40 zoning, however, include a 150 metre setback from Residential and Institutional zoning. Also no two MMPF uses shall be located within 150 metres of each other;
- iv) Any facility must be fenced and subject to Site Plan Control to address applicable physical design standards;
- v) All facilities must be equipped with outdoor surveillance equipment;
- vi) Notification of a licensed production application and granting of said licence from Health Canada must be provided to the City of Cornwall; and
- vii) Provide notice to the City of Cornwall Fire Services and City of Cornwall Police.

Notwithstanding any other provision of this Section, a 'Medical Marihuana Production Facility' shall be permitted on a site specific basis in the Manufacturing 30 (MFR 30) and Manufacturing 40 (MFR 40) zones of the 'new' Business Park and as specifically and subsequently illustrated in Schedule 'A' of this By-law.

099/16 **"Recycling / Salvage Uses Location Prohibition(s):**

Such uses are strictly prohibited from occurring in areas zoned as Residential, Commercial, Agricultural, Open space and Institutional."

