

MANUFACTURING 10

- MFR 10 -

- G E N E R A L -

04-1-1 All structures and buildings erected, altered or used in a MFR. 10 Zone shall conform to the regulations of this subsection.

067/17 All listed uses which are subject to other applicable legislation at both the Provincial and Federal level, for example, must be in receipt of said valid approvals, in order to be considered as permitted in the zone.

- Permitted Uses -

04-1-2 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

- 108/96
- a) Automobile Showroom, providing that new and used cars are not displayed or stored in the front or side yards.
 - b) Machine shop, excluding punch presses over 20 tons rated capacity, drop hammers and automatic screw machines.
 - c) Service station, commercial garage or storage garage.
 - d) Light manufacturing, excluding any likely to create a nuisance by reason of fumes, dust, odour or excessive noise.
 - e) Dairy, bakery, frozen food lockers, cold storage plant, bottling plant, food warehouse and similar uses.
 - f) Building materials yard; including the sale of sand or gravel, but excluding concrete mixing.
 - g) Laundry, cleaning and dyeing works, carpet cleaning.
 - h) Contractor's equipment storage yard or plant.

- i) Warehouse for storage or wholesale business; excluding the storage of any materials likely to create a nuisance by reason of fumes, dust or odour.

04-1-2 PERMITTED USES (continued)

- j) Retail lumber yard; including only incidental mill work.
- k) Workshops for light machinery repair and similar uses; excluding any likely to create a nuisance by reason of fumes, dust, odour or excessive noise.
- l) Feed or fuel yard.
- m) Motor transport terminal express or freight shed, transit vehicles storage or repair shop.
- n) Laboratories; experimental, photo, motion picture, film or testing.
- o) Municipal, public utility or government yard.
- 1981/76 p) Animal hospital and boarding kennels.
- q) Parking lot, private or public.
- 108/96 r) An accessory building incidental to any of the above uses, including one residential apartment only in a portion of the main building, for the exclusive use of a watchman, custodian, caretaker or other employee whose residence on the premises is essential.
- 116/01 s) Call/Help Desk Centre having a minimum Gross Leasable Area (GLA) building space requirement of 25,000 square feet (2,322.5 square metres).
- 188/08 t) Garden Centre/Nursery or Greenhouse.
- 067/17 u) Logistics/Distribution Centre.
- 051/78 Notwithstanding any other requirement of this section, a truck garden, nursery and greenhouse, shall be permitted on Part of the East Half of Lot 8, Concession 2, City of Cornwall, more particularly lying on the south limit of Balmoral Avenue east of St. Michel Avenue, subject to the condition that entrance to and exit from this property shall only be from Balmoral Avenue.

- 081/82 Notwithstanding any other requirements of this section, a Business or Professional Office shall be permitted on part of Lot 13, Concession 2 and part of Lot 14, Concession 1, being Parts 1, 2 and 3 of 52R-236 and Parts 1, 2 and 3 of 52R-427 (known municipally as 1345 Rosemount Avenue), City of Cornwall.
- 051/92 Notwithstanding any other provisions of this section, a Place of Assembly or Recreation, including the accessory uses of a restaurant, lounge and pro shop should be permitted on the East Half of Lot 8, Concession 2, municipally known as 341 Balmoral Avenue.
- 012/95 Notwithstanding any other provisions of this section, a garden centre and nursery shall be permitted at 1409 Rosemount Avenue, legally described as Part of Lot Number 13, Concession 2.
- 106/95 Notwithstanding any other provisions of this section, a retail shop and business and professional offices shall be permitted on Lot D, Plan 6A as shown on Reference Plan 52R-3347, City of Cornwall with municipal address being 232 Eleventh Street West.
- 004/00 Notwithstanding any other requirements of this section, a Commercial Convenience Store with the allowance for related take out foods, shall be a permitted use on Part of Lot D, Concession 2, municipally known as 1400 Boundary Road, City of Cornwall. In addition, the site will be subject to Site Plan Control.
- 157/09 "Notwithstanding any other provisions of this Section, a Place of Assembly use for a physical training facility/gym and a commercial retail use of no more than 8,000 square feet shall be permitted on Lot D, Plan 6, municipally known as 218-220 Eleventh Street West."
- 147/17 "Notwithstanding anything else in this section, a "Medical Marihuana Production Facility", which includes refining of raw cannabis and distribution, shall be permitted on Part of North Part Lot 15 and Part of Lot 16, Concession 1, being Parts 1 and 2 on 52R-750, municipality known as 1800 Vincent Massey Drive."
- a). That the Medical Marihuana Production Facility may only commence operation once notification of a licensed production application and granting of said licence from Health Canada is provided to the City of Cornwall, and;
 - b). That the Medical Marihuana Production Facility may only commence operation once a CPTED (Crime Prevention Through Environmental Design) and CTPPD (Crime Prevention Through Physical Design) audit is conducted and approved by the City of Cornwall and all other Municipal development approvals are obtained conforming to By-law #2015-123 Locational criteria for a Medical Marihuana Production facility.

- Standards -

BUILDING AND LOT REQUIREMENTS

04-1-3 MINIMUM LOT AREA AND FRONTAGE

108/96 a) **Manufacturing Uses:** No applicable Standard.

b) **Residential Uses:**

131/94 Where neither a public water supply nor sanitary sewers are available, the minimum area shall be 2,788 square metres and the minimum frontage 38.1 metres.

Where either a public water supply or a sanitary sewer is available, but not both, the minimum lot area shall be 7,500 square feet and minimum frontage 75 feet.

Where both public water supply and sanitary sewers are available, minimum area shall be 5,000 square feet and minimum frontage 50 feet.

04-1-4 MINIMUM YARD DIMENSIONS

a) **Manufacturing Uses:**

- Front yard 40 feet
- Side yards20 feet on both sides
- Rear yard 35 feet

108/96 *(Removed Residential Uses Minimum Yard Dimensions)*

04-1-5 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE

Residential Uses

038/02 An accessory building may be located in the rear or side yard not closer than 3 feet to a side or rear lot line

Where a side line of the lot is identical with the limit of a road allowance, the setback of an accessory building shall be not less than the width of the side yard which is required for the main building.

ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE (cont'd)

092/98 On any lot the total area of accessory buildings including garage shall not exceed 10 per cent of the area of the lot set aside for residential purposes and such accessory buildings shall not exceed 9 feet in height to the eaves.

BUILDING AND LOT REQUIREMENTS

04-1-6 LOT OCCUPANCY

Residential Uses

The total area of all buildings shall not exceed 33% of the area of the lot set aside for residential purposes.

04-1-7 AUTOMOBILE SHOWROOM VEHICLES

108/96 Storage of new and used vehicles shall be permitted in the rear yard, provided that they are stored in an orderly fashion and that the storage area is screened by a suitable barrier, fence or hedge as defined by the City of Cornwall Fence By-law.