

MANUFACTURING 20

MFR 20

- G E N E R A L -

04-2-1 All structures and buildings erected, altered or used in a MFR. 20 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 -

04-2-2 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) Machine shop, excluding punch presses over 20 tons rated capacity, drop hammers and automatic screw machines.
- b) Service station, commercial garage or storage garage.
- c) Dairy, bakery, frozen food lockers, cold storage plant, bottling plant, food warehouse and similar uses.
- d) Building materials yard; including the sale of sand or gravel, concrete mixing batch plant.
- e) Laundry, cleaning and dyeing works, carpet cleaning.
- f) Contractor's equipment storage yard or plant.
- g) Warehouse for storage or wholesale business; excluding the storage of any materials likely to create a nuisance by reason of fumes, dust or odor.
- h) Retail lumber yard; including only incidental mill work.
- i) Workshops for light machinery repair and similar uses; excluding any likely to create a nuisance by reason of fumes, dust, odor or excessive noise.
- j) Feed or fuel yard.

04-2-2 PERMITTED USES (continued)

- k) Motor transport terminal express or freight shed, transit vehicles storage or repair shop.
- l) Laboratories; experimental, photo, motion picture, film or testing.
- m) Municipal, public utility or government yard.
- 1981/76 n) Animal hospital and boarding kennels.
- o) Parking lot, private or public.
- p) Used car lot, private or public.
- 104/81 q) Place of assembly or recreation restricted to athletic and health clubs and a workers or union hall.
- 104/81 r) Taxi depot.
- 104/81 s) Food and beverage preparation, restricted to a catering service.
- 104/81 t) Business and professional offices restricted to radio or television broadcasting and receiving stations, office of an owner or agent of an industrial mall.
- 80/81 u) Factory retail outlet for those products produced on the premises and such a retail outlet will not occupy more than 30% of the total floor area of any individual operation.
- 80/81 v) Any manufacturing establishment except those involving dangers of fire or explosion or nuisance or other hazards to health and safety.
- w) Any manufacturing establishment or part thereof which under the Public Health Act is declared to be noxious trade, business or manufacture shall not establish without the consent of the local Board of Health, as provided in Section 29 of the Public Health Act.
- 108/96 x) 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.
- 144/86 y) Research and development facility and

Notwithstanding any other provisions of this section, an Enterprise Centre shall be permitted on Part 1, R.P. 52R-651, property known municipally as 150 Boundary Road.

04-2-2 PERMITTED USES (continued)

- 116/01 z) Call/Help Desk Centre having a minimum Gross Leasable Area (GLA) building space requirement of 25,000 square feet (2,322.5 square metres).

- 104/81 Notwithstanding any other requirement of this section, the following additional uses shall be permitted in 'Industrial Malls' of 4,600 square metres and over.
 - aa) Commercial and technical schools;
 - bb) Restaurant;
 - cc) Business and professional offices restricted to banks, trust companies, financial institution offices to be primarily used in support of those industrial and manufacturing uses permitted in this zone up to a maximum of 25% of the gross leasable floor area.

- 188/08 dd) Garden - Centre/Nursery or Greenhouse.

- 19/84 Notwithstanding any other provisions of this section, an apartment house may be permitted at 66 Marlborough Street, provided all other general requirements for residential uses in the By-law are met.

- 60/87 Notwithstanding any other provisions of this section, a meat, vegetable and food market shall be permitted on property known municipally as 800 Cumberland Street, being part of Lot 12, Concession 1. It is further provided that any building may have a northerly side yard of 12 metres, and a southerly side yard of 4.5 metres.

- 115/89 A mini-convenience store having a maximum gross floor area of 600 square feet shall be permitted on Part of Lot 5, Concession 1, City of Cornwall, situated on the north side of Marleau Avenue between Iroquois Drive and Lochiel Street, as indicated on Schedule 'A' attached hereto. As well, the following standards shall apply to the subject site:
 - a) Minimum West Side Yard 2.0 metres
 - b) Minimum Front Yard 11.0 metres
 - c) Minimum East Side Yard 5.4 metres

- 083/91 Notwithstanding anything else in this section, General Office Space not to exceed a maximum of 3,600 square feet, including a Family Help Centre as funded through the Provincial "New Beginnings" program, shall be permitted on property municipally known as 150 Edward Street, being Part of Mills and Factories Lot, R.P. No. 8.

- 098/91 Notwithstanding anything else in this Section, General Office Space, not to exceed a maximum of 10,000 square feet, shall be permitted on property municipally known as 1-3 McConnell Avenue, being Part of Mills and Factories Lot, R.P. No. 8 (commonly referred to as the former Canada Cotton Mills Weave Shed Building).

04-2-2 **PERMITTED USES (continued)**

153/91 Notwithstanding anything else in this Section, 22,000 square feet of General Office Space, in addition to the 3,600 square feet of existing space (including a Family Help Centre as funded through the Provincial “New Beginnings” program), shall be permitted on property municipally known as 150 Edward Street, being Part of Mills and Factories Lot, R.P. No. 8.

124/92 Notwithstanding anything else in this Section, General Office Space, not to exceed an additional maximum of 16,000 square feet above the present 10,000 square feet shall be permitted on property municipally known as 1-3 McConnell Avenue, being Part of Mills and Factories Lot, R.P. No. 8 (commonly referred to as the former Canada Cotton Mills Weave Shed building).

056/94 Notwithstanding anything else in this Section, the following provisions shall apply to those lands fronting onto an open Public Road, more specifically, with municipal address being 150 Boundary Road and commonly referred to as the Eastwinds Business Centre:

- i) All permitted uses in the Service Industrial (M.S.) Zone shall be permitted subject to the M.S. zone standards.
- ii) The following uses be permitted with exemption from the minimum size and percentage mix for such uses in an Industrial Mall:
 - Real Estate Agency
 - Travel Agency
 - Insurance Agency
 - Employment Agency
 - Banks
 - Financial Institutions
 - Trust Companies
 - Medical Laboratory/Clinic and related medical offices
 - Restaurants
 - Personal Service Shops
 - Retail Uses only if accessory to a permitted Industrial (Manufacturing) uses.

- 024/95 Notwithstanding anything else in this By-law, a church and related facilities (excluding any permanent residence) shall be permitted on lands municipally known as 150 Boundary Road and formerly referred to as the Eastwinds Business Centre.
- 018/98 Notwithstanding anything else in this section, a White Goods Recycling Operation and commercial garage on lands described as Part of Lot 3, Concession 2, and, in part, municipally known as 1240 Tenth Street East, City of Cornwall.
- 124/08 Notwithstanding any other provisions/requirements of this Section, business or professional office (s) may be located in the front 2,500 square feet of the building. The property is legally described as Part of Lot C, Concession 1 being Part 1 on Plan 52R-316, municipally known as 3318 Second Street East.
- 067/17 Logistics/Distribution Centre

- Standards -

BUILDING AND LOT REQUIREMENTS

04-2-3 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 a public water supply is available, but sanitary sewers are not, 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.

04-2-4 MINIMUM YARD DIMENSIONS

- a) Manufacturing Uses:
 - Front yard No less than 50 feet except that a front yard which abuts a residential zone shall not be less than 75 feet.

 - Side and Rear yards..... No less than 50 feet except that rear and side yards which abut a residential zone shall be not less than 150 feet. If a rear or side yard abuts a street within a residential zone, then the required depth of the yard shall be reduced by the width of the street.

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

04-2-5 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE

- 067/17 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.

04-2-5 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE (cont'd)

092/98 On any lot the total area of accessory buildings including garage shall not exceed 10 percent 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

04-2-6 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.

04-2-7 PARKING

104/81 Parking requirements for retail or display space provided in Manufacturing 20 zones shall be calculated at one (1) parking space per 28 square metres of retail or display space.