

MANUFACTURING 30

MFR 30

- G E N E R A L -

04-3-1 All structures and buildings erected, altered or used in a MFR. 30 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 -

04-3-2 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) Light manufacturing, excluding any likely to create a nuisance by reason of fumes, dust, odor or excessive noise.

108/96

b) An accessory building incidental to the major use, 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.

069/94

c) For the purposes of Interpretation, the lands identified in Private Members Bill No. 31, lying on parts of Lots 27 and 28, Concession 3, City of Cornwall (former Combustion Engineering property), shall be deemed to be covered by the standards of the MFR 30 zone, except that the permitted uses are identified simply as "Industrial".

116/01

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

149/07

e) Commercial garage.

188/08

f) Garden Centre/Nursery or Greenhouse.

067/17

g) Logistics/Distribution Centre

- Standards -

BUILDING AND LOT REQUIREMENTS

04-3-3 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.

04-3-4 MINIMUM YARD DIMENSIONS

a) Manufacturing Uses:

Front yard 75 feet

Side yards50 feet on both sides

Rear yard 50 feet

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

095/12 As per Class I 'D' (D-6) Series MOE Separation Guidelines to sensitive Land Use, a special setback for all buildings of 70 metres (+/- 230 ft.) shall exist along the western limit of the West ½ of Lot 5, Concession 2, Cornwall, adjacent to / abutting all lands zoned and/or used residentially, being the existing and future expanded area commonly referred to as the St. Antoine Subdivision, for example.

04-3-5 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.

BUILDING AND LOT REQUIREMENTS (cont'd)

04-3-5 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE (cont'd)

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.

Residential Uses

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.

04-3-6 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.

04-3-7 OUTSIDE STORAGE

a) Manufacturing Uses

No part of the lot shall be used for outside storage of materials or equipment, other than vehicles for which parking space shall be provided as required under the parking section.