

MANUFACTURING 40

MFR 40

- G E N E R A L -

04-4-1
1473/73 All structures and buildings erected, altered or used in a MFR. 40 Zone shall conform to the regulations of this subsection. No establishment involving dangers of fire or explosion or nuisance or other hazards to health and safety shall be permitted.

067/17 All listed uses which are subject to other applicable Legislation a 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 -

04-4-2
1621/74
164/91 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 the manufacture and/or assembly of the following:

- a) Food and beverage preparation (excepting the rendering or refining of fats or oils, and the manufacture of fish products, sauerkraut, vinegar or yeast); agricultural implements, hardware, cutlery, machinery, tools, dies, moulds, jigs, fixtures and patterns, sheet and plate metal products, wire goods, plumbing fixtures, heating and cooling equipment; floor coverings, signs, small boats, trailers, mobile homes, transportation equipment; electrical appliances, apparatus and supplies; laboratory and testing equipment; house wares, cosmetics and pharmaceutical preparations.
- b) Manufacturing from the following previously prepared materials; bone; leather and fur; tobacco; rubber; textiles; wood and paper; glass and other non-metallic minerals; metals; plastics.
- c) Printing and accessory trades, construction and service trades, freight terminal, warehouse, household mover, machinery sales, wholesale sales and storage, machine shop, dairy, bakery, candy kitchen, research and testing laboratories, operation of a railway.
- 111/97 d) Trade and Technical Schools.
- 142/00 e) Commercial Garages.
- 116/01 f) Call/Help Desk Centre having a minimum Gross Leasable Area (GLA) building space requirement of 25,000 square feet (2,322.5 square metres).

04-4-2**PERMITTED USES (continued)**

- 188/08 g) Garden Centre/Nursery or Greenhouse.
- 2010-002 h) Notwithstanding anything else in this By-law, the offices and related facilities of the Ottawa Children's Treatment Centre is permitted on part of Lots A and B, Concession 1, known municipally as 600 Campbell Street, City of Cornwall. The use shall occupy approximately 3,300 square feet of gross leasable area, being primarily in the existing office area fronting along Campbell Street.
- 047/77 Notwithstanding any other requirement of this section, a privately owned club for racquetball, handball, lawn bowling, tennis, badminton or other athletic facilities, operated for profit, shall be permitted on that land marked Part 1 on Reference Plan 52R-198, subject to the condition that no liquor shall be consumed on the premises.
- 82/80 Notwithstanding any other requirements of this Section, Industrial Metals and Wastes Processing and Recycling may be permitted on the northeast corner of Copeland Drive and Mack Drive more particularly described in a reference plan registered in the County of Stormont Registry Office as Part 1 of 52R-1571 and access to this land shall be only from Copeland Drive.
- 015/95 Notwithstanding any other provisions of this Section, a specialized health cosmetic premise shall be permitted on Part of Lot 'A', Concession 2, City of Cornwall, with municipal address 2903-A Marleau Avenue.
- 073/96 Notwithstanding any other provisions of this Section, vehicle towing and storage compound, mini-storage including outdoor material storage and related commercial garages including those that repair and maintain machinery other than just motor vehicles shall be permitted on Parts 1 to 6, Plan 52R-2949 situated on the south side of Copeland Street. Also, no vehicle display and sales shall be permitted as part of a commercial garage operation and that all service and repair associated with such garages be fully undertaken indoors.
- 070/97 Notwithstanding any other provisions of this Section, an Industrial Metals and Wastes Processing and Recycling operation shall be permitted on Part of Lot D, Concession 2 situated on the north side of Industrial Park Road, City of Cornwall. In addition, no outdoor storage of Waste Materials shall take place and a special minimum setback of 20 metres for all yards shall apply.
- 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.
- 105/12 Notwithstanding any other provisions/requirements of this Section, business or professional office(s) may be located in up to 50 % of the front portion of the building, to a maximum of 5000 square feet . The property is legally described as Part of Lot B, Concession1, municipally located at 3304 Second Street East.

04-4-2**PERMITTED USES (continued)**

034-13

Notwithstanding any other provisions of this Section, a Liquefied Natural Gas (LNG) mobile or permanent refuelling facility (Gaz Métro) shall be permitted on Part Lot D , Concession 2, being Part of Part 1 on Plan 52R-1495, situated at the southwest corner of Boundary Road and Industrial Park Drive, north of Tenth Street East, Cornwall .

101/13

Notwithstanding any other provisions of this Section, the following uses shall be permitted on lands described as Part of Lot D, Concession 1 being parts 1 – 7 on Plan 52R-6902, situated at the southwest corner of Boundary Road and Marleau Avenue, and municipally known as 805 Boundary Road:

- i. All uses permitted in the Service Industrial (MS) zone, excluding any of a 'Site specific/Notwithstanding nature and, in part, as further listed in this BIL.
- ii. Sale of Manufactured Products produced or assembled on-site and shall include associated Factory Retail Outlets, with such an outlet not to occupy more than 30% of the total gross floor area of any individual manufacturing operation.
- iii. Commercial Small Business Enterprise Incubator Centre and Related Business Offices/
- iv. Place of assembly and Recreation, including but not limited to, Athletic and Fitness Facilities such as gym facilities, handball, racquetball, bowling, tennis/ the maximum GLA size restriction of 1,580 sq. metres (+/- 17,006 sq. ft.) on the total site exists for all cumulative use types.
- v. Specialized health and cosmetic premise, including a Health Spa. No more than a maximum of two such uses shall be permitted on-site with cumulative GLA of 464.5 sq. metres (5,000 sq. ft.).
- vi. Ministorage.
- vii. Automobile Showroom and Associated Vehicle Sales.
- viii. Machine Shops, excluding punch presses over 20 tons rated capacity, drop hammers and automatic screw machines
- ix. Service Stations subject to all applicable approvals (Refer to Technical standards and Safety Authority (TSSA) and other possible approvals).
- x. Building Material Yard (including sale of topsoil, sand and gravel but not concrete, and which is screened/covered to the satisfaction of the Municipality).
- xi. Laundry cleaning and dyeing works.
- xii. Contractor's Equipment Yard/
- xiii. Retail Lumber Yard

- xiv. Animal/Veterinary clinic/hospital, Animal Shelter, provided there is no outside storage of the animals and no shelter shall be within 400 feet of a Res. Zone.
- xv. Restaurant/ Lounge.
- xvi. Commercial Convenience Store, Integrated into main development and not as a free/standing structure.
- xvii. Electronic Manufacturing or Repairing Service, as described in the MS zone, and including the sale of used/repaired Electronic goods only.
- xxviii. Advertising display and (associated) Manufacturing Sales of Service of such goods (as in the MS zone).
- xix. Clothing and Apparel Manufacturing (as in the MS zone).
- xx. Surgical and Medical Supply and Equipment Manufacturer or Repair (as in the MS zone).
- xxi. Sporting Goods Manufacturer (As in the MS zone), including Factory Outlet Mall as identified in item ii.) to this By-law.
- xxii. Radio, Television Studios (as in the MS zone).
- xxiii. Printing, Bookbinding (as in the MS zone).
- xxiv. Bottling Plant, Frozen Food Lockers (as in the MS zone).
- xxv. Furniture Manufacturing (as in the MS zone)
- xxvi. Industrial Supply Outlet (as in the MS zone)/ Store.
- xxvii. Financial Institution including bank/trust company, laboratories, office of general contractors, consulting engineers, construction managers, surveyors, real estate, travel, insurance, appraisal, employment, trust companies.
- xxviii. Refrigeration, Heating and Air Conditioning, Electrical/Plumbing Supply, Sales and Service Industries.
- xxix. Industrial Fasteners Supply, Sales and Service.
- xxx. Public Utility Yards.
- xxxi. Research and Development Centre.
- xxxii. Medical laboratories /clinic and related medical offices restricted to a maximum of two such uses with a maximum cumulative GLA of 929 sq. metres (10,000 sq. ft.) in a main building.

- xxxiii. Services and Personal Service Shops, which includes but is not limited to uses such as; Barber Shop, Beauty Parlour, Salon or Hairdresser, Shoe Repair, an office for receiving and delivery of Dry-cleaning or Laundry, a Tailor's/Seamstress Shop, limited to a maximum of two such use types on-site and a cumulative GLA of 464.5 sq. metres (5,000 sq. ft.).
- xxxiv. Repair and Maintenance Services restricted to stated MRF40 industrial uses, supplies, goods with no outside storage and no exterior repair/maintenance.
- xxxv. Distribution/Logistics Centre and Warehousing.
- xxxvi. Other Commercial uses restricted to those related to the industrial uses, industrial supplies or uses that involve repair services (such as, but not necessarily limited to : Motorcycle and ATV sales and service, Bicycle sales and service, Fitness Equipment sales and service).

- Standards -

BUILDING AND LOT REQUIREMENTS

04-4-3 MINIMUM LOT AREA AND FRONTAGE

1968/76 No building shall be erected on a lot of less than two acres in area and no less than 200 feet frontage except in the area bounded by Marleau Avenue in the north, Campbell Street in the west, Copeland Street in the south and Mack Drive in the east, where lot sizes may have an area of not less than one half acre and frontage not less than 100 feet.

04-4-4 MINIMUM YARD DIMENSIONS

1621/74 Front yard Not less than 50 feet, provided that, no physical or architectural projection shall be permitted in a front yard.

Side yards Not less than 20 feet, provided that a minimum setback of 50 feet shall be required for any side yard or rear yard abutting on a public right-of-way.

Rear yard Not less than 20 feet

04-4-5 MAXIMUM BUILDING HEIGHT

108/96 48 feet for any building or structure within 50 feet of a residential district, otherwise the provisions of Section 01-2-10 of this By-law shall apply.

04-4-6 LANDSCAPING

1755/75 Front and side yards shall be landscaped throughout with the exception of that portion which may be developed for parking purposes.

04-4-7 ACCESSORY BUILDING/ ACCESSORY STRUCTURE

1621/74 No building other than an accessory building shall be erected unless the exterior construction thereof is of brick, stone, reinforced concrete, glass or steel, enameled or galvanized iron, aluminum, asbestos, or a combination of these materials.

Accessory buildings shall conform generally to the requirements of the City for the type of structure involved.

04-4-8 STORAGE OF MATERIALS

Outdoor storage of materials and commodities shall be permitted in any side or rear yard, provided that it is stored in an orderly fashion and that the storage area is screened by a suitable barrier, fence or hedge as defined in the City of Cornwall Fence By-law; and provided further that, any display or advertising of any product or commodity shall be permitted in any front yard.