

OPEN SPACE

- OSP 10 -

- GENERAL -

07-1-1 All structures and buildings erected, altered or used in an OSP 10 Zone shall conform to the regulations of this subsection.

- Permitted Uses -

07-1-2 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

- a) Public Park, playground or playing field.
- b) Public tennis court, bowling green, swimming pool, ice rink, or similar recreational use.
- c) Community hall, sports arena or similar use.
- d) Public library, art gallery or museum.
- e) Public dock, boathouse or marina.
- 108/96 f) Single-family dwelling and related Accessory Building(s) incidental to above uses for the use of a watchman or other employee whose residences on the premises is necessary.
- 108/96 g) "Private Concession" subject to having entered into a legal operating agreement with the Municipality or other relevant Government landowner.

126/79
43/80 Notwithstanding anything else contained in Section 07-1-2 a hotel having not more than 150 rooms with related facilities may be permitted in conjunction with the Cornwall Civic Complex and its related facilities, provided that the hotel and its ancillary parking and loading facilities shall not occupy more than 0.77 hectares of land and that the hotel shall be immediately adjacent to and physically connected with the Cornwall Civic Complex.

106/94 Notwithstanding any other provisions of this section, a Micro Hydro Generating Station shall be permitted on Part of Lot 14, Concession 1, on the south Canal bank at Lock 18, Cornwall Canal. There will be no setback requirements on the St. Lawrence River bank for buildings or structures. Interpretative plaques will be incorporated at the site and the building should be of an architectural style sympathetic to the history of the Canal.

182/08 Notwithstanding any other provisions of this Section a multi-sport facility, including arenas, field house uses and ancillary uses, shall be permitted on part of Lots 13 and 14, Concession 1, being on the south side of Seventh Street West. Also, a Holding (H) Category shall be applied to the subject approximate 15-acre site and shall be removed when the following items are completed to the satisfaction of Council.

- i) The site has been decommissioned and the appropriate Record of Site Condition (RSC) has been posted;
- ii) Appropriate further technical review meeting(s) have been held with the representatives of the Mohawk Council of Akwesasne to address site environmental conditions and related matters.

- Standards -

BUILDING AND LOT REQUIREMENTS

07-1-3 MINIMUM LOT AREA AND FRONTAGE

108/96 a) **Open Space 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 2,788m² and minimum frontage 38.1 metres.

Where a public water supply is available but sanitary sewers are not, the minimum area shall be 7,500 square feet and minimum frontage 75 feet.

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

07-1-4 MINIMUM YARD DIMENSIONS

a) **Open Space Uses**

Front yard30 feet

Side yards Equal to the height of the building but in no case less than 30 feet

Rear yard50 feet

b) **Residential Uses**

Front yard20 feet

Side Yards 10 feet on one side, 5 feet on the other, provided that, for attached garages and carports, the required side yards shall be reduced to 5 feet and 3 feet, with the latter side yard adjacent to the garage or carport

Rear Yard35 feet

07-1-5 ACCESSORY BUILDINGS

108/96 a) **Open Space Uses** No applicable standard

b) **Residential Uses**

038/02 An accessory building may be located in the rear yard 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.

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

07-1-6 LOT OCCUPANCY

108/96 a) **Open Space** No applicable standard

b) **Residential Use**

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

07-1-7 SPECIAL SETBACKS - MULTI-SPORT FACILITY SITE - SEVENTH STREET WEST

182/08 A 70-metre setback is established for the buildings on the above site calculated from the southeast corner of the industrial parcel on Part of Lot 14, Concession 1, Parts 1 and 2, Plan 51R-1533, commonly known as the BASF site with municipal address being 501 Wallrich Avenue, Cornwall.

Also, a 70-metre setback from the west property line of the industrial parcel on Part of Lot 13, Concession 1, commonly known as the Brenntag operation with municipal address being 300 Brookdale Avenue, Cornwall."