

SERVICE INDUSTRIAL M.S.

- G E N E R A L -

- 04-5-1** a) All structures and buildings erected, altered or used in Service Industrial (MS) Zone shall conform to the regulations of this subsection.
- b) No use likely to create a nuisance by reason of excessive noise, vibration, air pollution, radioactive radiation, glare, humidity, heat, liquid and solid wastes, fire and explosion hazards, shall be permitted.

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 -

04-5-2 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) Electronics Manufacturing or Repairing.
- b) Advertising Display Manufacturing.
- c) Clothing and Apparel Manufacturer.
- d) Surgical and Medical Supply and Equipment Manufacturer or Repair.
- e) Sporting Goods Manufacturer.
- f) Radio, Television Studios.
- g) Printing, Bookbinding.
- h) Bottling Plant, Frozen Food Lockers.
- i) Furniture Manufacturing.
- j) Industrial Supply Outlet.
- k) Veterinary Hospital, Animal Shelter, provided there is no outside storage of animals. No shelter shall be within 400 feet of a Residential area.

04-5-2 PERMITTED USES (CONTINUED)

- l) Vending Machine Operator, including packaging of food for vending machine operation.
- m) Any industry lawfully established prior to the passing of this By-law, and any expansion of such industry provided the said expansion complies with all other provisions of the By-law.
- 108/96 n) One resident 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.
- 51/88 o) A bank, trust company, restaurant, laboratories, offices for general contractors, consulting engineers, construction managers, surveyors, provided they are located in an Industrial Mall of not less than 4,645 square metres (50,000 square feet) and all these uses in subsection (o) occupy no more than 25% of the gross leasable area of the total development.
- 151/00 p) Trade and Technical Schools.
- 116/01 q) 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 r) Garden Centre/Nursery or Greenhouse.
- 106/85 Notwithstanding any other requirement of this section, Light Industrial uses shall be permitted on Part of Lot 'A', Concession 1, on the West side of Campbell Street.
- 111/85 Notwithstanding anything else in this section, a refrigeration, air conditioning, electrical, plumbing and heating sales and service operation, shall be permitted on part of Lot 19, Concession 1, property known municipally as 1500 Power Dam Drive.
- 017/94 Notwithstanding anything else in this section, general administration school board offices, totalling no greater than thirty (30) percent of the total floor space of the building, shall be permitted at 835 Campbell Avenue, legally described as Part of Lot A, Concession 1, and more specifically Part 1 of Reference Plan 52R-3505.
- 167/01 Notwithstanding anything else in this By-law, the offices of the S.D. & G. Developmental Services Agency shall be permitted on a site-specific basis in the Service Industrial (M.S.) zone at 775 Campbell Street (Part of Lot A, Concession 1), City of Cornwall.
- 173/14 Notwithstanding anything else in this section, an Ornamental Aquaculture Breeding Facility with associated wholesale sales and distribution shall be permitted on Part Lot 19, and Part Lot 20, Concession 1, being Parts 1, 2, and 3 on Reference Plan 52R-6012, municipally known as 210 Saunders Drive.
- 102/17 Notwithstanding anything else in this section, a Metal Fabrication Facility shall be permitted on Part of Lot 19 and Part of the East Half of Lot 20, Concession 1, as shown on Plan 52R-7946, municipally known as 235 Saunders Drive.

- Standards -

**04-5-3 BUILDING AND LOT REQUIREMENTS
MINIMUM LOT AREA AND FRONTAGE**

Minimum Lot Area0.40 hectares

Minimum Lot Frontage 46 metres

No industrial plant shall cover more than 35 per cent of the lot.

04-5-4 MINIMUM YARD DIMENSIONS

Front yard 15 metres

Side yard 7.5 metres

Rear yard 15 metres

Where lots abut Power Dam Drive 21 metres

04-5-5 MAXIMUM BUILDING HEIGHT

No building or structure shall have a height greater than 10 metres (32.8 feet) with the exception of smoke stacks and antenna masts.

04-5-6 PARKING

108/96

There shall be no parking on rear yards abutting Power Dam Drive. All parking areas shall be paved.

04-5-7 LANDSCAPING, BUFFERING, FENCING, OUTSIDE STORAGE

- a) Front, side and rear yards shall be landscaped throughout with exception of entrance/exits and that area which will be developed for parking or loading spaces.
- b) Where any yard abuts Power Dam Drive, suitable screening in the form of a fence and suitable natural vegetation shall be provided.
- c) No part of any lot shall be used for outside storage of materials and equipment other than vehicles for which parking spaces shall be provided. Existing industries shall be permitted to use that area which is presently being used for outside storage provided that such storage is suitably screened.
- d) All manufacturing or processing shall be conducted wholly within a completely enclosed building.