

# SPECIAL USES 20

## - SPU 20 -

### - G E N E R A L -

**08-1-1** All structures and buildings erected, altered or used in an SPU 20 Zone shall conform to the regulations of this subsection.

### - Permitted Uses -

**08-1-2** 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

1287/72

**A. RESIDENTIAL AND OTHER USES**

108/80

984/70

- a) Apartment buildings and row houses.
- b) Existing single family, semi-detached and duplex dwellings, which may be used, in part, for professional or business offices.
- c) Professional or business office or building.
- d) Institutional office or building.
- e) School of any kind, including commercial or business college.
- f) Church or other place of worship.
- g) Hospital, nursing home, medical or dental clinic.
- h) Museum, art gallery or library.
- i) A private club.
- j) Funeral Home.
- k) Government civic or public utilities building, excluding garages, workshops and storage depots.
- l) Retail and service shops, but only as accessory uses in conjunction with an office building, an apartment building or apartment hotel, and subject to the regulations of Part B following.
- m) Accessory building or structure incidental to any of the above.
- n) Professional or business office on the ground floor of an apartment building subject to regulations to Part C following.
- o) Community Centre
- p) Home Occupation, of any nature which does not adversely affect the amenities of the neighbourhood.

1653/74

1653/74

054/06

188/08

29/93

Notwithstanding anything else in this section, a gas bar, convenience store and snack bar shall be permitted on property described municipally as 201 Second Street West, City of Cornwall (currently occupied by a MacEwen Service Station).

**A. RESIDENTIAL AND OTHER USES (continued)**

- 118/01 Notwithstanding anything else in this By-law, an Arts, Crafts, Antiques and Gifts Boutique shall be permitted on a site-specific basis in the SPU 20 zone at 220 Second Street West (Part of Lots 23 and 24, South side Second Street being Parts 1 and 4, Plan 52R-1045), City of Cornwall. Also, no outside storage of goods related to the operation shall be permitted.
- 193/01 Notwithstanding anything else in this By-law, signage restrictions shall be applied to the property at 109 York Street, as outlined in the City's Signs By-law (Signs By-law Amendment No. 194, 2001) and that two (2) residential dwelling units are permitted in the subject structure, which are in conjunction with business and professional offices.
- 98/03 Notwithstanding anything else in this By-law, a sports clinic shall be permitted, on the property legally described as Part of Lot 7, Concession 1, Municipally know as 614 Second Street East, with site specific exceptions as follows:
- i) Existing western side and front yard as the minimum required amount; and
  - ii) Existing  $\pm$  14 parking spaces as the minimum required amount.
- 062/04 Notwithstanding any other requirements of this section, a professional counselling service (with three apartments) shall be the only type of business or professional office permitted on Part of Lot 58, Registered Plan No. 24, municipally known as at 227-229-231 Prince Albert Street, City of Cornwall.
- 054/06 For the purposes of this By-law Amendment at 412 Fifth Street East, the permitted use of a "Private Club" in SPU 20 shall be restricted to the following definition:
- "An athletic, recreational or social club located on private lands and not operated for gain or profit. It shall not include the premises of a fraternal organization or a public bar."
- In addition, no retail stores or uses other than ancillary retail to another main use, are permitted on this site.
- 075/06 For the purposes of this By-law Amendment at 305 Baldwin Avenue, the permitted uses of a "Private Club" or "Call Centre" in SPU 20 shall be prohibited.
- In addition, no retail stores or uses other than ancillary retail to another main use, are permitted on this site.

**B. RESTRICTED SERVICE COMMERCIAL AND BUSINESS OFFICE USES IN MULTIPLE STOREY OFFICE BUILDINGS**

1287/72

- 1) In a multiple-storey office building, the following commercial uses are permitted:
  - a) Newsstand.
  - b) Drug Store.
  - c) Snack Bar.
  - d) Barber Shop.
  - e) Beauty Parlor.
  - f) Vending Machines.
  - g) Laundry and dry cleaning pick-up office.
- 2) In a multiple-storey office building, such commercial uses shall be intended primarily for the convenience of occupants of the building and shall be located on the ground floor or in the basement. There shall be no exterior advertising, and no direct access from the street.
- 3) In a multiple-storey office building, the total floor area of commercial uses shall not exceed 2% of the gross floor area of the building.

**C. RESTRICTED SERVICE COMMERCIAL AND BUSINESS OFFICE USES IN APARTMENT BUILDINGS**

1653/74  
069/94

- 1) In an apartment building, the following commercial and business office uses are permitted:
  - a) Newsstand.
  - b) Drug Store.
  - c) Snack Bar.
  - d) Barber Shop.
  - e) Beauty Parlor.
  - f) Vending Machines.
  - g) Laundry and dry cleaning pick-up office.
  - h) Coin laundry, but only within the basement.
  - i) Professional or business offices.
- 2) Except for uses described in C.1)i) such commercial uses shall be intended primarily for the convenience of occupants of the building and shall be located on the ground floor or in the basement. There shall be no external advertising and no direct access from the street.

069/94

- 3) In an apartment building, the total floor area of commercial or office use shall not exceed 10% of the gross floor area of the building and must be confined to the basement or ground floor.

**D. RESTRICTED SERVICE COMMERCIAL AND BUSINESS OFFICE USES IN DEVELOPMENT PROJECTS**

- 1) In a development project which comprises several commercial or residential buildings, service commercial and business office uses may be concentrated in one building, provided that:
  - a) The total floor area of such commercial uses does not exceed the specified maximums in relation to the gross floor area of all the buildings in the project.
  - b) The other provisions of this Section are otherwise complied with.

**- Standards -**

**BUILDING AND LOT REQUIREMENTS**

**08-1-3 MINIMUM YARD DIMENSIONS**

**Single-storey buildings**

Front yard ..... 20 feet

Side yards ..... One 12-foot side yard and one 5-foot side yard

Rear yard .....35 feet,  
provided that where a lot is less than 100 feet in depth, the depth may be reduced in proportion of 6 inches rear yard depth to 12 inches total depth of lot. No rear yard shall be less than 30 feet in depth.

**Multiple-storey buildings**

Front yard ..... 20 feet

Side yards .....15 feet

Rear yard .....25 feet

**Row Housing**

108/80 For Row Houses erected, altered or enlarged in a SPU 20 zone the standards  
108/96 applicable to Row Houses in a RES 20 zone shall apply.

125/97 Notwithstanding anything else in this section, the site-specific front, side and rear yard setbacks, as determined by the existing building envelope on the day of passing of this By-law at 105 Third Street West, shall be considered to be legal.

062/04 Notwithstanding any other requirements of this section, a special Minimum Side Yard of 1.0 foot and special minimum Rear Yard of 8 inches shall apply on Part of Lot 58, Registered Plan No. 24 municipally known as 227-229-231 Prince Albert Street, City of Cornwall.

**08-1-4 LOT OCCUPANCY**

**a) Angular Planes**

No building shall be erected, altered or enlarged to project through an enclosing spatial envelope formed by the construction of angular planes upon the lot lines and extending over the lot.

**08-1-4 LOT OCCUPANCY (cont'd)**

1653/74  
069/94

For apartment buildings, the planes shall be erected at an angle of 60 degrees to the horizontal. For all other buildings the planes shall be erected at an angle of 70 degrees to the horizontal. Where a lot line coincides with the street line, the angular plane may be erected with its base upon the centre line of the street, provided that the latter is not more than 33 feet distant from the front or side lot line.

**b) Projection through Angular Planes**

Projection through the enclosing envelope is permitted if such projection is enclosed within the arms of a horizontal angle of 90 degrees drawn from a point on the line upon which the horizontal angular plane is constructed, opposite to the centre of the projection.

**c) Maximum Floor Area and Minimum Open Space**

The gross floor area of any building shall not exceed twice the area of the lot. Minimum open space shall be provided in accordance with the following table:

GROSS FLOOR AREA AS % OF LOT AREA	MINIMUM OPEN SPACE AS % OF LOT AREA
Less than 1.00	30%
1.00 to 1.25	40%
1.26 to 1.50	50%
1.51 to 2.00	60%

**d) Minimum Landscaped Area**

A lot occupied by a multiple-storey building shall have a portion of the required open space reserved for landscaping, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians. The landscaped area shall not include any space beneath or within any building. Grass-strips or paving less than 5 feet in width shall not be included in computing the landscaped area.

1653/74  
069/94

Minimum for apartment buildings - 35% of the required open space.

Minimum for other multiple-storey buildings - 20% of the required open space.

**e) Two or More Buildings on a Single Parcel**

Where two or more buildings are to be erected on a single parcel of land, each building shall be assigned a portion of the total parcel. Each such portion shall be deemed to be a lot, and the building erected upon it shall conform to the regulations of this section with respect to that lot.

**08-1-5**     **ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE**  
067/17

An accessory building not more than 15 feet or one storey in height may be located in the rear yard not closer than 3 feet to a side or rear lot line. An accessory building more than 15 feet in height shall be considered a main building, and shall be subject to the provision above entitled "Two or More Buildings on a Single Parcel".

Where a side line of the lot is identical with the limit of a road allowance, the setback of an accessory building shall not be less than the width of the side yard which is required for the main building.

092/98     The maximum lot area for Accessory Buildings will be 60 square metres. This does not include pool coverage. A maximum of three (3) Accessory Buildings per lot will be permitted and the maximum total area of all Accessory Buildings on a lot shall be capped at 93 square metres.