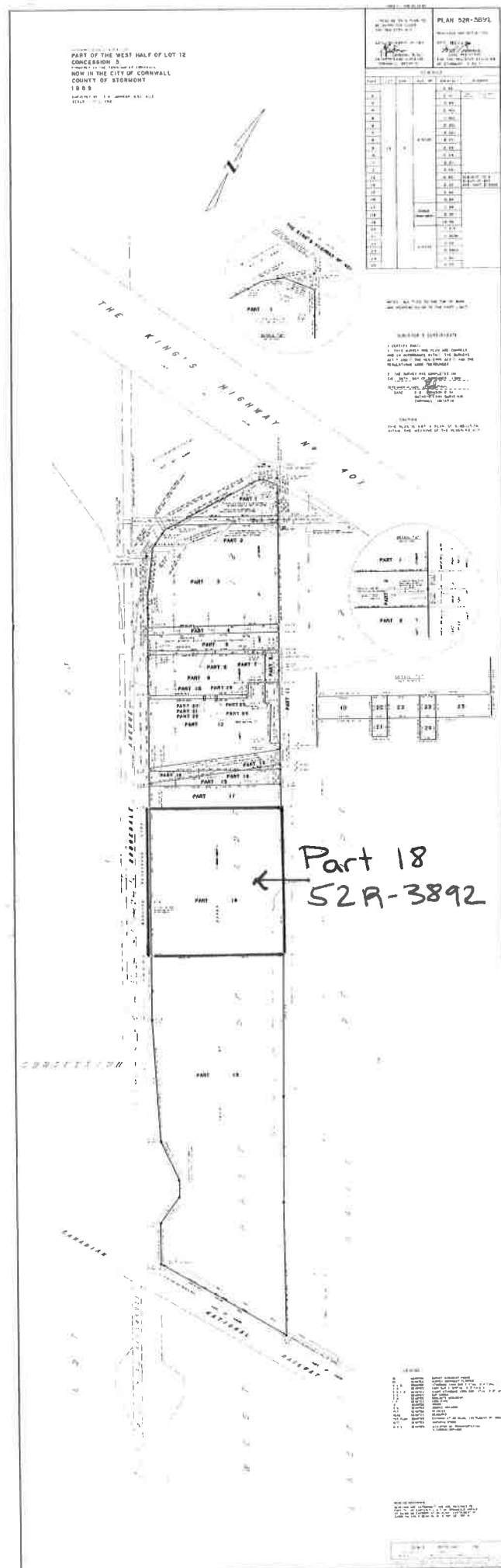


Attachment 1 - Part 18 on Plan 52R-3892



**Attachment 2 -
By-law No. 13-1997**

**BYLAW 13, 1997
OF THE CORPORATION OF THE CITY OF CORNWALL**

**BYLAW TO FURTHER AMEND BYLAW NO. 751-69,
THE ZONING BYLAW AS AMENDED OF THE CITY OF
CORNWALL BEING A BYLAW RESPECTING THE USE
OF LAND AND THE USE AND LOCATION OF BUILDINGS**

WHEREAS, the Council of the Corporation of the City of Cornwall is desirous of amending Bylaw Number 751, 1969 as hereinafter provided:

NOW, THEREFORE, the Council of the Corporation of the City of Cornwall enacts as follows:

1. **THAT** the Zoning Atlas attached to Bylaw Number 751, 1969 as amended be and the same is hereby further amended as set out in Schedule "A" attached hereto.
2. **THAT** Bylaw Number 751, 1969 is further amended by adding the following to Section 03-11-3, Excepted Permitted Uses, Highway Commercial:

"Notwithstanding any other requirements of this section, retail recreation and camping vehicles sales and service, including trailer and marine sales and service shall be permitted on Part of Lot 12, Concession 3, more specifically on part of Part 18, Plan 52R-3892, lying on the east side of Brookdale Avenue south of Hwy. No. 401, City of Cornwall."

3. **THAT** Bylaw Number 751, 1969 is further amended by adding the following to Section 03-11-10, Properties and the Related Uses Subject to a Holding (H) Category:

"Notwithstanding any other provisions of this Bylaw a Holding (H) Category shall apply to all Highway Commercial (C.H.) uses, except those identified in Clause #2 above, on lands described as Part of Lot 12, Concession 3, being part of Part 18, Plan 52R-3892, City of Cornwall.

The Holding (H) Category should not be removed until such time as the following items are completed to the satisfaction of Council:

- i) Installation and hook-up of full Municipal services along Brookdale Avenue;
- ii) Completion of a Market Impact Study;
- iii) Completion of a Traffic Impact Study; and
- iv) Entering into an Agreement identifying landowner responsibility for paying for installation of services as mentioned in #i).

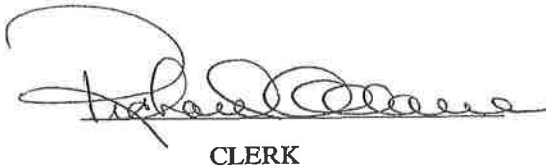
4. **THAT** this Bylaw shall take effect on the date thereof subject to Section 34(21) of the Planning Act, 1990 if no objections are received or subject to receiving the approval of the Ontario Municipal Board if any objections are received. In addition, this Bylaw shall be held in abeyance pending approval of Official Plan Amendment No. 57 by the Minister of Municipal Affairs and Housing.

READ a First and Second Time in Open Council this 10th day of February, 1997.

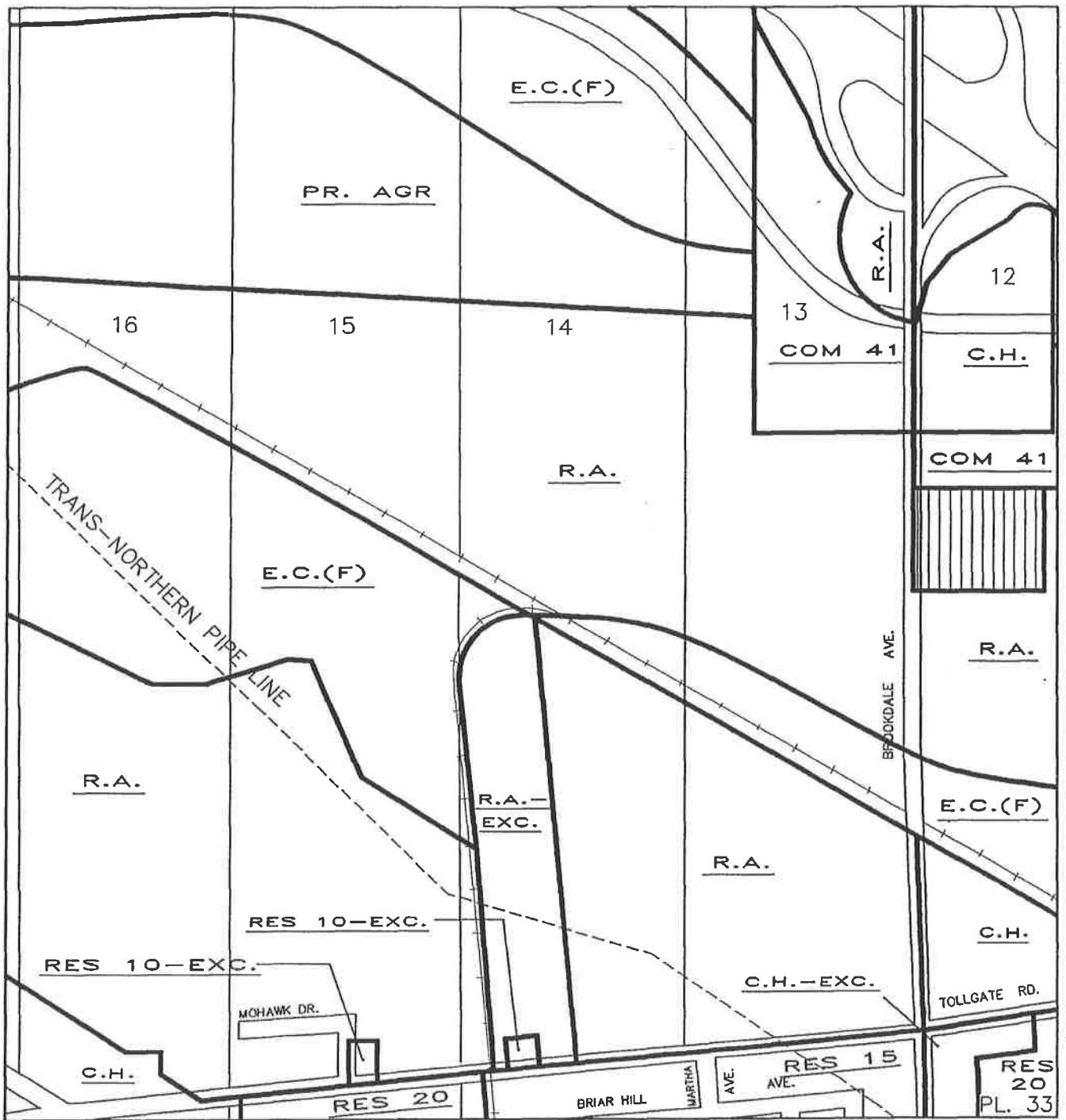

CLERK


MAYOR

READ a Third Time, **PASSED, SIGNED, AND SEALED** in Open Council this 10th day of February, 1997.


CLERK


MAYOR




SCALE: 1 : 10 000
0 200 400

THIS IS SCHEDULE 'A' TO BY - LAW NO. 13 - 1997

PASSED THIS 10th DAY OF FEBRUARY 1997



SUBJECT PROPERTY TO BE REZONED FROM
"RURAL AREA" TO "HIGHWAY COMMERCIAL"
WITH A PARTIAL (H) HOLDING CATEGORY


MAYOR

CLERK

EXPLANATION OF THE PURCHASE AND EFFECT OF
BYLAW 13, 1997

The purpose and effect of Bylaw 13, 1997 is to rezone Part of Lot 12, Concession 3, more specifically being part of Part 18, Plan 51R-3892 on the east side of Brookdale Avenue south of Highway 401, City of Cornwall from Rural Area (R.A.) to Highway Commercial (C.H.) with a partial Holding (H) category.

The rezoning is to permit the establishment of a retail recreation and camping vehicles sales and service operation commonly known as Cornwall Camping Centre, including trailer and marine sales and service. The site is to be individually serviced for the proposed use and a Holding (H) category is being placed upon all other Highway Commercial uses until such time as the following is completed to the satisfaction of City Council:

- i) Installation and hook-up of full Municipal services along Brookdale Avenue;
- ii) Completion of a Market Impact Study;
- iii) Completion of a Traffic Impact Study;
- iv) Entering into an Agreement identifying landowner responsibility for paying for installation of services as mentioned in #i).

The development is also subject to Site Plan Control. A corresponding Official Plan Amendment No. 57 must be approved by the Minister of Municipal Affairs and Housing in order for this Bylaw to come into effect. The site subject to this rezoning is identified on Schedule "A" attached hereto.

Cornwall

Attachment 3 - GIS Map

Heritage Sites

■ Designated

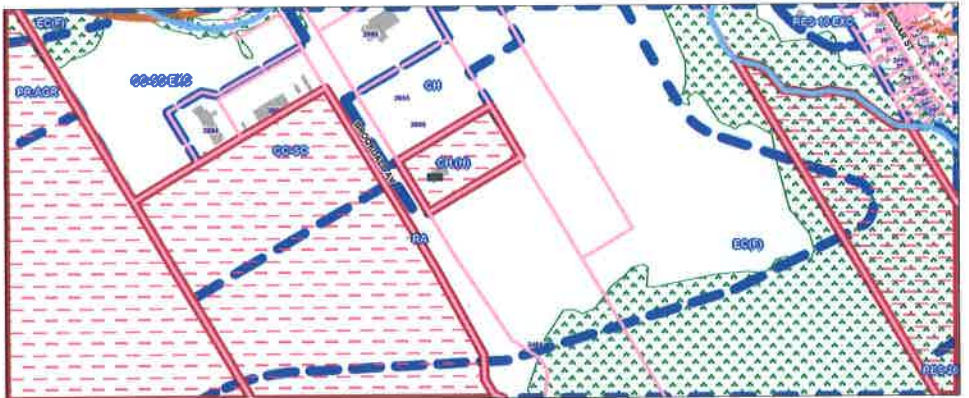
Transportation Routes

+++ Railway

Street Names

401 MTO Policy

Easements
Registered
Unregistered



SCALE 1 : 12,667

