

PROPOSED ZONES

The different zones set out what new uses are permitted. Existing legal uses may continue even if those uses are not permitted in the zone.

RA RURAL AREA

Permitted uses

- agricultural uses
- fishery uses
- forestry uses
- resource commercial uses
- animal sanctuaries
- single detached dwellings
- duplex & semi-detached dwellings
- general commercial uses

Secondary uses

- accessory buildings (shed, garage, etc.)
- dormitories
- home-based businesses (includes short term rentals and B&Bs)
- secondary suites (small apartment)
- small wind energy systems (up to 100 kw)

Site-specific amendment uses

- resource industrial
- intensive resource uses
- kennels
- large solar arrays and wind energy systems

RR RURAL RESIDENTIAL

Permitted uses

- single detached dwellings
- duplex & semi-detached dwellings
- apartment dwellings
- townhouse dwellings

Secondary uses

- accessory buildings (shed, garage, etc.)
- home-based businesses (includes short term rentals and B&Bs)
- secondary suites (small apartment)

Site-specific amendment uses

- clustered housing (incl. vacant land condos)
- conservation subdivisions

CI COMMERCIAL INDUSTRIAL

Permitted uses

- resource commercial
- general commercial
- auto body repair shop
- service stations & car washes
- kennels
- tourism establishments (hotels, campgrounds, rental cottages, etc.)
- tourist attractions
- light industrial
- mixed commercial / residential
- residential uses

Secondary uses

- accessory buildings (shed, garage, etc.)
- home-based businesses (includes short term rentals and B&Bs)
- secondary suites (small apartment)

Site-specific amendment uses

- cannabis operations
- resource industrial uses
- industrial other than light industrial

PR PARKS & RECREATION

Permitted uses

- historic & heritage sites
- trails
- pavilions & bandstands
- recreational facilities
- sports fields

Secondary uses

- accessory buildings (incl. washrooms and concession stands)
- administrative offices
- parking lots

ER ENVIRONMENTAL RISK

Buffer Zone

- conservation activities
- open space
- flood control-related public works
- intake and conveyance – aquaculture
- passive recreation

Protected areas adjacent to – and including – coastal areas, watercourses, and wetlands, based on Provincial buffers. Includes larger setbacks in identified 2100 floodplain, except where grade of property can be raised (outside of buffer).

Exceptions for wharves, bait sheds, boat launches, flag poles and other similar structures.

Wellfield

- agricultural uses
- fishery uses
- forestry uses
- resource commercial uses
- single-detached dwellings
- duplex & semi-detached dwellings

Proposals sent to Cornwall and Province for review of potential impacts on the Cornwall wellfield

Contaminated Sites

- agricultural uses
- fishery uses
- forestry uses
- non-residential institutional uses
- resource commercial uses

Provincial approval of use required

USES PERMITTED IN ALL ZONES

- Temporary construction facilities
- public or private parks or playgrounds, open space, or conservation activities
- farm gate outlets
- institutional uses
- public and private utilities

Note:

Light industrial uses are industrial uses that are limited in sounds, smells, smoke or effluents

Resource industrial uses are uses that involve the harvesting, processing or storing of natural resource materials.

Intensive resource-related uses include resource-related commercial/industrial uses that involve activities which may create a land use conflict with neighbouring properties owners due to noise, odours, disturbance to the water table, or creation of waste products, such as food processing plants, water bottling operations, cannabis operations, or excavation pits.