



The Corporation of the City of Cornwall
Regular Meeting of Council
By-law 2019-XX Explanatory Note

Department: Planning, Development and Recreation
Division: Planning
Report Number: [Report Number]
Prepared By: Karl Doyle, Senior Planner
Meeting Date: October 15, 2019
Subject: An Explanatory Note to By-law 2019-XX to further amend Zoning By-law #751-1969 as amended, being a By-law respecting the use of land and location of buildings legally described as Part of Lots 19 and 20, Concession 1, Cornwall, Ontario comprising approxim

Purpose

The Purpose and Effect of Bylaw #2019-XX is to rezone Block F as identified on the St. Antoine Draft Plan of Subdivision prepared by K.L Stidwill O.L.S., Professional Engineers and Ontario Land Surveyor., dated July 28th, 2018, on the lands located at East 1/2 of Lot 6, Concession 2, from Residential 20 (RES 20) to Residential 30 (RES 30) and for a site specific exception to the Residential 20 (RES 20) zoning standard Permitted Uses (Section 02-2-2 b) i & ii (k)) Minimum Frontage in support of an application for approval of a Draft Residential Plan of Subdivision and associated Rezoning application.

Recommendation

That Council approve the following in support of the St. Antoine Draft Plan of Subdivision prepared by K.L Stidwill O.L.S., Professional Engineers and Ontario Land Surveyor., dated July 28th, 2018, on the lands located at East 1/2 of Lot 6, Concession 2 Cornwall, Ontario;

1. That Block F, .20 hectares (.51 acre) be rezoned from Residential (RES 20) to Residential 30 (RES 30) to accommodate an apartment building; and
2. That Blocks A, B & C be rezoned from Residential 20 (RES 20) to Residential 20 (RES 20) with site specific exceptions to Permitted Uses (Section 02-2-2 b) i & ii (k)) Minimum Frontage, the following will apply;
 - Block A, Minimum Frontage = 31 metres
 - Block B, Minimum Frontage = 24.8 metres
 - Block C, Minimum Frontage = 28.9 metres.

Background/Discussion

The Draft Residential Plan of Subdivision and accompanying Rezoning application on the subject lands was reviewed by the Planning Advisory & Hearing Committee at the September 16th, 2019 meeting.

Planning Division staff has reviewed the Subdivision application and the associated Rezoning application and all supporting documentation to facilitate this Residential Plan of Subdivision and is supportive of the phased development concept. A project of this nature maximizes the use of services, includes appropriate low/medium density residential land uses, is well integrated with natural features, and adheres to such general principles of sustainable land use planning, as promoted in the Cornwall O.P. and P.P.S. documents.