



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

Department: Planning, Development and Recreation  
Division: Planning  
Report Number: 2019-217-Planning, Development and Recreation  
Prepared By: Karl Doyle, Senior Planner  
Meeting Date: November 12, 2019  
Subject: 780 Sydney Street, Rezoning, Note

**PURPOSE**

The purpose and effect of By-Law is to rezone approximately a .98 acre parcel located at 780 Sydney Street on Part of Lots 13, 14 North Side of Seventh Street, City of Cornwall, Institutional 10 (INS 10) to Commercial 12 (COM 12).

**RECOMMENDATION**

That based on the proceeding report, it is recommended:

a) That the Planning Advisory & Hearing Committee (PAC) recommends to City Council to amend the Official Plan designation at 780 Sydney Street from 'Urban Residential' (U.RES) to 'Business District ' (B.D.), and amend the Zoning By-law from Institutional 10 (INS 10) to Commercial 12 (COM12) based on;

(i) The September 2019 modified proposal



b) That findings/recommendations of the various associated studies/reports included, be implemented to the satisfaction of the municipality and as part of the Site Plan Control approval process.

The rezoning is associated with O.P.A. No. 1 and subject to that amendment coming into full effect, as per applicable Planning Act Sections.

The subject lands to this rezoning are identified as Schedule "A" attached herein.

### **Report Approval Details**

|                      |   |
|----------------------|---|
| Document Title:      | 780 Sydney Street - Note - 2019-217-Planning, Development and Recreation.docx |
| Attachments:         |   |
| Final Approval Date: | Nov 5, 2019   |

This report and all of its attachments were approved and signed as outlined below:

**Karl Doyle - Nov 4, 2019 - 11:04 AM**

**Mary Joyce-Smith - Nov 5, 2019 - 11:07 AM**

**Mark A. Boileau - Nov 5, 2019 - 11:32 AM**

**Maureen Adams - Nov 5, 2019 - 4:25 PM**