



The Corporation of the City of Cornwall
Regular Meeting of Council
By-law 2021-001

Department: Planning, Development and Recreation
Division: Planning
By-law Number: 2021-001
Report Number: 2021-07-Planning, Development and Recreation
Meeting Date: January 11, 2021
Subject: A By-law to further amend By-law 751, 1969, as amended, of The Corporation of the City of Cornwall, being a By-law to remove the Holding (H) category on the lands legally described as Part of Lot 4, Part of the East ½ of Lot 5, Concession 1, Cornwall, Ont

Whereas the Council of The Corporation of the City of Cornwall is desirous of amending By-law 751-1969, more specifically the lands indicated on a Draft Plan of Subdivision by K. Adams, O.L.S., dated June 10th, 2020.

Now therefore be it resolved that the Council of The Corporation of the City of Cornwall enacts as follows:

1. That the Zoning Atlas attached to By-law Number 751-1969, as amended, be and the same hereby further amended as set out in Schedule "A" attached hereto.
2. That the Zoning on Phase 2 of the Belfort Estates 2.38 hectares (5.9 acres) be rezoned from Manufacturing 20 (MFR 20) with a Hold (H) to Residential 20 with Exceptions (RES 20 EXC), and that the Holding (H) Category affixed to the Manufacturing 20 (MFR 20) zoning on the Draft Plan Phase 2, be removed.
3. In Subsection 02-2-2, Residential 20 (RES 20) – Permitted Uses:

“Notwithstanding any other provisions of this Section, the following special provisions shall be applied to the lots in the Belfort Subdivision, Phase 2, located on Part of Lot 4, Part of the East ½ of Lot 5, Concession 1, which consists of 2.38 hectares (5.9 acres), as shown on the Draft Plan dated June 10, 2020, by K. Adams, O.L.S., from Manufacturing 20 (MFR 20) with a Hold (H) to Residential 20 with Exceptions (RES 20 EXC), as follows:

Single Detached Dwellings:

Minimum Side Yard Setbacks = 1.21 metres
Minimum Rear Yard Setback = 8.0 metres,
Increased Lot Occupancy of 38%

Semi-Detached Dwellings:

Minimum Side Yard Setbacks = 1.21 metres
Minimum Rear Yard Setback = 8.0 metres

4. That this By-law shall take effect on the date thereof, subject to Section 34 (21) & 36 of the Planning Act, 1990 if no objections are received, or subject to receiving approval of the Local Planning Appeal Tribunal, if any objections are received.
5. That the Mayor and Clerk be and are hereby authorized to execute all documents to complete this matter.

Read, signed, and sealed in open Council this 11th day of January 2021.

Manon L. Levesque
City Clerk

Bernadette Clement
Mayor

Report Approval Details

Document Title:	By-law 2020-001 Belfort Estates Subdivision - Phase 2 - 2021-07-PDR.docx
Attachments:	- Belfort Ph2 - Schedule A.pdf
Final Approval Date:	Jan 5, 2021

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

Mary Joyce-Smith - Jan 4, 2021 - 4:07 PM

Mark A. Boileau - Jan 5, 2021 - 1:33 PM

Maureen Adams - Jan 5, 2021 - 4:23 PM