



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

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-13-Planning, Development and Recreation
Prepared By: Kaveen Fernando, Development Planner
Meeting Date: January 11, 2021
Subject: Note – Belfort Estates Subdivision – Phase 2

Purpose

The Purpose and Effect of this By-law is to remove the Holding (H) Category affixed to the Manufacturing 20 (MFR 20 (H)) zone on the subject lands located on the East ½ of Lot 5 and Part of Lot 4, Concession 1, and that the lands be rezoned from Manufacturing 20 with a Hold (MFR 20 (H)) to Residential 20 with Exceptions (RES 20 EXC). These lands are approximately 2.38 hectares (5.9 acres), referred to as Belfort Estates Subdivision Phase 2.

Recommendation

That City Council remove the “Hold” (H) provision applied to the residential lands located south of Belfort Crescent and east of Walton Street, legally described as Part of Lot 4, Part of the East ½ of Lot 5, Concession 1, City of Cornwall, and that the subject lands be rezoned from Manufacturing 20 with a Hold (H) (MFR 20 (H)) to Residential 20 with Exceptions (RES 20 EXC).



Background / Discussion

The Draft Residential Plan of Subdivision and accompanying Rezoning applications to remove the “Hold” (H) Category on the subject draft plan was reviewed by the Planning Advisory & Hearing Committee (PAC) at the December 21st, 2020 meeting.

The proposal adheres to general principles of sustainable land use planning, as outlined in the Provincial Policy Statement (P.P.S.) and the City’s Official Plan (O.P.). Therefore, the subject lands are appropriate for immediate development as set out in the Draft Plan prepared by K. Adams Surveying Ltd. O.L.S., subject to the Draft Plan Conditions which have been revised in the Technical Report “A” attached to this Explanatory Note.

Report Approval Details

Document Title:	Note - Belfort Estates Subdivision, Phase 2 - 2021-13-PDR.docx
Attachments:	- Belfort Phase 2 - Draft Plan Conditions.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 - 4:06 PM

Mark A. Boileau - Jan 5, 2021 - 1:30 PM

Maureen Adams - Jan 5, 2021 - 4:21 PM