

# City of Cornwall Comprehensive Zoning By-law Review

First Draft Zoning By-law  
Planning Advisory Committee Meeting  
February 16, 2021

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# Overview

- 1 Review Process
- 2 Overview of First Draft Zoning By-law
- 3 Navigating the Zoning By-law
- 4 Key Changes
- 5 How Key Zoning Issues have been Addressed
- 6 Public Open House #3
- 7 Ongoing Community Engagement
- 8 Next Steps

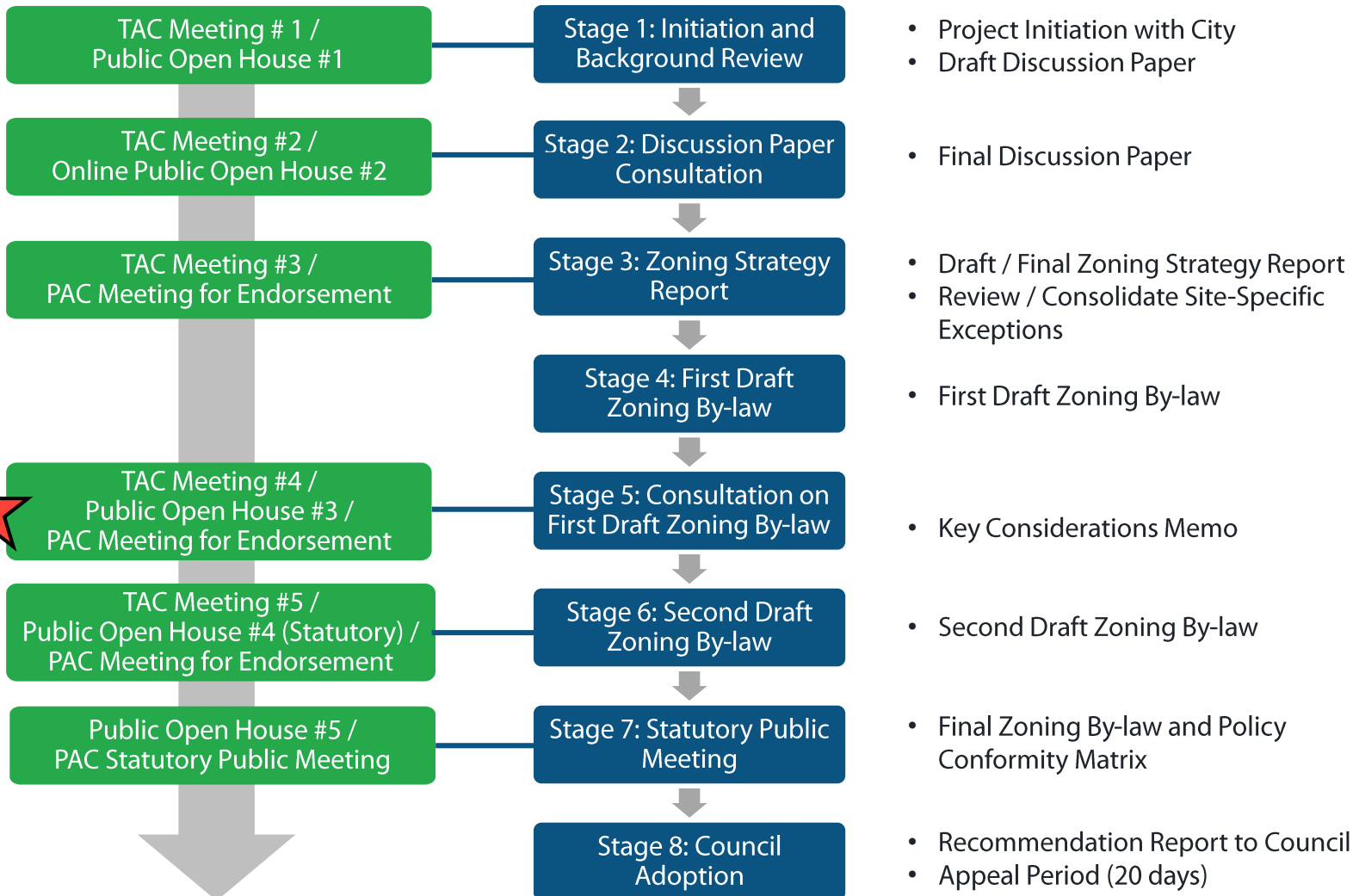
# Review Process

TAC – Technical Advisory Committee  
 PAC – Planning Advisory Committee

## ENGAGEMENT EVENTS

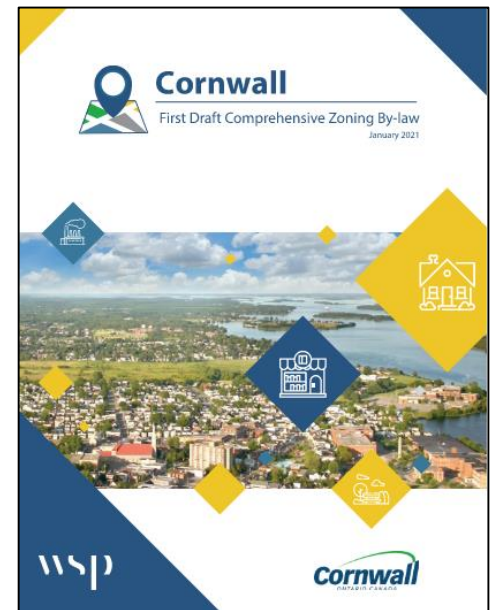
## ZONING BY-LAW REVIEW STAGES

## KEY TASKS



# Overview of First Draft Zoning By-law (January 2021)

- Available for review at [www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview)
- Prepared based on recommendations in the Zoning Strategy Report (September 2020)
- Section 1: Administration and Interpretation
- Section 2: Definitions
- Section 3: General Provisions
- Sections 4 to 29: Zones
- Section 5: Zoning Map



## Cornwall

Comprehensive Zoning By-law Review  
Examen du règlement de zonage détaillé

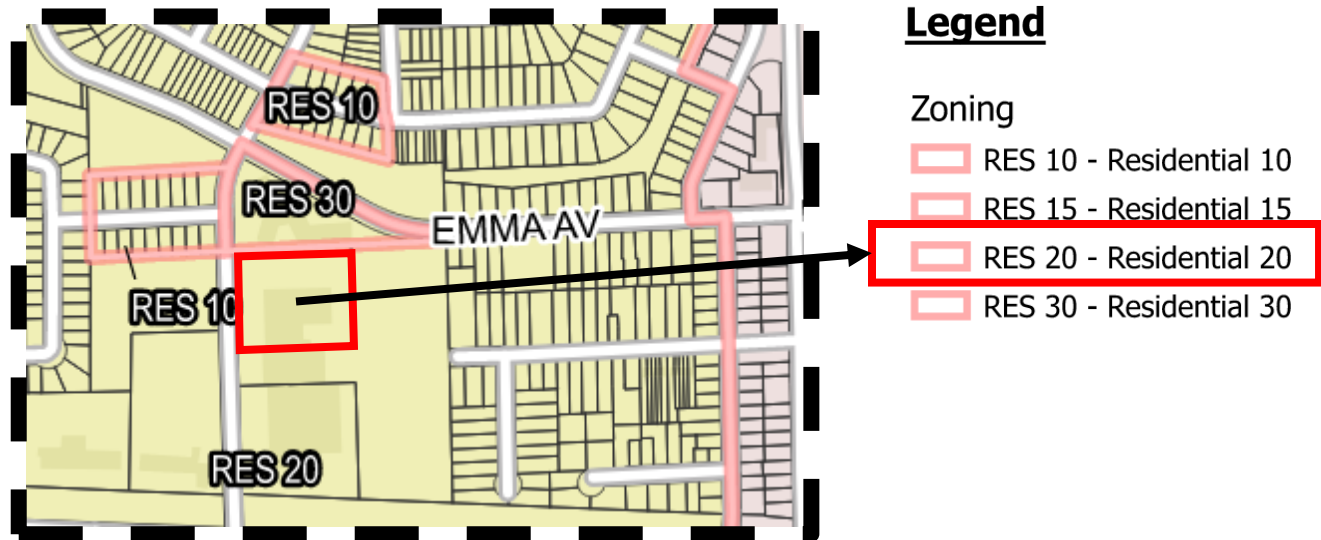
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# Navigating the Zoning By-law

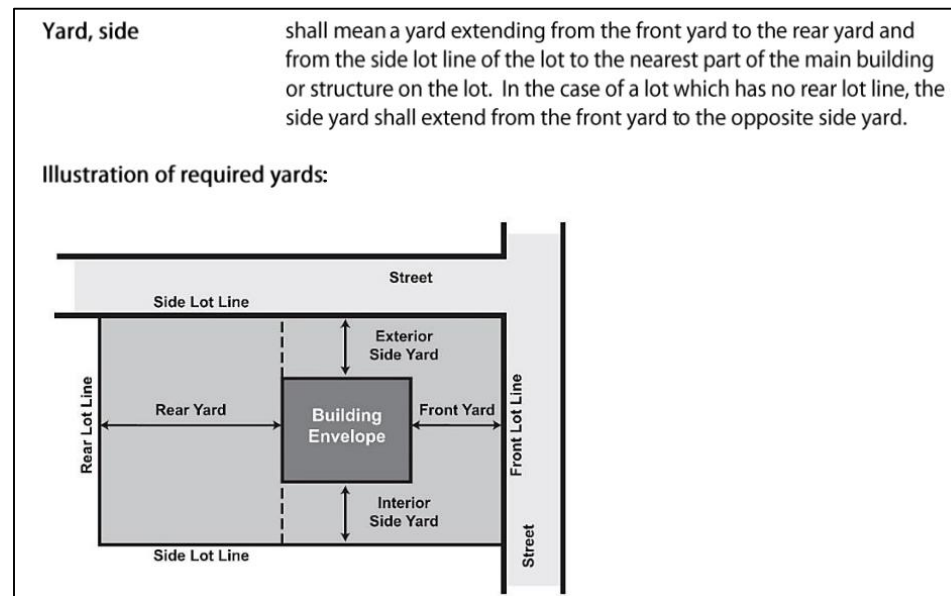
- 1 All properties within the City are shown on the First Draft Zoning Map and the legend indicates the applicable Zone.



- 2 Zone Provisions located in Sections 4 to 29.

# Navigating the Zoning By-law

- 3 Use Section 2: Definitions set out the precise meaning of a permitted use, or other zoning terms (e.g. side yard).



- 4 Section 3: General Provisions sets out provisions that apply to all zones or multiple zones.

# Key Changes

## Improved Document Format

- 1 Colour coded Sections, and Zone icons
- 2 Preamble included for each Zone
- 3 Permitted uses are simplified and alphabetized
- 4 Zone standards are organized in tables, with metric measurements
- 5 Site-specific exceptions are organized in a section under each Zone, and are numbered on the Zoning Map

**1**

Section 5  
Residential 15 (RES 15) Zone

**2**

**5 Residential 15 (RES 15) Zone (Low Density)**

The Residential 15 (RES 15) Zone is intended to implement the low density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits housing forms including single-detached, semi-detached, and duplex dwellings, as well as some institutional uses.

All structures and buildings erected, altered or used in a RES 15 Zone shall comply with the regulations of this Section.

**3**

**5.1 Permitted Uses**

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Community centre
- Dwelling, duplex
- Dwelling, semi-detached
- Dwelling, single-detached
- Hospital
- Place of worship
- School

**4**

**5.2 Zone Standards**

Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
a) Minimum Lot Frontage				
i. Where both public water supply and sanitary sewers are available	15 m	18 m (9 m per dwelling unit)	15 m	15 m
ii. Where either public water supply or sanitary sewers are available, but not both	20 m	30 m	30 m	20 m

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January 2021 91

**5**

**5.4 Exception Zones**

Note: Exception Zones are currently under review and will be made available in the Second Draft Zoning By-law



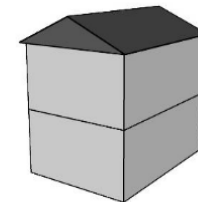
# Key Changes

## Definitions and Illustrations

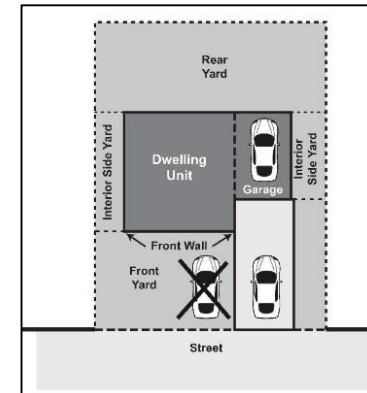
- Section 2, the Definitions section of the Zoning By-law, has been revised to better explain different terms used in the document
  - Every permitted use listed under the Zones is defined
  - Some definitions have illustrations:

Dwelling, duplex

shall mean a residential building divided horizontally into two dwelling units.



- Section 3, the General Provisions section, also includes illustrations for certain provisions (e.g. where vehicle parking is not permitted)



# Key Changes

## Zones

- First Draft Zoning By-law contains 26 Zones, down from 32

### Deleted Zones

Commercial 42 (COM 42)

Special Uses 99 (SPU 99)

### Consolidated Zones

#### Previous

Commercial 10 / 11 / 12  
(COM 10 / 11 / 12)

Manufacturing 10 / 20  
(MFR 10 / 20)

Manufacturing 30 / 40  
(MFR 30 / 40)

#### Proposed

General Commercial (GC)

Employment Area Light  
(EAL)

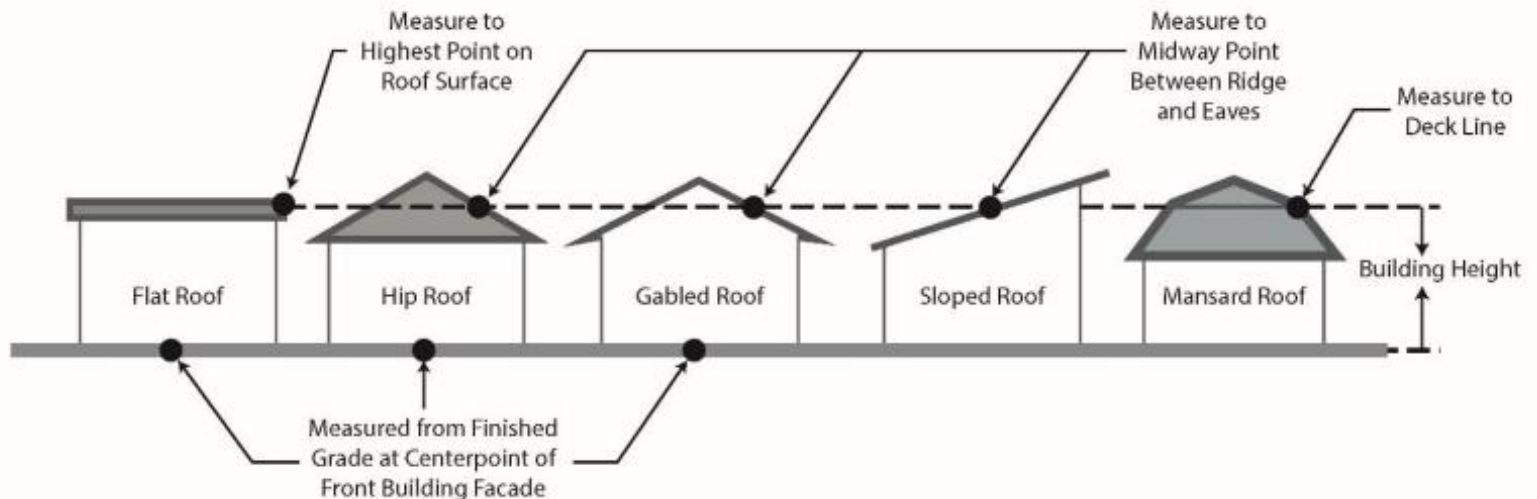
Employment Area  
General (EAG)

- 10 other Zones renamed; 13 other Zones maintained

# Key Changes

## Maximum Building Heights

- City's Zoning By-law No. 751-1969 regulates building heights in a variety of ways
- Each Zone in the new First Draft Zoning By-law has been updated with a maximum building height standard
- The definition of “building height” has been updated with an illustration that shows how building height is measured




# Key Changes

## Maximum Building Heights

- City staff are undertaking a detailed review of the proposed max. building height standards
- We are seeking feedback from the PAC and the public on the appropriateness of the proposed max. building height standards
- Some adjustments are anticipated as a result of PAC, public, and City staff feedback

h) Maximum Building Height	10 m
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Provision	Requ
	Single-detached Dwelling
b) Minimum Lot Area	
i. Where both public water supply and sanitary sewers are available	464 m <sup>2</sup>
ii. Where either public water supply or sanitary sewers are available, but not both	696 m <sup>2</sup>
iii. Where neither public water supply nor sanitary sewers are available	2,788 m <sup>2</sup>
c) Minimum Front Yard Setback	6 m
d) Minimum InteriorSide Yard Setback	1.5m
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard Setback	10 m
g) Maximum Lot Occupancy	35% (all main buildings)
h) Maximum Building Height	10 m
4.3 Additional Provisions	
Reserved for future use.	
4.4 Exception Zones	

# Key Changes

## Accessory Uses, Buildings, and Structures

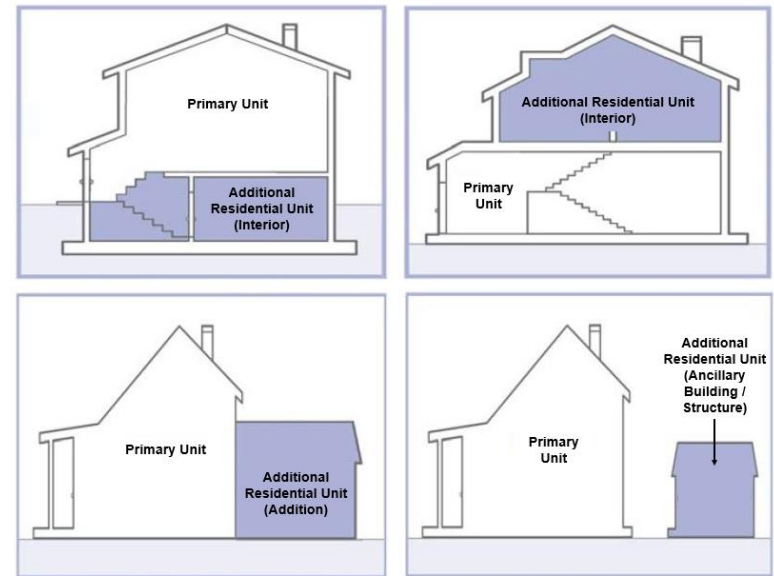
- City's Zoning By-law No. 751-1969 contains general provisions for accessory uses, buildings, and structures, as well as other provisions under each Zone
- Some existing provisions are inconsistent, such as maximum building height
- The new First Draft Zoning By-law consolidates all provisions for accessory uses, buildings and structures under Section 3.1, organized in a table

Provision	Requirement			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
a) Maximum height	Residential uses: 4.6 m or 1 storey	4.6 m or 1 storey	Same as main building	Agricultural and other permitted uses: No restriction
	Other permitted uses: No restriction			Residential uses: Same as for Residential Zones

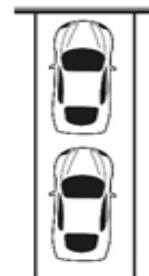
# How Key Zoning Issues Are Addressed

## Additional Residential Units

- Permitted in all detached, semi-detached, and row (town) houses, and in a building or structure ancillary to these housing types (e.g. detached garage)
- Require a Building Permit, and must comply with the Ontario Building Code, Fire Code, the City's Zoning By-law, and other City by-laws
- Require one (1) parking space for each additional residential unit, which may be provided through tandem parking



Source: Adapted from MMAH, 2019





# How Key Zoning Issues Are Addressed

## Community Gardens

- Permitted on public or private lands in all Residential, Commercial, Institutional, Open Space and Rural Zones
- Also permitted in Employment Zones, subject to minimum distance separation requirements
- Restrictions apply on lands in the floodplain, and within proximity to a waterbody, stormwater management facility, and Provincially Significant Wetland



Source: Town of Bridgewater, NS, 2018

# How Key Zoning Issues Are Addressed

## Tiny Homes

- The First Draft Zoning By-law maintains the approach of the City's existing Zoning By-law and does not require a minimum size for dwelling units in any Zone. This means that dwellings of any size, including a tiny home, would be permitted provided other zoning provisions are met (e.g. minimum lot area, setbacks).
- Tiny homes require a Building Permit, and must comply with the Ontario Building Code, Fire Code, the City's Zoning By-law, and other City by-laws.



Source: MMAH, 2019

# How Key Zoning Issues Are Addressed

## Pop-up Shops

- Pop-up shops, or “temporary sales uses”, are permitted, subject to licensing requirements:
  - In community or conference centres, hotels / motels, Commercial Zones where retail sales are permitted, parks and open spaces, performance and exhibition spaces, recreational and athletic facilities, schools, temporary markets, and associated parking lots.
  - In temporary structures and tents, including marine (shipping) containers.
  - For a duration to be determined on a case-by-case basis.

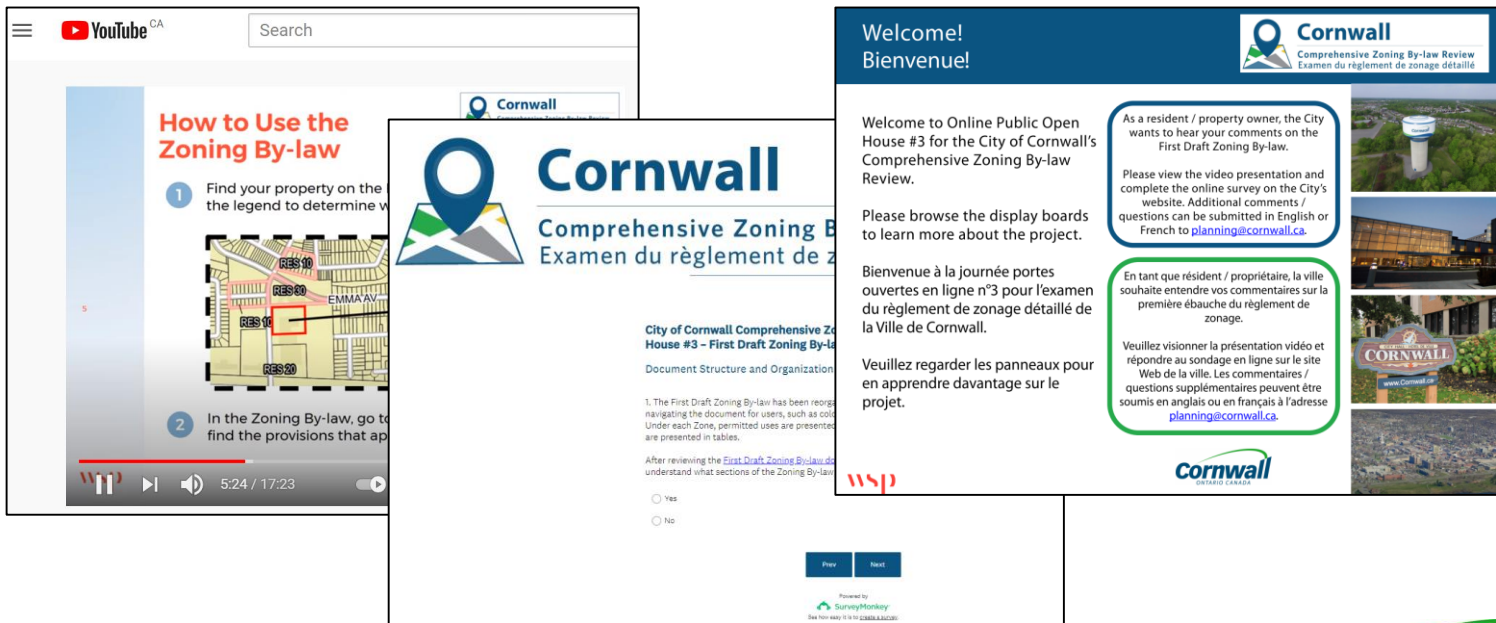


SWS Pop Up Village, Wallace Bay,  
Muskoka, ON

# Public Open House #3

- Online Public Open House #3 was held from Monday, February 1 to Sunday, February 14, 2021 on the City's website and included:
  - Video presentation + transcript
  - Display Boards
  - Online survey

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**How to Use the Zoning By-law**

- 1 Find your property on the map and the legend to determine what zone it is in.
- 2 In the Zoning By-law, go to the table of contents to find the provisions that apply to your property.

**Cornwall**  
Comprehensive Zoning By-law Review  
Examen du règlement de zonage détaillé

**Welcome! Bienvenue!**

Welcome to Online Public Open House #3 for the City of Cornwall's Comprehensive Zoning By-law Review.

Please browse the display boards to learn more about the project.

Bienvenue à la journée portes ouvertes en ligne n°3 pour l'examen du règlement de zonage détaillé de la Ville de Cornwall.

Veuillez regarder les panneaux pour en apprendre davantage sur le projet.

As a resident / property owner, the City wants to hear your comments on the First Draft Zoning By-law.

Please view the video presentation and complete the online survey on the City's website. Additional comments / questions can be submitted in English or French to [planning@cornwall.ca](mailto:planning@cornwall.ca).

En tant que résident / propriétaire, la ville souhaite entendre vos commentaires sur la première ébauche du règlement de zonage.

Veuillez visionner la présentation vidéo et répondre au sondage en ligne sur le site Web de la ville. Les commentaires / questions supplémentaires peuvent être soumis en anglais ou en français à l'adresse [planning@cornwall.ca](mailto:planning@cornwall.ca).

City of Cornwall Comprehensive Zoning By-law #3 - First Draft Zoning By-law

Document Structure and Organization

1. The First Draft Zoning By-law has been reorganized to be more user-friendly. It is organized into sections, each with a table of contents. Under each Zone, permitted uses are presented in tables.

After reviewing the First Draft Zoning By-law, please indicate whether you understand what sections of the Zoning By-law apply to your property.

☐ Yes

☐ No

Powered by **SurveyMonkey**

# Ongoing Community Engagement

- Project Website Updates:

[www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview)

- Public comments directed to [planning@cornwall.ca](mailto:planning@cornwall.ca)
- Future POHs and milestones to be shared through:



Project website



Twitter, Facebook, Instagram  
@CityofCornwall



Newspaper notices  
(Standard-Freeholder,  
Seaway News, The Seeker)



Community bulletins

# Next Steps

- “As We Heard It” Summary memo on Online Public Open House #3 survey responses (March 1, 2021)
- Second Draft Zoning By-law (Spring 2021)
- Statutory Public Open House (Spring 2021)



# Thank you.

## Questions? Comments?

**City Contact:**

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