

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

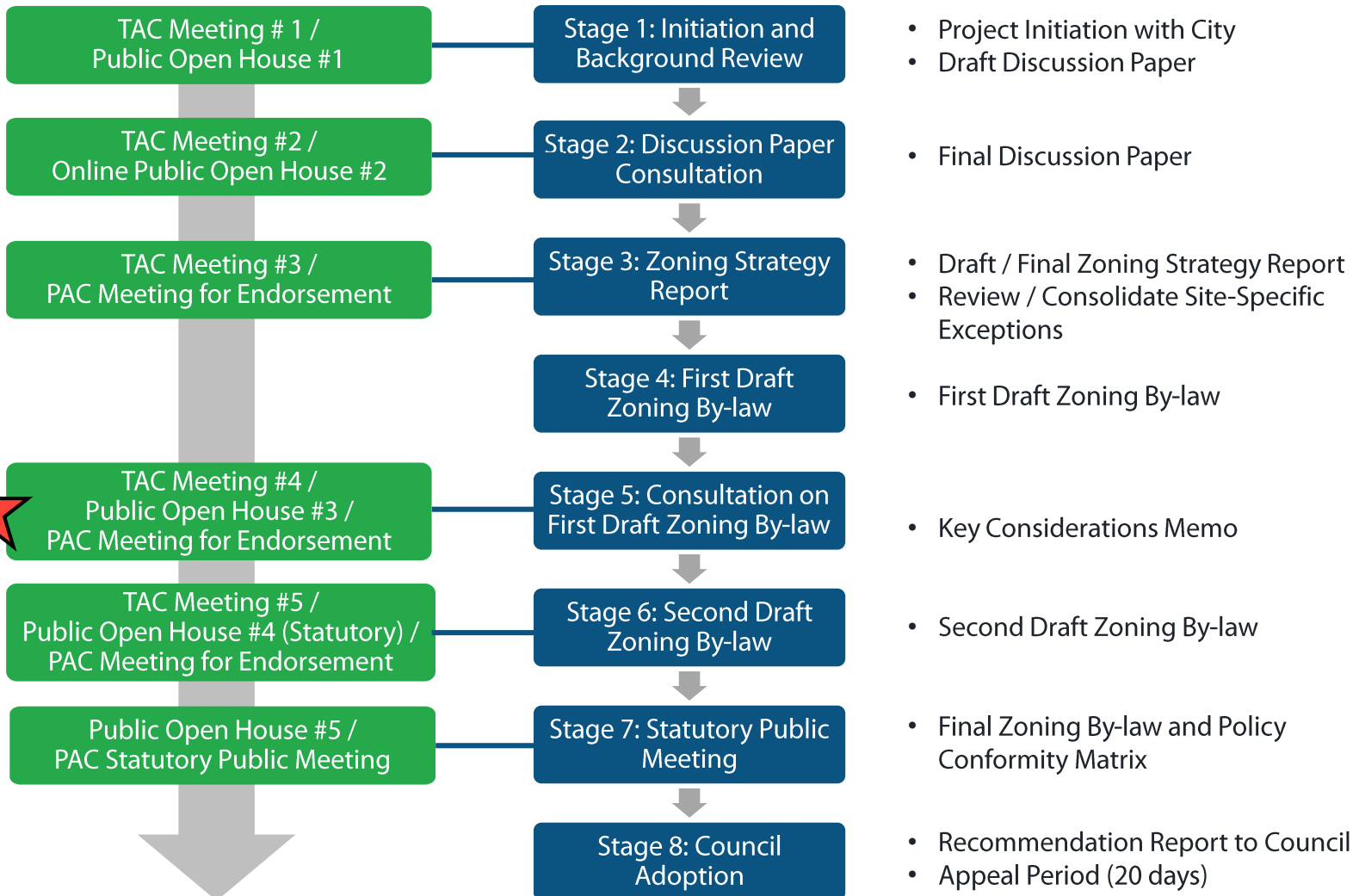
Review Process

TAC – Technical Advisory Committee
 PAC – Planning Advisory Committee

ENGAGEMENT EVENTS

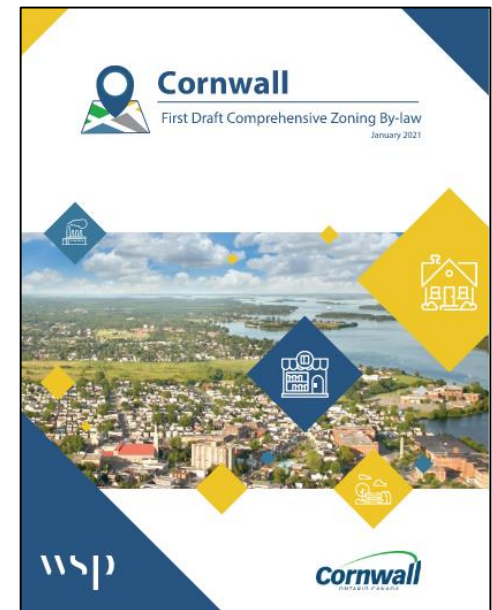
ZONING BY-LAW REVIEW STAGES

KEY TASKS



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

- Available for review at www.cornwall.ca/zoningreview
- 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



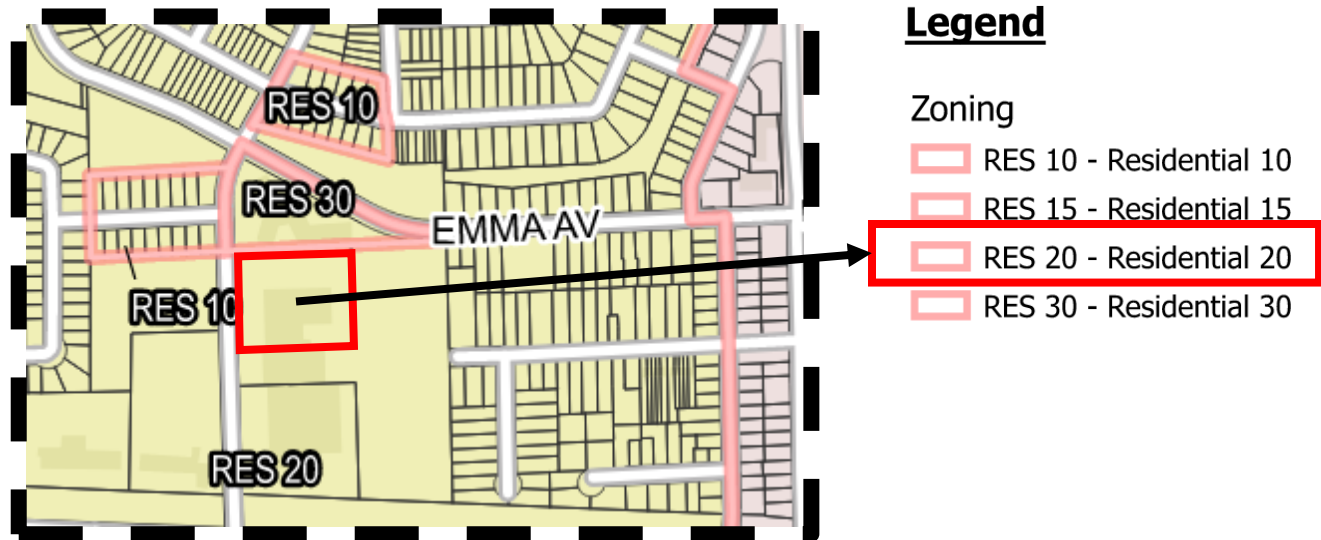
Cornwall

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

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Navigating the Zoning By-law

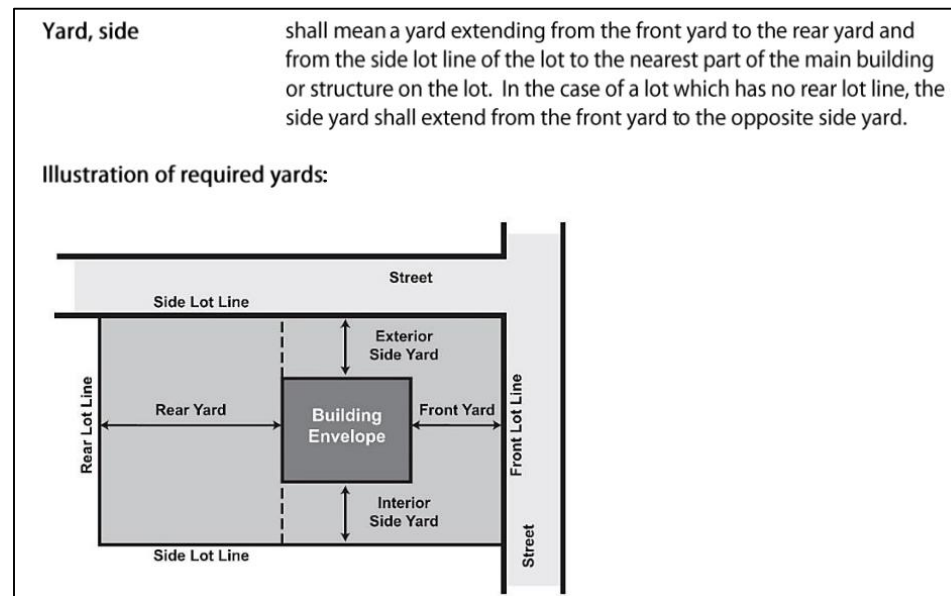
- 1 All properties within the City are shown on the First Draft Zoning Map and the legend indicates the applicable Zone.



- 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.

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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

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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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5.4 Exception Zones

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

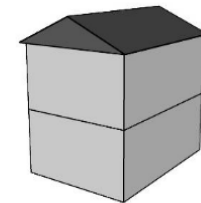
Key Changes

Definitions and Illustrations

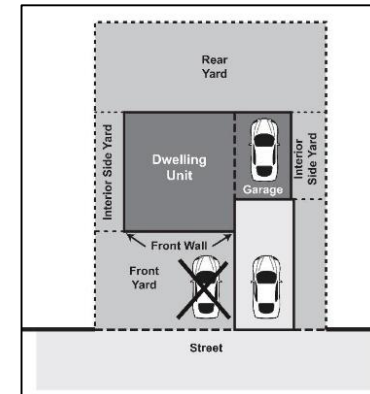
- Section 2, the Definitions section of the Zoning By-law, has been revised to better explain different terms used in the document
 - Every permitted use listed under the Zones is defined
 - Some definitions have illustrations:

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)

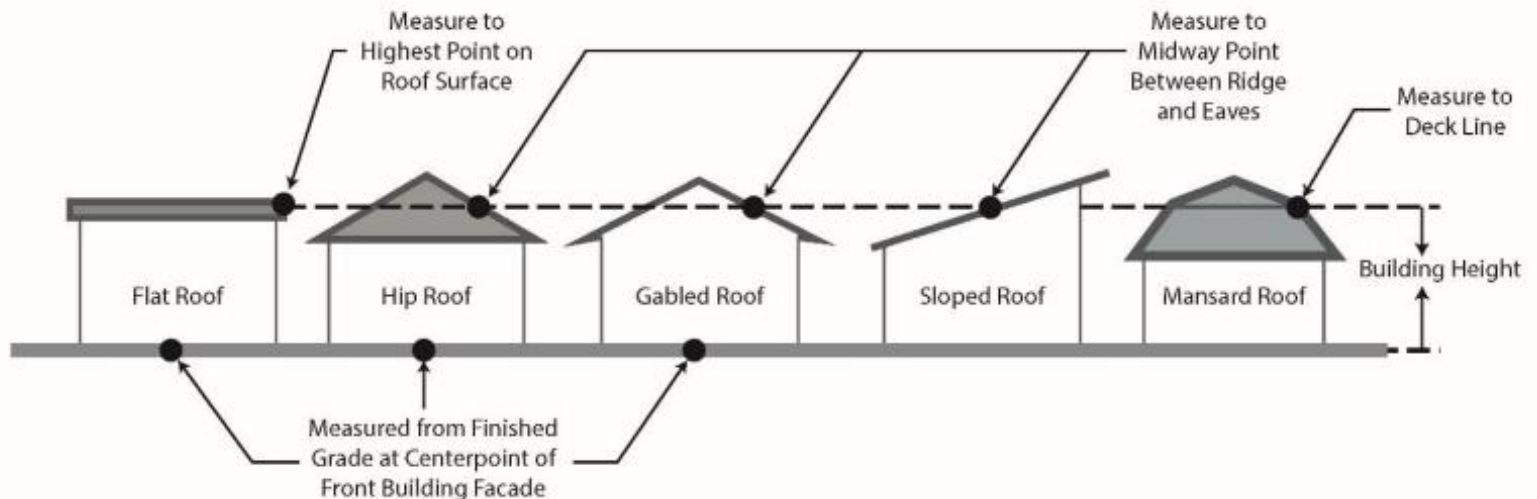
Employment Area
General (EAG)

- 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 ²
ii. Where either public water supply or sanitary sewers are available, but not both	696 m ²
iii. Where neither public water supply nor sanitary sewers are available	2,788 m ²
c) Minimum Front Yard Setback	6 m
d) Minimum Interior/Side 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

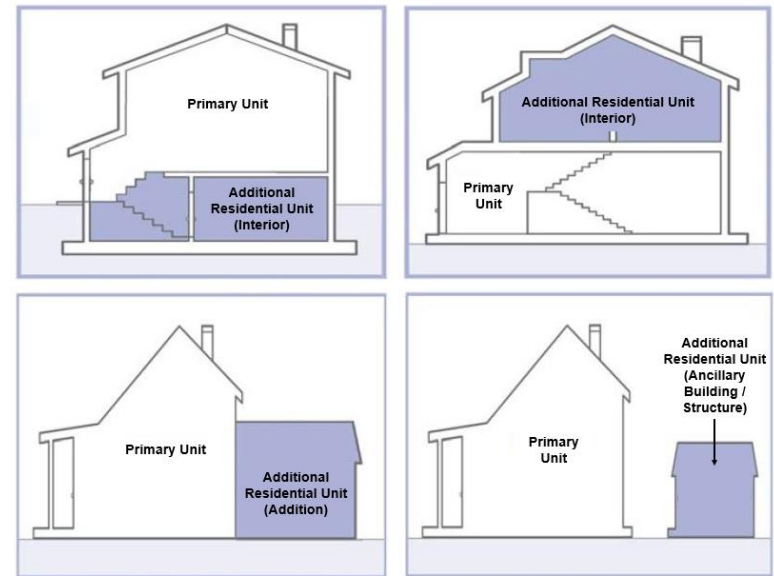
- City's Zoning By-law No. 751-1969 contains general provisions for accessory uses, buildings, and structures, as well as other provisions under each Zone
- Some existing provisions are inconsistent, such as maximum building height
- The new First Draft Zoning By-law consolidates all provisions for accessory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

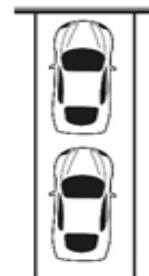
How Key Zoning Issues Are Addressed

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.

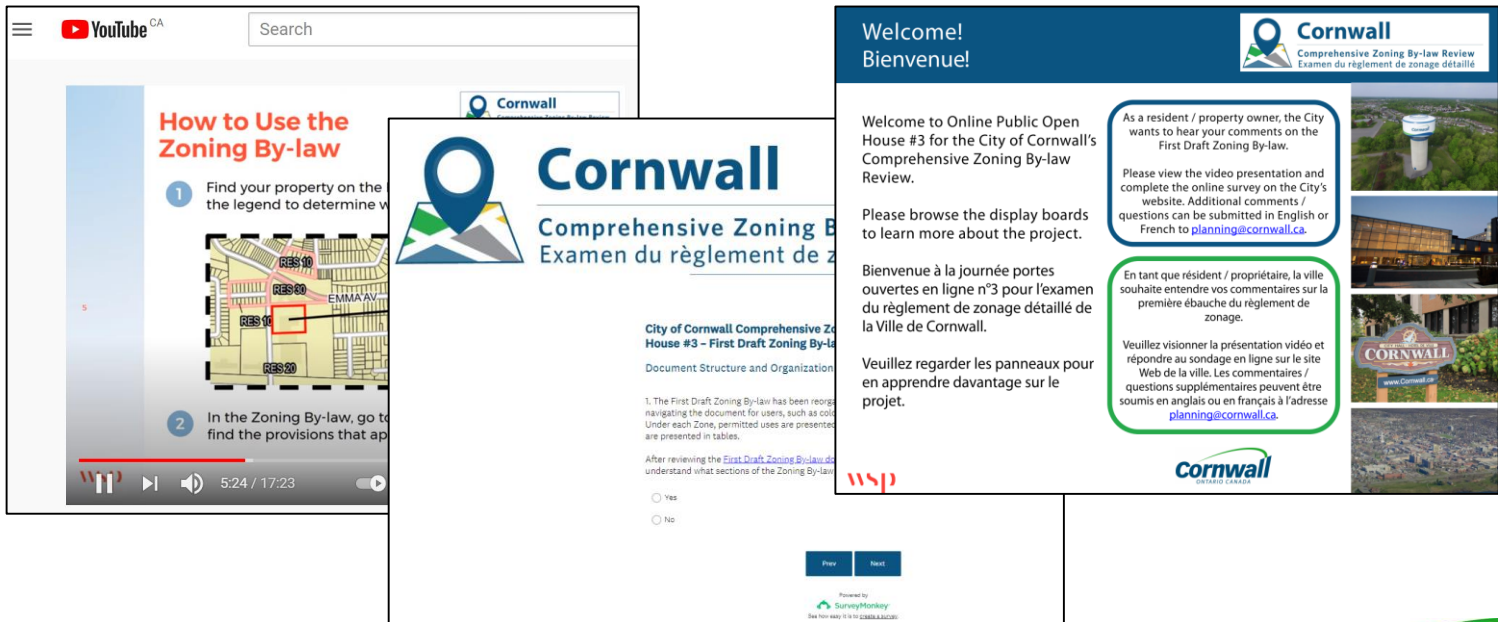


SWS Pop Up Village, Wallace Bay,
Muskoka, ON

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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The collage consists of three overlapping screenshots from the City of Cornwall's website. The leftmost screenshot is a YouTube video player showing a video titled "How to Use the Zoning By-law" with a map of Cornwall. The middle screenshot is a document titled "Cornwall Comprehensive Zoning By-law Examen du règlement de zonage détaillé" showing the "Document Structure and Organization" section. The rightmost screenshot is a "Welcome! Bienvenue!" page for the "Online Public Open House #3 for the City of Cornwall's Comprehensive Zoning By-law Review". It includes instructions for residents to view the video presentation and complete the online survey, and a link to the survey: <https://www.surveymonkey.com/r/123456789>.

Ongoing Community Engagement

- Project Website Updates:

www.cornwall.ca/zoningreview

- Public comments directed to 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?

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