

City of Cornwall Comprehensive Zoning By-law Review

Second Draft Zoning By-law
Planning Advisory Committee Meeting
August 16, 2021

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Overview

- 1 Review Process
- 2 Overview of Second Draft Zoning By-law
- 3 Navigating the Zoning By-law
- 4 Key Changes
- 5 Next Steps

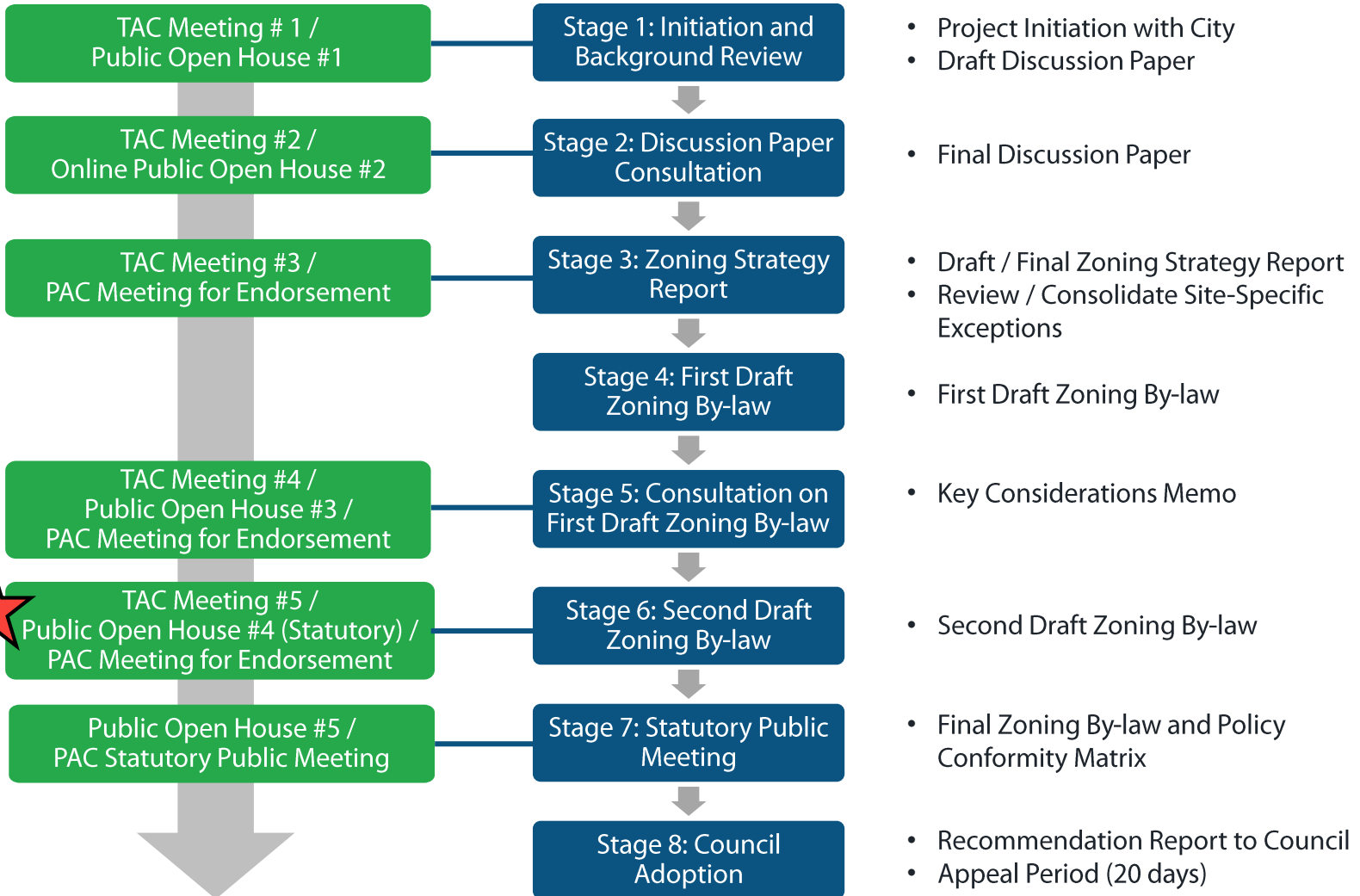
Review Process

TAC – Technical Advisory Committee
PAC – Planning Advisory Committee

ENGAGEMENT EVENTS

ZONING BY-LAW REVIEW STAGES

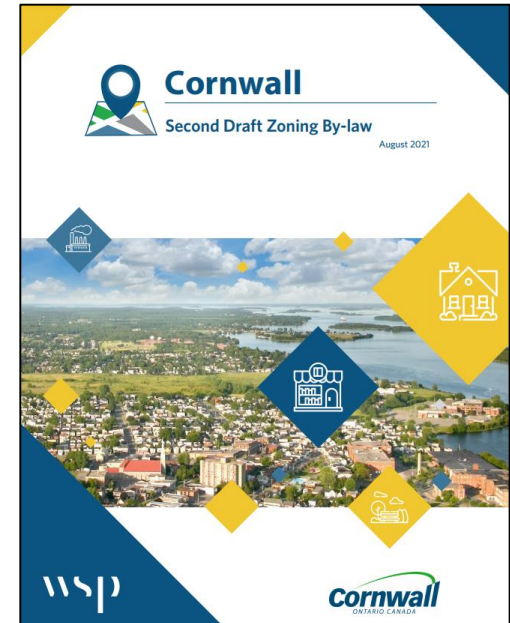
KEY TASKS




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Overview of Second Draft Zoning By-law (Aug. 2021)

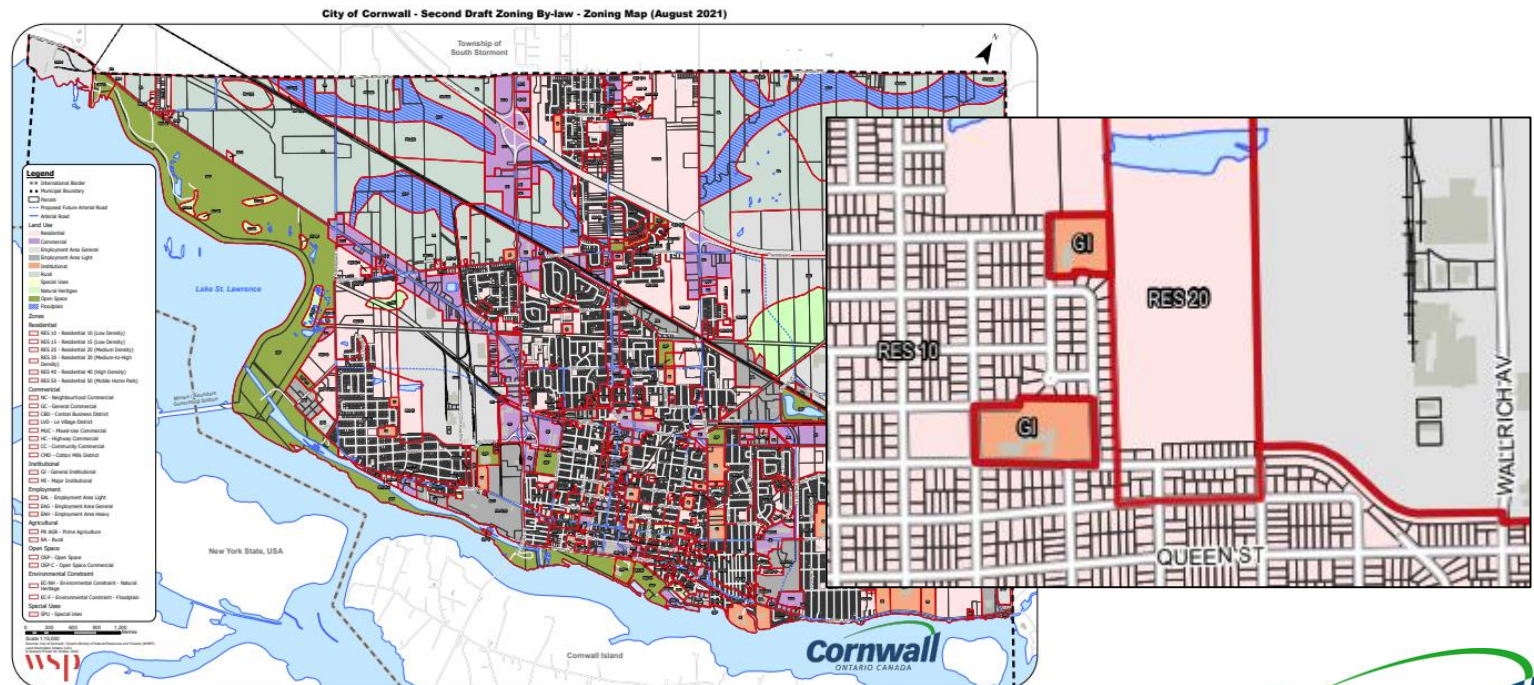
- Available for review at www.cornwall.ca/zoningreview
- Prepared based on comments received on the First Draft Zoning By-law (Jan. 2021), and through Online Public Open House #3 (Feb. 2021)
- Section 1: Administration and Interpretation
- Section 2: Definitions
- Section 3: General Provisions
- Sections 4 to 29: Zones
- Section 30: Zoning Map



Overview of Second Draft Zoning By-law (Aug. 2021)

- Section 30 of the Zoning By-law introduces the Zoning Map, which illustrates the proposed zoning for all properties
- Zones are labelled, and boundaries are outlined in red 
- The Legend lists the Zone acronyms used on the map

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Navigating the Zoning By-law







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



Legend

Zones

Residential

-  RES 10 - Residential 10 (Low Density)
-  RES 15 - Residential 15 (Low Density)
-  RES 20 - Residential 20 (Medium Density)
-  RES 30 - Residential 30 (Medium-to-High Density)
-  RES 40 - Residential 40 (High Density)
-  RES 50 - Residential 50 (Mobile Home Park)

Commercial

-  NC - Neighbourhood Commercial
-  GC - General Commercial
-  CBD - Central Business District
-  LVD - Le Village District
-  MUC - Mixed-Use Commercial

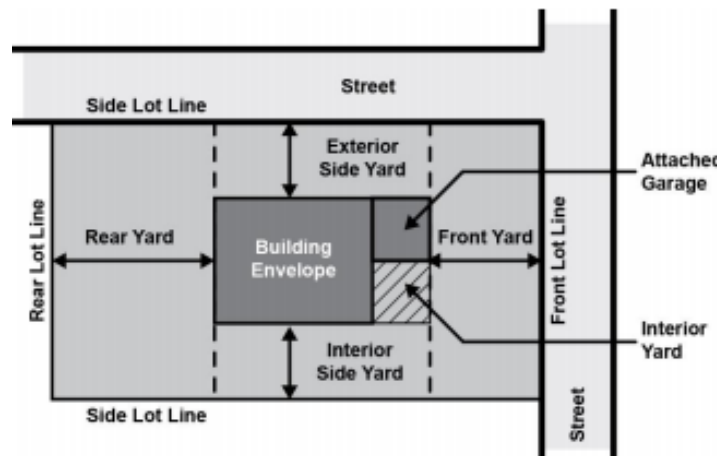
- 2 Zone Provisions located in Sections 4 to 29.

Navigating the Zoning By-law

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

Yard, exterior side shall mean a yard of a corner lot extending from the front yard to the rear yard between an exterior side lot line and the nearest point of any main building or structure on the lot.

Illustration of required yards:



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

Key Changes

- Revisions from the First Draft Zoning By-law (January 2021) are shown as follows:
 - Additions are highlighted in blue
 - Deletions are shown in red ~~strikethrough~~

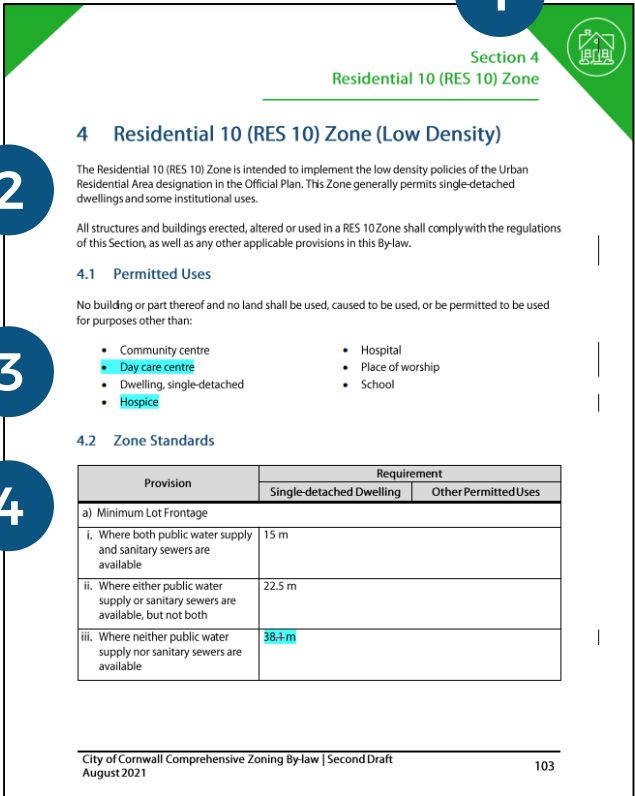
Example:

- c) The total area occupied by driveways, walkways, and surface parking shall not exceed 40% of the area of the entire front yard, and interior side yard if applicable in the case of a dwelling with an attached garage which extends beyond the front wall of the living space of the dwelling, as illustrated in the figure below. ~~In, defined by the front wall of the building to the front lot line from side lot line to side lot line, except in~~ the case of rowhouse dwellings located on interior streets, ~~where~~ 60% may be used on lots up to and including 6.1 m (20 feet) wide, and 50% on lots over 6.1 m (20 feet) wide. In no case shall these provisions result in a driveway

Key Changes

Zone 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



1 Section 4
Residential 10 (RES 10) Zone

2 4 Residential 10 (RES 10) Zone (Low Density)

The Residential 10 (RES 10) Zone is intended to implement the low density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits single-detached dwellings and some institutional uses.

All structures and buildings erected, altered or used in a RES 10 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

3 4.1 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
- Day care centre
- Dwelling, single-detached
- Hospice
- Hospital
- Place of worship
- School

4 4.2 Zone Standards

Provision	Requirement	
	Single-detached Dwelling	Other Permitted Uses
a) Minimum Lot Frontage		
i. Where both public water supply and sanitary sewers are available	15 m	
ii. Where either public water supply or sanitary sewers are available, but not both	22.5 m	
iii. Where neither public water supply nor sanitary sewers are available	38.1 m	

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August 2021

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Key Changes

Zone Format – Exception Zones Added

- 5** Site-specific exceptions are organized in a section under each Zone, and are numbered on the Zoning Map with the site-specific exception number shown in red below.

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-3	099/06
Property Location: Lot 27 and Lot 32 – Northwoods Glen Subdivision, Phase 8		
Uses		
i. No additional residential units (formerly referred to as accessory apartments) under the Additional Residential Units Section of the Zoning By-law shall be permitted on those small lots in Phase 8 of the subdivision as indicated on the Draft Plan by Thompson Rosemont Group dated April 12, 2006.		
Standards		
ii. Lot 27 – Rear yard setback: 9 m; iii. Lot 32 – Rear yard setback: 7.5 m; iv. More than 25% of the lots in this phase may be small lots.		

***Some exceptions have been deleted, if outdated or the property has been built out.**

All property owners with site-specific exceptions in the City's current Zoning By-law should carefully review the Exception Zones*

Key Changes

Zone Format - Exceptions with a Holding Zone

- Site-specific exceptions which have a Holding Zone are identified with an (H), shown in red below.

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-6(H)	061/09
Property Location: Lands situated south of McKenzie Street West and west of Pitt Street (Part of Lots 23, 24 and 25 on Registered Plan 182)		
Other		
i. That a Holding (H) Zone be applied to the subject lands, which shall be considered to be removed only at such time when a specific development proposal is made to the City. Matters to be considered in the removal of the (H) will include, but not necessarily limited to the following: a) A presentation of a draft plan of subdivision which is satisfactory to the Municipality.		

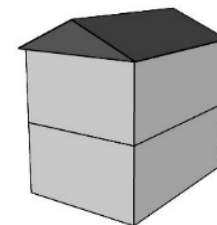
- A Holding Zone means that certain holding provisions must be satisfied, and the By-law must be amended to remove the Holding Zone, prior to development taking place.
- **Section 1.12.4** of the Second Draft Zoning By-law provides more information on Holding Zones.

Key Changes

Section 2: Definitions

- Some definitions have been added or modified for clarity in Section 2, the Definitions section of the Zoning By-law, such as:
 - Angular plane;
 - Boathouse;
 - Carport;
 - Site alteration;
 - Small-scale urban horticulture.
- 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.



Key Changes

General Provisions - Section 3.1.1 Boathouses

- New general provisions have been added to guide the development of boathouses as an accessory use on waterfront properties:
 - No human habitation (e.g. guest cabin)
 - A maximum of 1 boathouse per lot
 - Location in proximity to an adjacent lot
 - Maximum height, length, and gross ground floor area



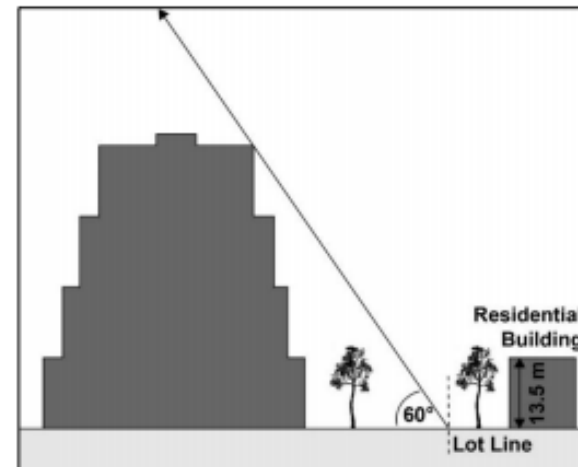
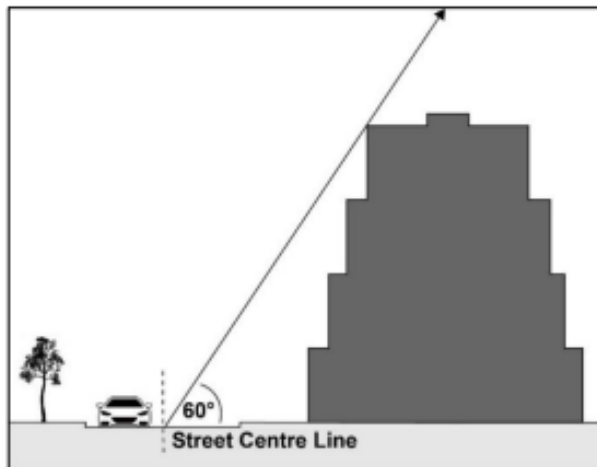
Source: houzz.com

Key Changes

General Provisions - Section 3.5 Angular Planes

- New general provisions have been added to direct how to apply angular planes to building heights
- Several Zones have been revised to permit 30 m (i.e. approx. 9-10 storeys) maximum building heights, subject to angular planes
- Ensures that height transitions are provided from a taller building to the street, and to adjacent low-rise residential buildings

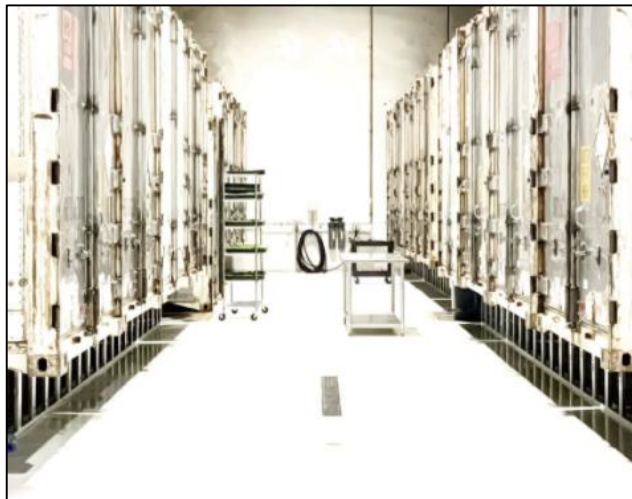
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Key Changes

General Provisions - Section 3.28 Small-scale Urban Horticulture

- Means the use of land on a limited scale for the indoor and/or outdoor cultivation and harvesting of fruit, vegetables, edible plants, honey, and mushrooms for commercial sale
- New general provisions have been added to permit the use in the Highway Commercial Zone and in all Employment Zones
- Limited to lots with a maximum lot area of 0.8 hectares
- Permits limited on-site retail sales of products made on site

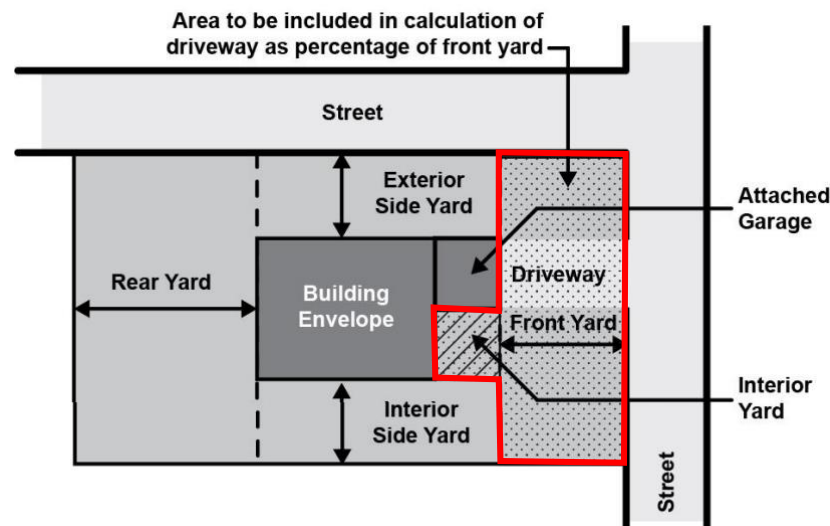


Source: fieldless.com/our-farms/

Key Changes

General Provisions - Section 3.20.2 (1) Parking Location

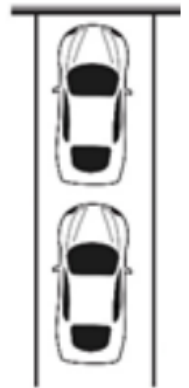
- For dwellings containing one (1) to four (4) dwelling units, provisions have been updated to clarify how to calculate the maximum permitted size of a driveway, which can be a maximum of 40% of the entire front yard area
- In the case of an attached garage, the interior yard is included
- An illustration has been added to demonstrate the area that should be included in the calculation (see red area below)



Key Changes

General Provisions - Section 3.20.7 Minimum Parking Space Requirements

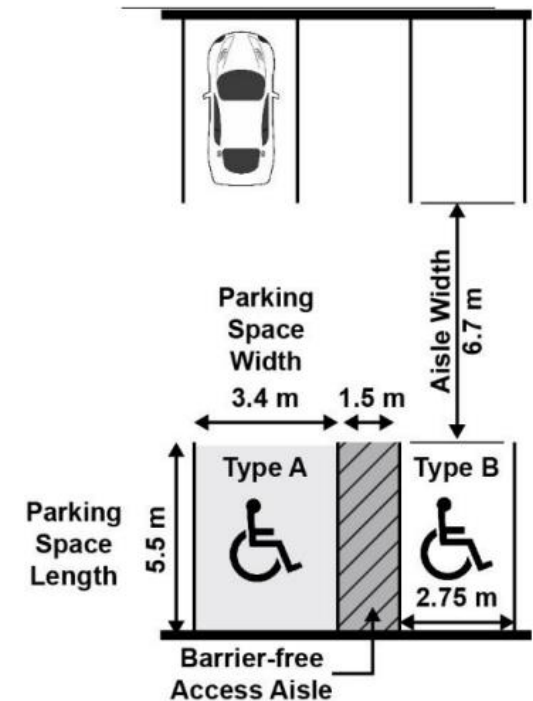
- Some minimum parking space rates for certain uses have been revised, and requirements added for new permitted uses. For example:
 - **Home occupation:** 1 space per home occupation where clients or customers are served on site, in addition to 1 space per non-resident employee
 - Spaces for customers or non-resident employees can be provided as tandem parking
 - **Restaurant:** 1 space per 15 m² of gross leasable area; in all cases a minimum of 5 spaces
 - **Small-scale urban horticulture:** 1 space per employee, plus 3 spaces for any retail component



Key Changes

General Provisions - Section 3.20.10 Barrier-Free Parking Requirements

- Provisions revised to better align with the Accessibility for Ontarians with Disabilities Act:
 - Type A spaces - larger spaces which are van accessible
 - Type B spaces - narrower, but still barrier-free spaces
 - Direction on how many spaces of each type are required, depending on the total number of barrier-free spaces required
 - Requirement for a 1.5 m access aisle for both types of spaces



Key Changes

Sections 4 to 29: Zones

- Second Draft Zoning By-law contains 26 Zones
- Some Zone acronyms have changed
 - e.g. Highway Commercial Zone changed from CH to HC
- Employment Zones have been revised to Employment Area Light (EAL), Employment Area General (EAG), and Employment Area Heavy (EAH)
 - The previously proposed Employment Area Service (EAS) has been combined with the EAL Zone
- Permitted uses in some Zones have been revised based on discussions with City staff. For example:
 - Hospice added wherever a hospital is permitted
 - Day care centres added in Residential Zones

Key Changes

Residential Uses in Zones - Lot Standards

- Zone standards for maximum lot occupancy and landscaping requirements are now consistent across all Zones for triplexes, quadruplexes, and apartment dwellings
- Minimum rear yard setbacks for residential uses are decreased to 8 m across all Zones

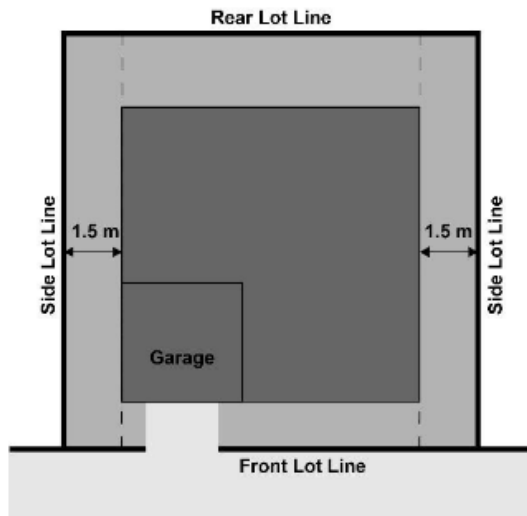
Provision	Requirement				
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
g) Minimum Rear Yard	13.58 m	N/A	8 m	8 m	8 m
h) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	35%	35%

Key Changes

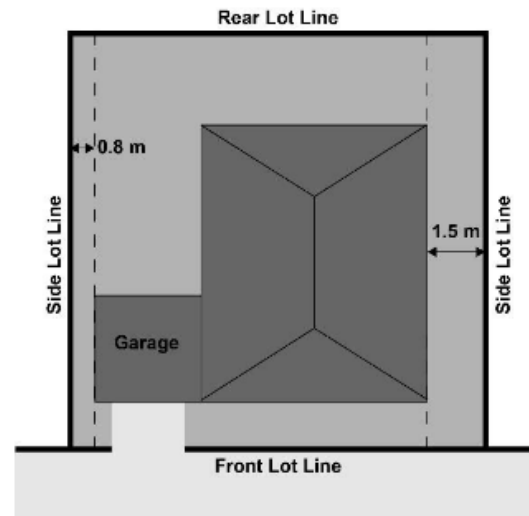
Residential Uses in Zones - Lot Standards

- Minimum interior side yard setbacks are clarified for single detached, semi-detached, and duplex dwellings, depending on whether there is a detached garage, an attached garage, or a carport

Illustration of Section 6.2 e) Minimum Interior Side Yard Setback Requirements



Section 6.2 e) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 6.2 e) ii): Where an attached garage is provided, but there is no living space above or behind the garage

Key Changes

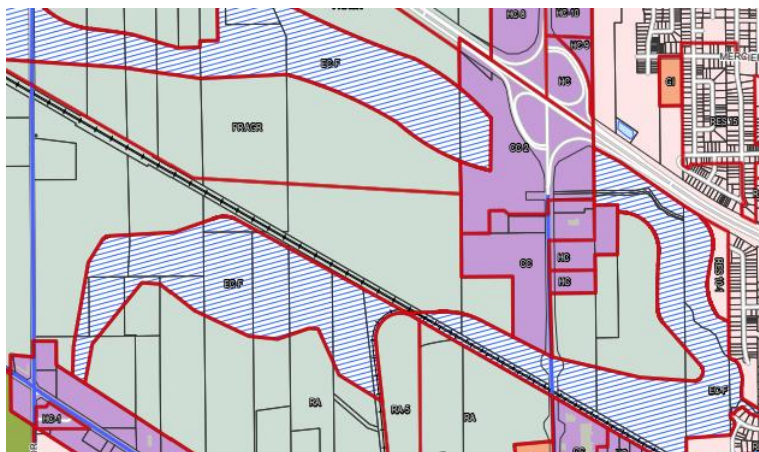
Maximum Building Heights

- Each Zone has been updated with a maximum building height standard for all permitted uses
- A detailed review of proposed maximum building heights was undertaken with City staff, with consideration for comments received from PAC and the public
- Some Zones now permit **30 m maximum building heights for specific uses, subject to the Angular Planes Section of the By-law**. For example:
 - In RES 40, CBD, LVD, MUC Zones, for **apartment dwellings**
 - In the CBD, LVD, MUC Zone, for **non-residential uses**
 - In the MUC Zone, for **combined residential / non-residential uses**

Key Changes

Section 28: Environmental Constraint – Floodplain (EC-F) Zone

- The concept of a Floodplain Overlay, as described in the First Draft Zoning By-law, has been removed
- The City’s existing EC-F Zone and the current floodplain boundaries will be maintained
- **The boundaries of the EC-F Zone will be reviewed by the City at a future date**, upon completion of a comprehensive watershed floodplain modelling and mapping study, separate from the current Zoning By-law Review project



-  Floodplain
-  EC-F - Environmental Constraint - Floodplain

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

- Online Statutory Public Open House (August 30 to September 10, 2021)
- Final Draft Zoning By-law (October 2021) to be prepared and published on City's website 20 days before Statutory Public Meeting
- Statutory Public Meeting (Fall 2021)
- Final Zoning By-law and Council adoption (December 2021)

Thank you.

Questions? Comments?

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