



**The Corporation of the City of Cornwall
Planning Advisory and Hearing Committee**

File Number:

Applicant:

Department: Planning, Development and Recreation
Division: Planning
Report Number: 2021-169-Planning, Development and Recreation
Prepared By: Mary Joyce-Smith, Division Manager
Meeting Date: November 15, 2021
Subject: Presentation – Final Draft Zoning By-law Document and Zoning Map

Purpose

The purpose of the meeting is for the PAC to receive the Final Draft Zoning By-law document and Zoning Map prepared as part of the City's Comprehensive Zoning By-law Review.

Recommendation

Based on the proceeding discussion, it is recommended:

- (a) That PAC endorse the Final Draft of the Zoning By-law document and Zoning Map prepared as part of the City's Comprehensive Zoning By-law Review and recommend same to Council.

Background

The Zoning By-law Review began in January of 2020. A Discussion Paper was prepared in May 2020 and finalized in June 2020, to examine key zoning issues and opportunities.



This was followed by the preparation of a Zoning Strategy Report which was presented to PAC in September of 2020 and contained recommendations for key changes to the Zoning By-law. During the review, the Technical Advisory Group met and discussed the development of the new Zoning By-law. Throughout the process, there were a total of four (4) Open Houses. The first Open House to introduce the project to the community took place in February 2020 and was held in person. Subsequent Open Houses had to be conducted virtually due to Covid-19 restrictions and were held in: May 2020, February 2021, and August-September of 2021. Although the last two Open Houses were virtual, in-person viewing of display boards was made available through appointments.

There were two (2) Drafts of the Zoning By-law prepared in accordance with the recommendations set out in the Zoning Strategy Report, and which were reviewed by City staff and presented to the PAC. The First Draft was presented at the February 16, 2021 PAC meeting and the Second Draft was presented at the meeting of August 16, 2021. The Final Draft Zoning By-law was prepared and published on the City's project website in October 2021, and is being presented at this November 15, 2021 meeting.

During the month of October 2021, Planning staff has mailed out over 2,000 letters to landowners with either zoning name changes or zoning changes. In response to this mail out, staff has been speaking with property owners to explain the changes. In a small number of cases, the zones have been corrected and/or modified.

Conclusion

Following this Statutory Public Meeting on November 15, 2021 and with consideration for feedback received, a Final Zoning By-law will be prepared for consideration of Council adoption. A Repeal and Replace By-law will be presented at the December 13, 2021 meeting of Council. The last day of appeal will be January 2, 2022.



Report Approval Details

Document Title:	Presentation of Final Draft Comprehensive Zoning By-law - 2021-169-Planning, Development and Recreation.docx
Attachments:	- FINAL Statutory Public Mtg PAC Presentation_Cornwall Final Draft ZBL_Nov 15 2021.pdf
Final Approval Date:	Nov 10, 2021

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

Mary Joyce-Smith - Nov 10, 2021 - 9:12 AM

Mark A. Boileau - Nov 10, 2021 - 9:58 AM

Maureen Adams - Nov 10, 2021 - 12:15 PM