

# City of Cornwall Comprehensive Zoning By-law Review

Final Draft Zoning By-law  
Statutory Public Meeting

Planning Advisory Committee Meeting  
November 15, 2021

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# Overview

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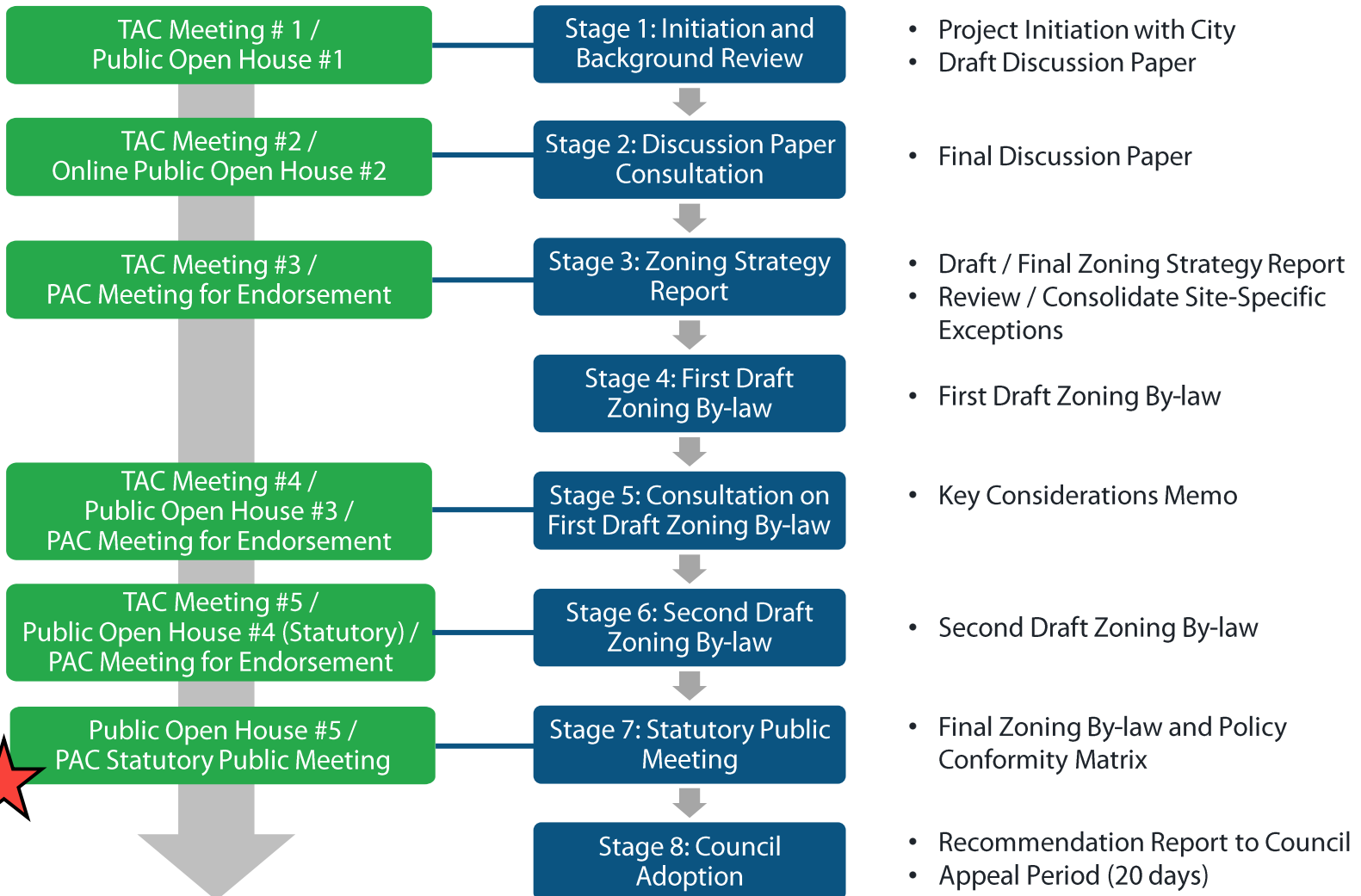
# Review Process

TAC – Technical Advisory Committee  
PAC – Planning Advisory Committee

## ENGAGEMENT EVENTS

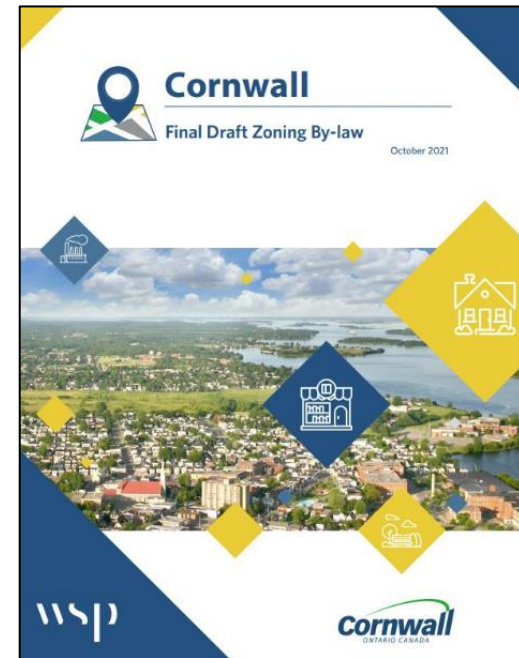
## ZONING BY-LAW REVIEW STAGES

## KEY TASKS




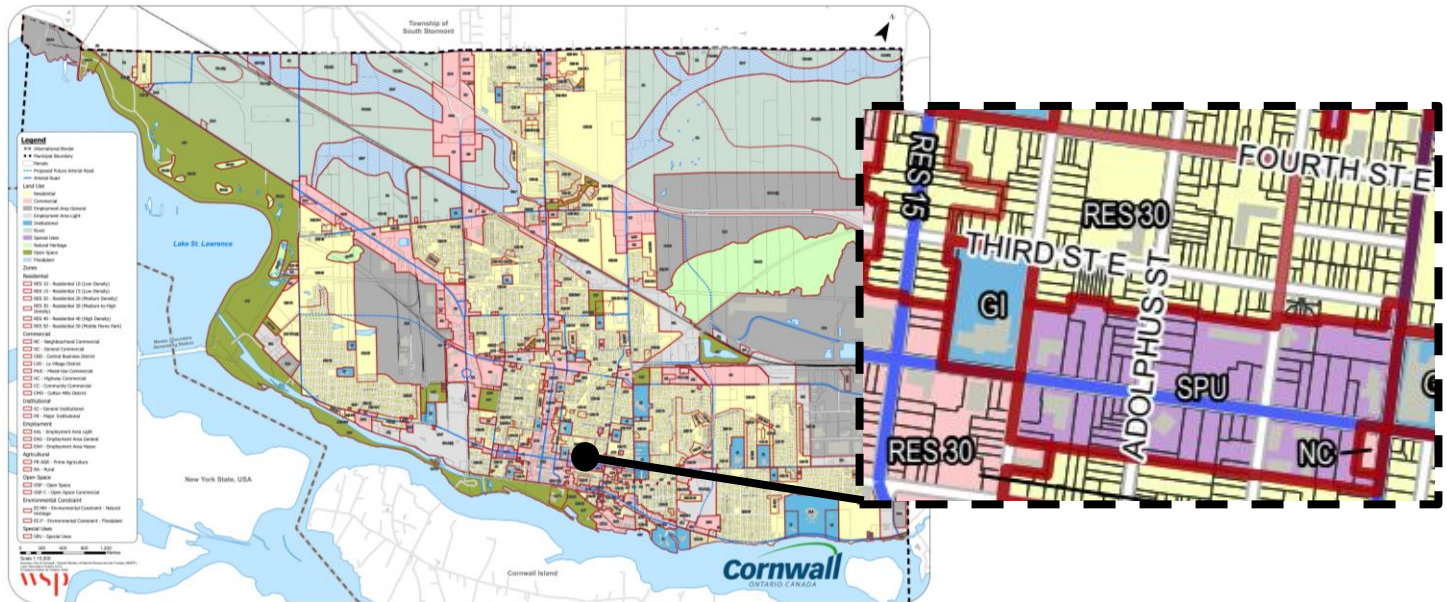
# Overview of Final Draft Zoning By-law (Oct. 2021)

- Available for review at [www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview)
- Prepared based on comments received on the Second Draft Zoning By-law (Aug. 2021), and through the Online Statutory Public Open House (Aug. 30 to Sept. 10, 2021)
- Section 1: Administration and Interpretation
- Section 2: Definitions
- Section 3: General Provisions
- Sections 4 to 29: Zones
- Section 30: Zoning Map



# Overview of Final Draft Zoning By-law (Oct. 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



**\*All property owners are encouraged to review the proposed zoning for their properties and contact City staff with any concerns.**

# Navigating the Zoning By-law







- 1 All properties within the City are shown on the Final 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

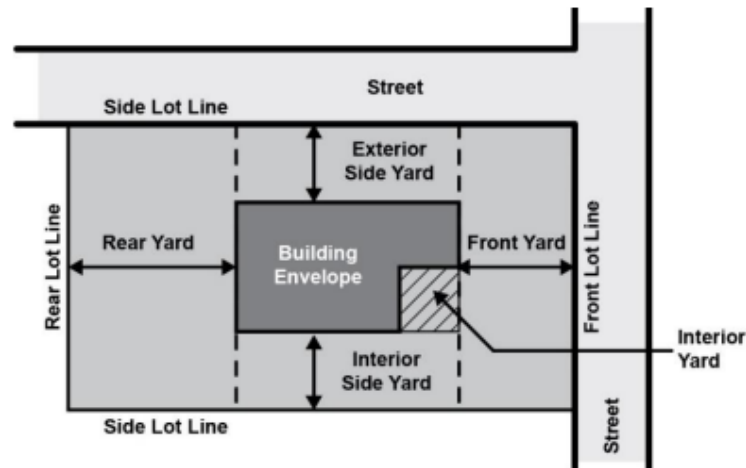
- 2 Zone Provisions located in Sections 4 to 29.

# 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.

# Navigating the Zoning By-law

## 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



Section 5  
Residential 15 (RES 15) Zone

**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, as well as any other applicable provisions in this By-law.

**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
- Hospice
- Day care centre
- Hospital
- Dwelling, duplex
- Place of worship
- Dwelling, semi-detached
- School
- Dwelling, single-detached

**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 (15 m per dwelling unit)	30 m	20 m

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# Navigating the Zoning By-law

## Zone Format - Exception Zones

- 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.

5.4 Exception Zones

5.4.1 RES 15-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-1	078/00
Property Location: 112 St. Felix Street (Lots 341, 342) and 114 St. Felix Street (Lot 343), Registered Plan 79, fronting on Belmont Street and St. Felix Street		
Uses		
i. Duplex dwellings shall be permitted.		
Standards		
ii. Minimum lot area: 445 m <sup>2</sup> .		

**\*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\***

# Navigating the Zoning By-law

## 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)		
<b>Other</b>		
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: <ul style="list-style-type: none"> <li>a) A presentation of a draft plan of subdivision which is satisfactory to the Municipality.</li> </ul>		

- 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 1.13.4** of the Final Draft Zoning By-law provides more information on Holding Zones.

# Key Changes

- Revisions made in the Final Draft Zoning By-law (October 2021), from the previous Second Draft Zoning By-law (August 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 **following figure below**. In the case of rowhouse dwellings located on interior streets, 60% may be used on lots up to and including 6 m wide, and 50% on lots over 6 m wide. ~~In no case shall these provisions result in a driveway that is less than 3 m wide.~~ On lots with converging lot lines (pie-shaped lots), the permitted ratio of hard surfacing to landscaped area is permitted to be 50%.

In no case shall these provisions result in a driveway that is less than 3 m wide **or more than 6 m wide at street line, except that for narrow frontage lots, such as for rowhouse dwellings with a single garage, a driveway shall have a maximum width of 3.5 m.**

# Key Changes

## Section 3.11: Lands Subject to Flooding

- The City’s current Zoning By-law contains provisions which apply to specific identified lands that are subject to flooding, including those lands adjacent to the Boales Drain.
- The provisions, including required setbacks and flood elevation details, have been modernized in consultation with the Raisin Region Conservation Authority.
- New definition for “regulatory flood limit” added:

**Regulatory flood limit** shall mean the distance representing the maximum extent of the floodplain under a flow rate which has a one percent chance of being equaled or exceeded in any one year period (1:100 year flood), plus an allowance, determined by the Conservation Authority, for regulatory purposes.

# Key Changes

## General Provisions – Section 3.19.5 Parking Areas, Parking Lots and Parking Aisles

- Charging stations permitted in parking area and parking lots, provided that the minimum number of parking spaces required is met



Electric car charging station  
Source: [www.choosecornwall.ca](http://www.choosecornwall.ca)

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## Section 3.19.7 Minimum Parking Space Requirements

- New minimum parking space requirements added for newly introduced permitted uses in Employment Zones:
  - assembly operation; business accelerator / incubator; co-working space; data centre; food processing; and manufacturing.

## Section 3.19.9 Minimum Bicycle Parking Space Requirements

- Minimum number of bicycle parking spaces revised for certain uses, in consultation with City staff

# Key Changes

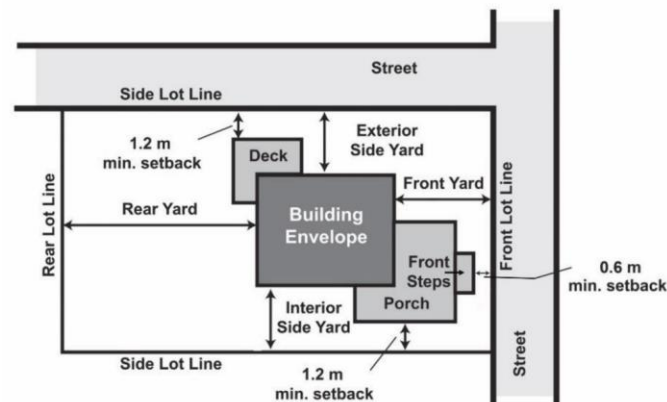
## General Provisions - Section 3.21 Permitted Projections into Required Yards

- Provisions to permit porches and decks to project into the minimum required yards on a lot were revised:
  - **Porches:**
    - In any yard: permitted to project 1.8 m from the main building wall, but no closer than 1.2 m to a lot line

- **Decks:**

- In a rear yard: no limit on the projection from the main building wall, but no closer than 0.8 m to a lot line; and
- In all other yards: permitted to project 1.8 m from the main building wall, but no closer than 1.2 m to a lot line

Example of permitted projections:

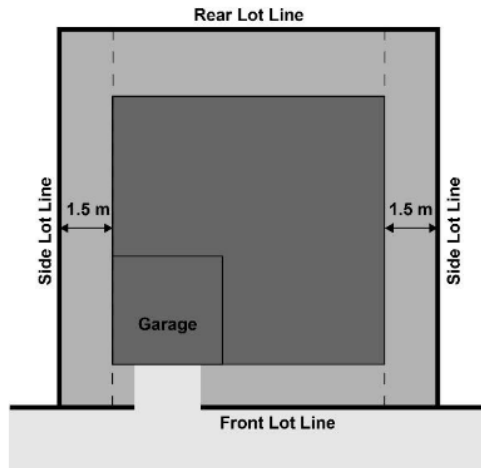


# Key Changes

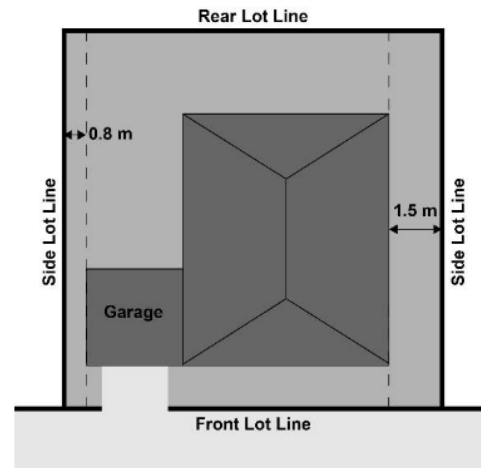
## Residential Uses in Zones – Lot Standards

- In all Zones that permit single detached, semi-detached, and duplex dwellings, minimum interior side yard setbacks are clarified for depending on whether there is an attached garage with or without living space behind or above, or a carport, or no attached garage or carport

Illustration of Section 4.2 d) Minimum Interior Side Yard Setback Requirements:



Section 4.2 d) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 4.2 d) ii): Where an attached garage is provided, but there is no living space above or behind the garage

# Key Changes

## Sections 4 to 29: Permitted Uses Added to Zones

- Additional permitted uses have been added to the following Zones to ensure that the By-law supports their development potential:
  - General Commercial (GC)
  - Central Business District (CBD)
  - Le Village District (LVD)
  - Mixed-Use Commercial (MUC)
  - Community Commercial (CC)
  - Cotton Mills District (CMD)
  - General Institutional (GI)
  - Major Institutional (MI)
  - Employment Area Light (EAL); General (EAG), and Heavy (EAH)
  - Open Space Commercial (OSP C)



# Upcoming Changes to Final Zoning By-law

- Based on City staff and public comments received on the Final Draft to date, the following changes are anticipated for the Final Zoning By-law prior to Council adoption:
  - Add definition for “home improvement centre” and permit in the GC and CC Zones
  - Add definition for “transportation depot” and permit in GC, MUC, HC, EAL, and EAG Zones
  - Permit “animal hospitals” in all Commercial Zones
  - Permit “wholesale establishment” in GC Zone
  - Permit “gas stations” in the EAL Zone
  - Add definition for “waste processing facility” and permit in EAG Zone
  - Property-specific rezonings, including some new Exception Zones, based on correspondence with property owners

# Project Updates

- Public comments directed to [planning@cornwall.ca](mailto:planning@cornwall.ca)
- Project website: [www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview)
- Project updates to be shared through:



Project website



Twitter, Facebook, Instagram  
@CityofCornwall



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



Community bulletins

# Next Steps

- Prepare Final Zoning By-law and Zoning Map
- Council Adoption meeting:
  - **December 13, 2021 + 20-day Appeal period**  
(to be specified in the City's Notice of Decision)

# Thank you.

## Questions? Comments?

**City Contact:**

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