

User Guide to the Comprehensive Zoning By-law

This User Guide is provided for information purposes, to assist readers in navigating the City of Cornwall Comprehensive Zoning By-law and how to apply provisions to a specific property of interest.

Structure of the Zoning By-law

The City of Cornwall Comprehensive Zoning By-law is divided into a series of Sections:

1

Administration and Interpretation

This section outlines how the Zoning By-law is administered and enforced by the City of Cornwall and directs how the Zoning By-law provisions and Zoning Map should be read and interpreted.

2

Definitions

This section contains definitions for key terms used in the Zoning By-law, including permitted uses. Some definitions contain illustrations to help clarify their meaning and correct interpretation.

3

General Provisions

This section contains provisions that may apply to all properties in all Zones, depending on the proposed development. For example, this includes provisions for specific types of uses which may be permitted in more than one Zone, such as accessory buildings and structures, as well as other provisions such as parking requirements.

4

to

29

Zones

These sections establish the 26 Zones in the City. Each Zone section outlines permitted uses, standards for lots and buildings, additional provisions which may apply only to certain uses, and Exception Zones which establish provisions for specific properties.

30

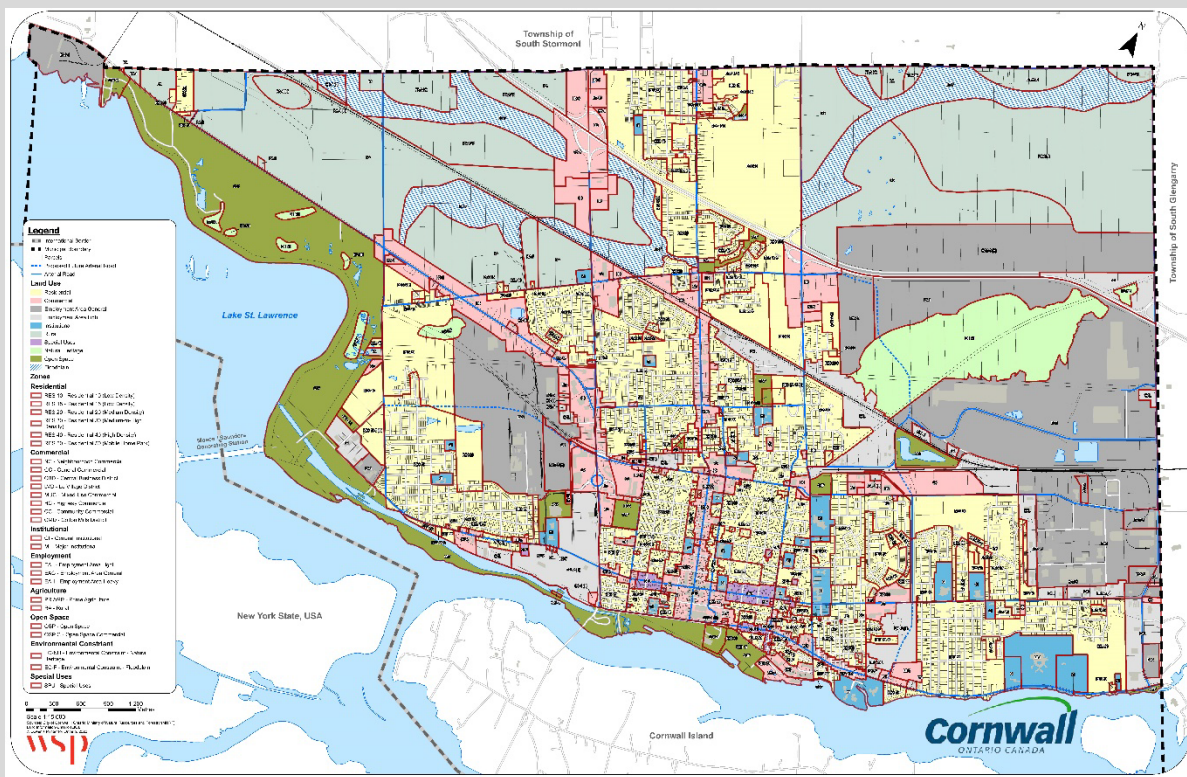
Zoning Map

This section introduces the Zoning Map, which forms a Schedule of the Zoning By-law and establishes Zone boundaries in the City of Cornwall.

How to Determine a Property’s Zoning and Identify Applicable Regulations

To determine the zoning and regulations that apply to a specific property, such as the uses that are permitted or lot and building requirements, follow these steps:

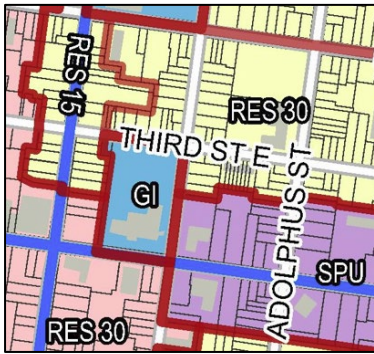
1 Identify the Property’s Zoning on the Zoning Map



To determine the zoning for a property, you should first identify the property of interest on the City of Cornwall Zoning Map. The Zoning Map is available as a Schedule to the Comprehensive Zoning By-law, and is also available for review through the City’s CornwallMaps gallery – an online and interactive mapping website prepared using ArcGIS.

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Zone boundaries are outlined in red on the Zoning Map.

Each property is associated with a Zone symbol (e.g. RES 10, GC, OSP).

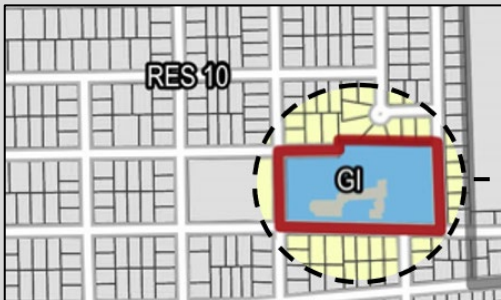
The different colours within the red Zone boundaries identify the land use classification of the properties within that Zone (e.g. Residential, Commercial, Open Space).

The Zoning Map Legend explains the Zone symbols and land use classification colours.

Land Use	Zones
 Residential	 RES 10 - Residential 10 (Low Density)
 Commercial	 RES 15 - Residential 15 (Low Density)
 Employment Area General	 RES 20 - Residential 20 (Medium Density)
 Employment Area Light	 RES 30 - Residential 30 (Medium-to-High Density)
 Institutional	 RES 40 - Residential 40 (High Density)
 Rural	 RES 50 - Residential 50 (Mobile Home Park)
 Special Uses	 Commercial
 Natural Heritage	 NC - Neighbourhood Commercial
 Open Space	 GC - General Commercial
 Floodplain	

Some properties will have more than one Zone symbol that applies. For example, some properties may be split up into more than one Zone, or may have a Zone symbol that contains a suffix.

The following summarizes the meaning of different types of Zone symbols:



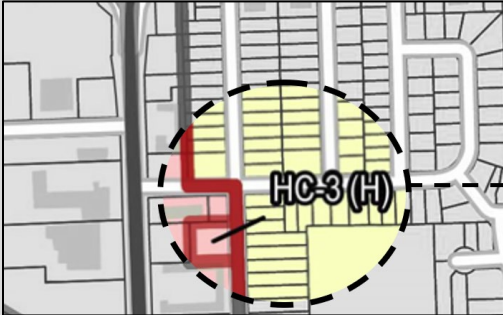
This is a base Zone. The acronyms for each base Zone are explained in the Zoning Map legend. For example, GI means the General Institutional Zone. Most properties in the City are identified only with a base Zone.

Each base Zone has its own section in this Zoning By-law (Sections 4 to 29) which details permitted uses, lot and building requirements, and additional provisions that apply to all properties within that Zone.



If a dash and a number follow the Zone symbol (e.g. "MUC-1"), then the property is subject to a site-specific Exception Zone. The provisions for each individual Exception Zone are found in the Zoning By-law document under a subsection within the base Zone section (e.g. Section 14 Mixed-Use Commercial Zone, Subsection 14.4. Exception Zones).

An Exception Zone contains provisions that override, or are in addition to, the base Zone provisions. For example, a property with the Exception Zone MUC-1 will be subject to the provisions of the Mixed-Use Commercial (MUC) Zone, and site-specific exception provisions.

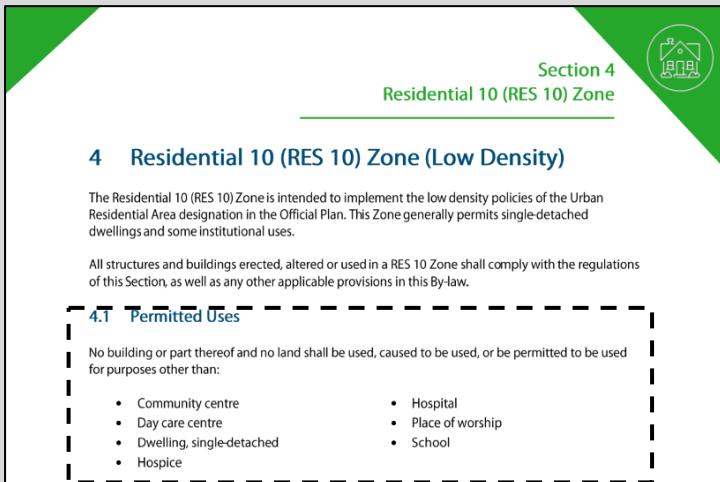


If an (H) symbol follows the Zone symbol and site-specific Exception Zone (e.g. "HC-3 (H)"), then the property is subject to a Holding Zone. Where a Holding Zone applies, no development can occur and only legally existing uses are permitted on the property, until such time that the holding is lifted by a by-law of Council, in accordance with the specific holding provisions for that property.

The specific holding provisions for each property with a Holding Zone are found under the Exception Zone (e.g. for the HC-3 (H) Zone, they are found under Section 15 Highway Commercial (HC) Zone, Subsection 15.4 Exception Zones).

2 Identify Permitted Uses

Once the applicable Zone symbol for the property of interest is identified, you should refer to Sections 4 to 29 to identify the types of uses that are permitted on the property under the applicable Zone.



Each of the sections for the 26 Zones in the City (Sections 4 to 29 in the Zoning By-law) contain a subsection entitled "Permitted Uses", where a list of permitted uses is provided.

If the property of interest has a site-specific Exception Zone, as identified in Step 1, the Exception Zone provisions may contain specific provisions regarding the types of uses which are permitted or prohibited on the property.

If the property is subject to a Holding Zone, only legally existing uses on the property are permitted until the holding provisions are fulfilled and the holding is lifted by a by-law of Council.

Each of the permitted uses have a corresponding definition in Section 2 Definitions of the Zoning By-law.

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3 Identify Lot and Building Requirements

Next, you should understand the requirements for lots and buildings which apply to a proposed development. Lot and building requirements are found under the subsection “Zone Standards” in each Zone (Sections 4 to 29 in the Zoning By-law).

29.2 Zone Standards

Provision	Requirement			
	Single-storey Buildings	Multi-storey Buildings	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
a) Minimum Front Yard	6 m	6 m	6 m	6 m
b) Minimum Interior Side Yard	3 m on one side and 1.5 m on the other side	4.5 m	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)
c) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
d) Minimum Rear Yard	10.5 m	7.5 m	8 m	N/A

Lot and building requirements are organized in a table under the “zone Standards” subsection in each Zone. Different types of permitted uses may have different requirements. Separate columns and subsections may be provided for different types of permitted uses (e.g. residential and non-residential uses).

Lot and building requirements may include minimum lot area, minimum lot frontage, yard setbacks, maximum building height, and other requirements.

If the property of interest has a site-specific Exception Zone, as identified in Step 1, the Exception Zone provisions may include specific lot and building requirements for the property, that differ from the Zone Standards.

4 Determine Applicable General Provisions

All of Section 3 General Provisions in the Zoning By-law document should be reviewed to determine the provisions that apply to a particular proposed development or property. The General Provisions apply to all Zones, unless specifically stated otherwise.

3	General Provisions	45
3.1	Accessory Uses, Buildings, and Structures.....	45
3.2	Adult Entertainment Establishments, Travelling Adult Entertainment Shows, Adult Entertainment Body Rub Parlours, Adult Entertainment Escort Services, and Class “A” Adult Entertainment Parlours (Goods).....	51
3.3	Ancillary Residential Uses.....	52
3.4	Angular Planes.....	55
3.5	Bed and Breakfast Establishments.....	56
3.6	Boarding / Rooming Houses.....	57
3.7	Cannabis Production and Processing Facilities.....	57
3.8	Community Gardens.....	58
3.9	Group Homes.....	59
3.10	Home Occupations.....	59

For example, the General Provisions contain specific requirements for uses, buildings, and structures that are accessory to permitted uses (e.g. detached garages, sheds). Other General Provisions include detailed requirements related to parking and loading facilities, as well as permitted projections into required yards (such as porches, steps, bay windows, etc.). The General Provisions also contain requirements for specific uses, such as community gardens and

home occupations, and some are only applicable in certain situations, such as properties located within close proximity to railways.

5 Identify other Federal or Provincial Regulations and Requirements

Depending on a proposed development or location of a property, other permits may be required from various Federal or Provincial regulatory authorities, such as the Raisin Region Conservation Authority. The Zoning By-law is not intended to replace or incorporate the regulations or approval processes of other regulatory approval authorities. Additionally, other approvals from the City of Cornwall may be required to permit development.

Property owners should always consult with City of Cornwall staff to determine the approval requirements for a particular project. If the provisions of the Zoning By-law cannot be met, a Minor Variance or Zoning By-law Amendment application may be required.

