

“As We Heard It” Summary

Online Public Open House #3 - Survey

City of Cornwall - Comprehensive Zoning By-law Review

March 1, 2021

1.0 Introduction

The City of Cornwall held an online Public Open House between February 1 and February 19, 2021, as part of the Comprehensive Zoning By-law Review. The Public Open House was held online in response to the Stay-at-Home Order declared by the Province of Ontario, in accordance with Bill 187, the Municipal Emergency Act, and protocols in place in the City of Cornwall as a result of the COVID-19 pandemic. The purpose of the online Public Open House was to present the First Draft Zoning By-law and Zoning Map (January 2021) to the community and obtain feedback through an Online Survey made available on the City website, or through comments submitted to City staff. This “As We Heard It” Summary provides an analysis of the feedback received, which will be considered in the preparation of the Second Draft Zoning By-law, which is anticipated to be made available for public review in Spring 2021.

2.0 Online Public Open House Format

The First Draft Zoning By-law and Zoning Map were made available on the City’s project webpage (<https://www.cornwall.ca/zoningreview>) for public review on January 25, 2021, along with a Notice of Online Public Open House #3. The online Public Open House and Online Survey were also advertised through the City’s social media throughout the duration of the event to ensure continued community awareness. The following materials were posted on the City’s website as part of the online Public Open House:

- First Draft Zoning By-law and Zoning Map;
- Video Presentation and Transcript;
- Display Boards; and
- Online Survey – available via Survey Monkey from February 1 to February 19, 2021.

All presentation materials were made available in English; however, written comments could be submitted to the City in English or French.

3.0 Online Survey Response Summary

Participants were asked to review the First Draft Zoning By-law and Zoning Map, and to view the display boards and video presentation, which provided additional information to help participants complete the survey. The Online Survey resulted in 40 responses. This section provides a summary analysis of the survey responses received. **Appendix A** includes the

detailed survey responses; personal information (e.g. references to property addresses) have been redacted for privacy reasons in accordance with the Municipal Freedom of Information and Protection of Privacy Act.

Document Structure and Organization

Regarding the new organizational structure and improved navigational features of the First Draft Zoning By-law, most respondents (87%) felt that they understood how to find information pertaining to their property in the First Draft Zoning By-law. One respondent suggested that an index might assist in helping to navigate the document.

Definitions

The majority of respondents (97%) agreed that the use of illustrations in Section 2, the Definitions section of the First Draft Zoning By-law, were helpful in understanding the meaning of permitted uses and other zoning terms used throughout the document. Some respondents made suggestions with respect to including clear definitions for other terms, including:

- Storage area;
- Garage; and
- Recreational and/or travel vehicle.

Additional Residential Units

Most survey respondents (81%) confirmed that “additional residential units” and where these units may be permitted on a lot are clearly described in the First Draft Zoning By-law. It was suggested that further clarify may be required regarding:

- Size and use of additional residential units, and “offset” (i.e. setback) from a main dwelling;
- Whether additional residential units are permitted on lots zoned Prime Agriculture or Rural; and
- If additional residential units are permitted in the CBD Zone.

Residential Parking

The majority of respondents (96%) found the parking provisions and illustrations with respect to where parking is permitted on a lot in a Residential Zone clear and easy to understand.

Maximum Building Heights

In response to the proposed maximum building heights for each Zone, most survey respondents felt that they were generally appropriate (68%), some found that they were too restrictive (i.e.

not high enough) (20%), and five (5%) percent felt that they were not restrictive enough (i.e. too high).

Six (6) respondents provided the following additional comments with respect to maximum building heights:

- The Downtown Core, and areas like Brookdale Avenue North, could support increased building heights;
- A 90 foot (i.e. approx. 27.4 m) maximum building height is only appropriate for areas around Downtown;
- Taller building heights should be permitted in the Rural Zone;
- Taller building heights of 27.5 m should be permitted on a specific property (address redacted);
- A suggestion that a maximum of six (6) storeys should be permitted in the City, except for the Industrial Park; and
- More consideration is required before providing a response.

Zoning Map

Seventy-five percent (75%) of respondents confirmed they were able to find their property on the First Draft Zoning Map. As presented in **Table 1**, six (6) respondents offered suggestions to improve the navigation of the Zoning Map.

Table 1: Question 12 – Open-ended Responses

Question: If 'No', how can the Zoning Map be improved to better assist you in identifying your property's Zone?	
Comment Theme:	Number of Respondents:
Preference for an interactive zoning map with user-friendly navigation features (i.e. address search function)	3
Inaccuracies in Zone boundaries for specific properties	2
Desire for simplified mapping	1

Additional Comments

Respondents provided additional comments for consideration in the Zoning By-law Review, as summarized below by theme.

Table 2: Question 13 – Open-ended Responses

Comment Theme:	Number of Respondents:
Desire to see tiny homes as a permitted use	2
Suggestion to include urban agriculture as a permitted use	2
Need for increased enforcement of Zoning By-law (e.g. for parking)	2

Comment Theme:	Number of Respondents:
Include protection of undeveloped forested lands	1
Permit cannabis facilities in Employment and Rural Zones	1
Suggestion to review gross floor area requirement for industrial malls in EAS Zone	1
Concern over revisions to floodplains limits	1
Include chart/matrix as a guide to compare the new Zones to existing Zones	1
Include photos illustrating each Zone	1
Consideration of heritage designations	1
Suggestion to maintain Zoning Atlas, and phase out over time	1
Support for mixed-use development (i.e. residential uses) in the CBD Zone, similar to Le Village	1

4.0 Next Steps

The immediate next step in the City of Cornwall Comprehensive Zoning By-law Review process is the preparation of a Second Draft Zoning By-law and Zoning Map, which will address the feedback received from community members and City staff on the First Draft documents. The Second Draft Zoning By-law and Zoning Map will include the addition of site-specific exceptions under each Zone (i.e. provisions for specific properties in the City), as well as refinements to the proposed provisions included in the First Draft Zoning By-law. It is anticipated the Second Draft Zoning By-law and Zoning Map will be made available on the City's website for public in Spring 2021. Future engagement opportunities as part of the Zoning By-law Review process will include:

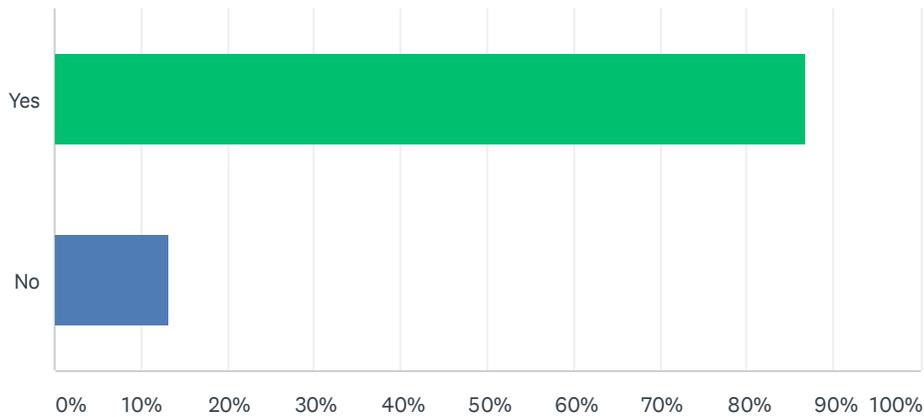
- A fourth Statutory Public Open House, under the Planning Act, and an online survey to obtain community feedback on the Second Draft Zoning By-law and Zoning Map. At this time, it has not been determined whether the next Public Open House will be held online or in-person;
- A Planning Advisory Committee meeting, open to the public, where the Second Draft Zoning By-law and Zoning Map will be presented for endorsement; and
- A fifth Public Open House and Statutory Public Meeting on a third and Final Draft Zoning By-law and Zoning Map, prior to the Zoning By-law and Zoning Map being presented to Council for consideration of adoption.

The City would like to thank all of the community members who participated in the online Public Open House #3, and submitted their input via the online survey.

Appendix A: Detailed Summary of Responses

Q1 The First Draft Zoning By-law has been reorganized and includes several features to improve navigating the document for users, such as colour coded headers with Section titles and Zone icons. Under each Zone, permitted uses are presented in a bulleted list, and zone standards for development are presented in tables. After reviewing the First Draft Zoning By-law document and the Public Open House materials, do you understand what sections of the Zoning By-law to look under to find the information for your property?

Answered: 38 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	86.84%	33
No	13.16%	5
TOTAL		38

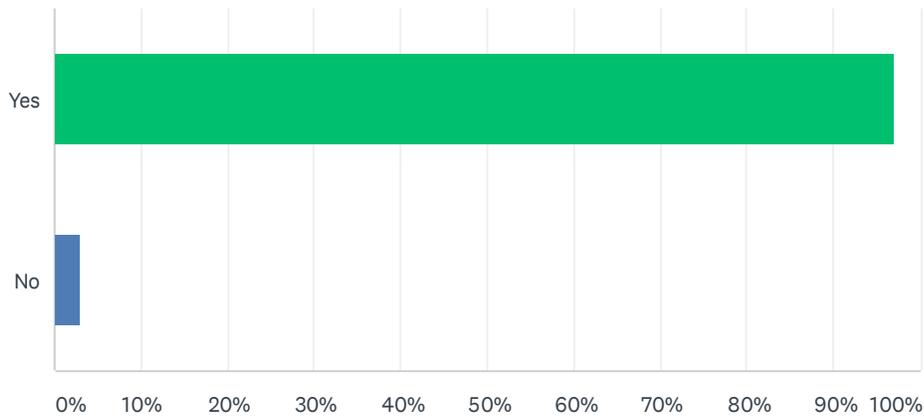
Q2 If you selected 'No', what would help you find the information?

Answered: 1 Skipped: 39

#	RESPONSES	DATE
1	an index	2/3/2021 3:32 PM

Q3 Section 2, the Definitions section of the First Draft Zoning By-law, lists permitted uses and other zoning terms used throughout the document, and includes illustrations for some definitions. An example is shown above. Do you find these illustrations useful in helping to understand the meaning of certain definitions?

Answered: 33 Skipped: 7



ANSWER CHOICES	RESPONSES
Yes	96.97% 32
No	3.03% 1
TOTAL	33

Q4 If 'No', are there specific illustrations in Section 2: Definitions that you found confusing?

Answered: 1 Skipped: 39

#	RESPONSES	DATE
1	Some areas show zoning with a line showing a box. It is not possible to determine the Zone for Meadowvale Crescent. Cline Avenue seems to be Res 10. Sara Street seems to be CH6 but is actually residential.. Not at all clear.	2/5/2021 11:02 AM

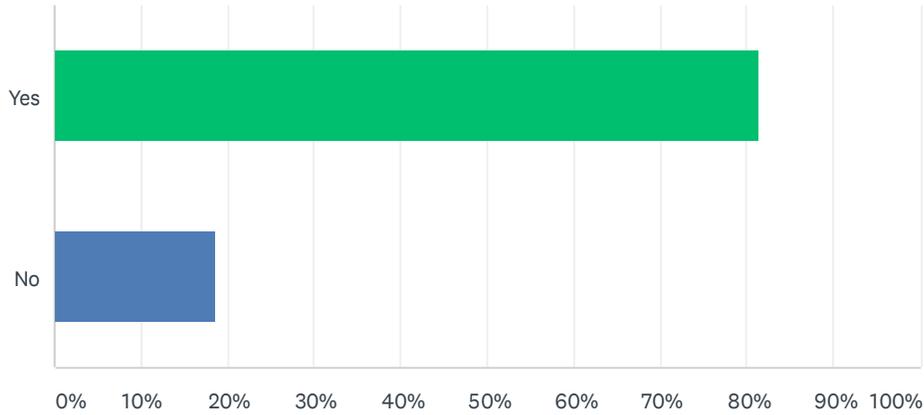
Q5 Are there any other definitions that you think should be illustrated? If so, please specify below.

Answered: 5 Skipped: 35

#	RESPONSES	DATE
1	no	2/18/2021 5:42 PM
2	storage / garage should be clearly defined	2/11/2021 3:03 PM
3	I believe as there will be so many travel trailers in driveways once the nice weather arrives, there needs to be more emphasis on what is allowed and what is a travel or recreational vehicle so people understand.	2/10/2021 7:44 AM
4	Protection of the waterfront trail through the city - special designations within so many feet of the trail	2/1/2021 4:15 PM
5	I think that the CBD district should show commercial/residential more entwined as more residential downtown would help the Pitt St businesses	1/31/2021 1:47 PM

Q6 After reviewing the First Draft Zoning By-law document and the Public Open House materials, are “additional residential units”, and where these units may be permitted on a lot, clearly described?

Answered: 27 Skipped: 13



ANSWER CHOICES	RESPONSES
Yes	81.48% 22
No	18.52% 5
TOTAL	27

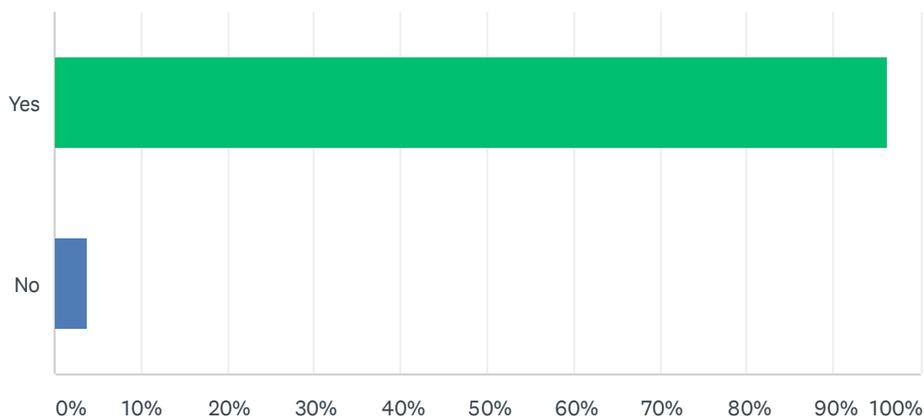
Q7 If 'No', what further information would help to clarify zoning requirements for “additional residential units”?

Answered: 4 Skipped: 36

#	RESPONSES	DATE
1	Size and use, offset from main	2/18/2021 1:06 PM
2	I cannot determine if Additional Residential Units are permitted on lots zoned Prime Agriculture or Rural	2/13/2021 1:08 PM
3	Nothing is clear.	2/5/2021 11:03 AM
4	For CBD only discusses residential above commercial not additional residential	1/31/2021 1:50 PM

Q8 Section 3.19.2 of the First Draft Zoning By-law contains provisions for where parking can be located in Residential Zones. Provision 4 in this Section explains that parking shall not be permitted in a required front yard or side yard, other than in a permitted driveway. In a Residential Zone, no part of a driveway may be located between the front wall of the residential use building and the streets. The area in a required yard that is not legally used for parking and/or storage shall be landscaped. This provision is also supported by the illustration shown above. Are the provisions and illustrations clear with respect to where parking is permitted on a lot in a Residential Zone?

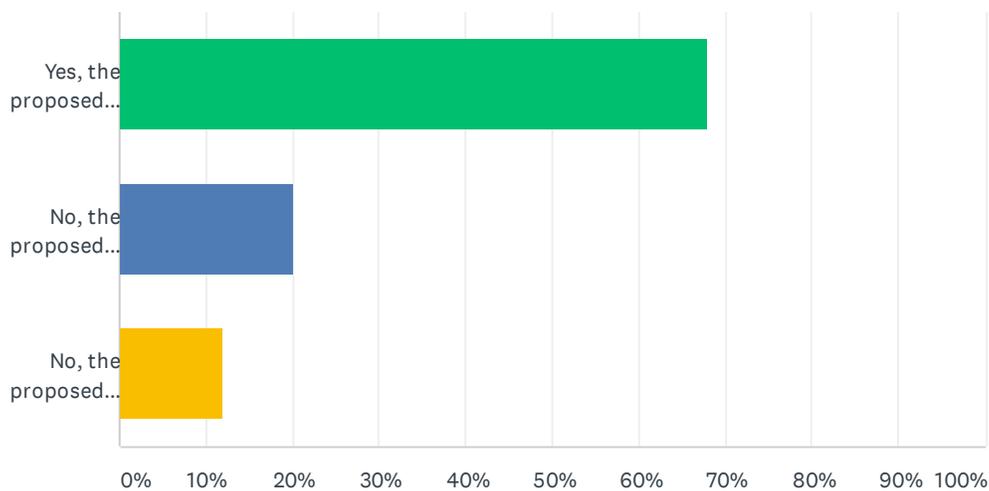
Answered: 27 Skipped: 13



ANSWER CHOICES	RESPONSES
Yes	96.30% 26
No	3.70% 1
TOTAL	27

Q9 The City’s current Zoning By-law No. 751-1969 regulates maximum buildings heights in a variety of ways. General Provision 01-2-10 limits building height to 90 feet (approx. 27.5 metres, or 8 storeys), based on historic firefighting limitations which no longer apply. Some Zones also have specific existing maximum height provisions. The First Draft Zoning By-law proposes to delete the general building height provision of 90 feet, as it does not make sense with respect to permitted uses in some Zones. For clarity, each Zone in the First Draft Zoning By-law has been updated with maximum building height standards, as presented in the display board entitled “Key Changes – Building Heights”. Do you think the proposed maximum building heights are generally appropriate for the types of uses permitted in each Zone?

Answered: 25 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes, the proposed maximum building heights are generally appropriate	68.00%	17
No, the proposed maximum building heights are too restrictive (i.e. not high enough)	20.00%	5
No, the proposed maximum building heights are not restrictive enough (i.e. too high)	12.00%	3
TOTAL		25

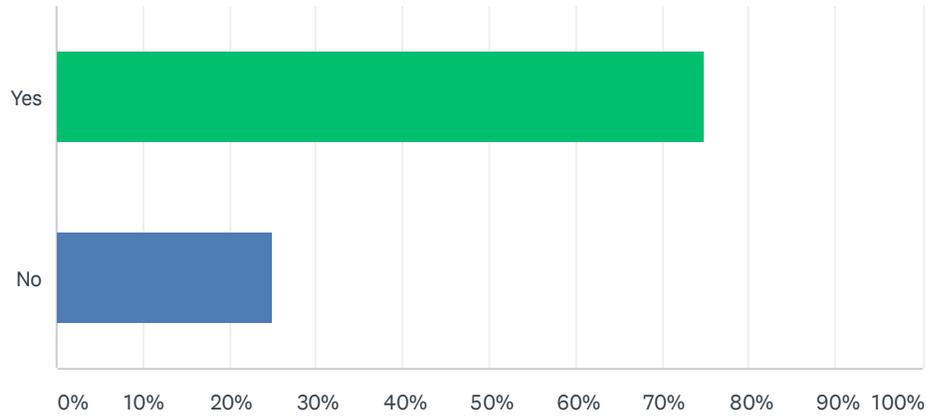
Q10 If 'No', please explain what Zones and permitted uses should consider different maximum building heights.

Answered: 6 Skipped: 34

#	RESPONSES	DATE
1	downtown core could use higher heights and condo areas like brookdale ave north	2/18/2021 5:53 PM
2	90 foot maximum is only appropriate for areas around downtown	2/16/2021 12:22 PM
3	Rural should be allowed taller.	2/14/2021 7:50 PM
4	CMU has a max height of 12 meters. Areas e.g. [REDACTED] should be noted as a exception because it is designated CBDF and the max height is 27.5 meters.	2/11/2021 3:09 PM
5	i need to consider my response before giving a thoughtful answer.	2/5/2021 8:28 AM
6	I see no reason what so ever for buildings in any area's of Cornwall except for the industrial park to be over 6 stories high. There simply isn't the population for high rises, as Cornwall has not grown in the last 40 years and the way tax increases are going will continue to remain the same.	2/3/2021 3:34 PM

Q11 The First Draft Zoning Map illustrates the proposed zoning for all properties in the City of Cornwall. Once the Zoning Map is finalized and approved by Council, the Zoning Map will be converted to an Interactive Map on the City’s website, like the one currently available today here. Are you able to find your property on the First Draft Zoning Map and determine what Zone applies?

Answered: 24 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	75.00%	18
No	25.00%	6
TOTAL		24

Q12 If 'No', how can the Zoning Map be improved to better assist you in identifying your property's Zone?

Answered: 6 Skipped: 34

#	RESPONSES	DATE
1	The lines delineating the zones on my property have moved significantly compared to the official plan drawings . Over 110 feet to the east turning over 5.6 acres of rural land into restrictive prime agriculture land with no consultation or notice. If this is not a mistake, then this fascist behavior is beyond shameful and there is obviously no point for public input.	2/14/2021 7:57 PM
2	The Zoning map has oversimplified the split zone in our lot. When compared to the original Map Atlas it is quite different and the new map line will negatively impact us.	2/13/2021 1:11 PM
3	Let me click on the map and get a zoning designation. Unable to determine zoning of Meadowvale Crescent because numbers are all over the place with no determination of actual area and zoning.	2/5/2021 11:06 AM
4	need my address shown	2/5/2021 9:04 AM
5	map was not active, did not search my property.	2/5/2021 8:31 AM
6	I found it's bit too in depth Too many sections.	2/3/2021 7:58 AM

**Q13 Please provide any additional comments for consideration in the
Zoning By-law Review.**

Answered: 15 Skipped: 25

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#	RESPONSES	DATE
1	Tiny houses should be permitted within Cornwall city limits.	2/19/2021 4:19 PM
2	1. Food producing gardens should be allowed and encouraged as an accepted form of "landscaping" in all zones that require landscaping. 2. "Tiny homes" should be allowed to provide housing for people who cannot afford full size homes.	2/19/2021 12:21 AM
3	none that i can think of	2/18/2021 5:54 PM
4	I am concerned that there does not seem to be any provision for Urban Agriculture. This is a use that will contribute to food security in the City and will over time be more and more important as we lower our dependence on imported food to meet the goals of energy reduction. There should be a clear allowance for owners of certain properties less than the 40 ha requirement for Prime Agricultural land to grow and sell food from their properties.	2/17/2021 5:45 PM
5	The lumbering operation which recently totally denuded much of the south side of Marleau caused significant degradation to the appearance of our community. Unused forested land should be protected through the Zoning by-law.	2/14/2021 11:51 PM
6	1.11.5 If flood plain maps are changed on a whim by unelected staff; insurance and mortgage availability are affected negatively. There is a reason for an official plan, it not only helps the city plan but helps residents plan for future use of their property. 3.7 Cannabis production is only allowed in employment areas. This should read similar to 3.25 breweries and distilleries. "Allowed in employment and rural areas". Im currently allowed to distill 5 million litres of vodka on my property but not grow an agricultural crop of cannabis. In the very least cannabis micro production and nursery facilities should be allowed in rural areas as per the cannabis act There are large discrepancies in the zone lines in your new plan and the official plan maps of the city. Lines delineating the zones on my property have moved significantly compared to the official plan drawings . Over 110 feet to the east turning over 5.6 acres of rural land into restrictive prime agriculture land with no consultation or notice. If this is not a mistake, then this fascist behavior is beyond shameful and there is obviously no point for public input.	2/14/2021 8:10 PM
7	The original map Atlas should not be deleted, it should be phased out over a period of time that allows current owners with split lots a chance to individually contact the city and agree to any discrepancies.	2/13/2021 1:14 PM
8	The new EAS Zone 20.1 - 2 subject to additional provisions e.g. not less than 4,645 sq mt. This is way out of proportions with the size of buildings being built now.	2/11/2021 3:19 PM
9	I believe that By-Law review and changes are needed how ever we need serious enforcement. We need to get by-law out 24-7. More specific are parking restrictions most infractions are happening evenings, over-night or on weekends not seeing any by-law vehicles during those times. Many of the by-law infractions in regards to waste or garbage are in heavily multi-family areas, landlords and tenants should be held accountable to follow the rules as set out. Our land fill should be more accessible for example Saturday hours are until 12 noon however in busy seasons fall and spring and depending on how many vehicles are in line it closes much earlier. If you get there prior to closing does not mean that you will get through the scales. People who use this facility on Saturday morning are probably people who work Monday to Friday. Being turned away may lead to people looking for other dump sites. In the spring and fall containers boxes should be placed at locations around the city (Civic Complex parking lot for example) and make it a combination of boxes for metal, construction material etc. In the City of Strathroy ON they have a permanent site managed by volunteers to ensure that waste is going into the right container and a \$5 or \$10 fee is collected. Finally By-law needs more staffing and the fines levied should more than make up for the increased wages costs.	2/10/2021 8:32 AM
10	There are presently cars parking on their front lawns on East Ridge drivecars parking on the sidewalk....on Glen Nora....as winter prohibits them from street parking. The issue I have is that By- law needs to be called to enforce. I do t always want to call and report. They should be driving and observing. There was a large RV parked for a year or more on Heron Court. So done from the city must have seen it.	2/10/2021 7:48 AM
11	maybe add pictures of what each zone looks like in cornwall in each zone section	2/5/2021 9:06 AM
12	I appreciate what you are doing, and your approach.	2/5/2021 8:31 AM
13	Unless I missed it, it would have been very helpful to see a chart converting the old designations into the new. For eg. what is Res 10 now? etc	2/3/2021 3:36 PM

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14	Heritage designations	2/1/2021 4:17 PM
15	I would like to see more flexibility for residential use in the CBD similar to the flexibility given to Le Village	1/31/2021 1:51 PM