



Cornwall

Comprehensive Zoning By-law Review
Examen du règlement de zonage détaillé

Draft Discussion Paper

May 2020





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PREPARED FOR:

Mary C. Joyce-Smith, MCIP, RPP
Division Manager of Planning

City of Cornwall
100 Water Street East 2nd Floor
Cornwall, ON K6H 5T9
T: 613-930-2787 ext. 2335

PREPARED BY:

WSP

2611 Queensview Drive, Suite 300
Ottawa, ON K2B 8K2
T: 613-829-2800

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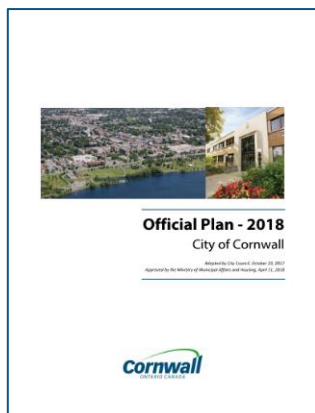
Appendix A – Official Plan Conformity Matrix

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1 INTRODUCTION

The City of Cornwall is undertaking a Comprehensive Zoning By-law Review to replace the current Comprehensive Zoning By-law No. 751-1969. A Zoning By-law is a legal document that regulates the use of land and future development in a community. It implements a community's Official Plan, which is a municipal policy document that establishes a long-term vision, objectives, land use designations, and associated policies to manage growth and development in a community. A Zoning By-law includes detailed land use permissions, and lot and building requirements, and helps to manage potential conflicts between land uses. It sets out general provisions for development that apply to all properties in a municipality, as well as permitted uses and performance standards (e.g. setbacks, heights, parking) for properties within specific Zones.

1.1 WHY IS THE ZONING BY-LAW BEING REVIEWED?



The City's current Comprehensive Zoning By-law No. 751-1969 was approved by Council in 1969, and has since been amended and consolidated. The Planning Act, which is the Provincial legislation that sets out the legal framework and requirements for land use planning in Ontario, requires that a municipality's Zoning By-law be updated to conform to the Official Plan within three (3) years of a new Official Plan coming into effect.

The City of Cornwall Official Plan was adopted by Council on October 23, 2017, and was subsequently approved by the Ministry of Municipal Affairs and Housing on April 11, 2018. As such, the City is required to undertake a review of the Zoning By-law to conform to and implement the new Official Plan. In addition, recent changes to provincial planning legislation must also be reflected in the City's new Comprehensive Zoning By-law.

The Zoning By-law Review process will result in a new Comprehensive Zoning By-law for the entire City of Cornwall, and the current Comprehensive Zoning By-law No. 751-1969 will be repealed. The existing Zoning Map will also be updated. However, where appropriate, existing zoning provisions and requirements will be maintained.

1.2 DISCUSSION PAPER PURPOSE

This Discussion Paper has been prepared based on a background review and initial consultation with City staff, members of the Technical Advisory Committee for the Zoning By-law Review, and the public. The purpose of this Discussion Paper is to undertake a detailed technical review of the current

Zoning By-law. As the process of reviewing and updating a Zoning By-law is a complex and technical process in nature, it is not the intent of this Discussion Paper to outline all the issues and changes that need to be made, but rather to identify key issues and opportunities to be addressed through the Zoning By-law Review based on a review of background materials and initial consultations. As one of the objectives of the Zoning By-law Review is to achieve conformity with the new Official Plan, an Official Plan Conformity Matrix has been included in **Appendix A** and identifies where changes to the Zoning By-law should be considered.

The Discussion Paper will also be used as a consultation tool to engage with City staff, members of the Technical Advisory Committee, and members of the public on a series of focused zoning issues and opportunities that require input. Ultimately, it will form the basis for the Zoning By-law Strategy Report, which will include a series of directions and recommendations to guide the preparation of the Draft Zoning By-law.

1.3 COMPREHENSIVE ZONING BY-LAW REVIEW PROCESS

The Zoning By-law Review process will occur over eight (8) stages and is anticipated to be completed by February 2021, as illustrated in **Figure 1-1** and described as follows:

- **Stage 1 – Initiation and Background Review:**
 - During this stage, the current Zoning By-law will be reviewed to determine required changes, based on initial consultations with City Planning staff, a Technical Advisory Committee (comprised of City staff from various departments and representatives from the Cornwall Construction Association, Cornwall and District Real Estate Board, Heart of the City, and the Raisin Region Conservation Authority), and the public.
 - A Technical Advisory Committee meeting and Public Open House were held in February 2020 to introduce the project, gather input on key issues with the current Zoning By-law, and established expectations for the new Zoning By-law.
 - This Discussion Paper is the first major output in Stage 1.
- **Stage 2 – Discussion Paper Consultation:**
 - A Technical Advisory Committee meeting was held in April 2020, and a Public Open House will be held to present the Draft Discussion Paper and obtain feedback on the preliminary issues and opportunities that will be taken into consideration.
 - A Final Discussion Paper will be prepared, based on input received.

- **Stage 3 – Zoning Strategy Report:**
 - A Zoning Strategy Report (“Report”) will build on the Discussion Paper by outlining a series of recommendations for changes to the Zoning By-law. The Report will also include a proposed template for the new Zoning By-law.
 - The Report will be presented at a Technical Advisory Committee meeting to receive technical feedback and input into the recommendations on zoning approaches. The Report will then be finalized and presented to the City’s Planning Advisory Committee for endorsement.
 - A detailed review of site-specific exceptions in the current Zoning By-law will be undertaken to determine where exceptions can be consolidated or deleted (for example, where a property has been fully developed in accordance with the site-specific exception).

- **Stage 4 – First Draft Zoning By-law:**
 - The First Draft Zoning By-law will be prepared in coordination with City staff, including a Draft Zoning Schedule (map), based on the recommendations set out in the Zoning Strategy Report.

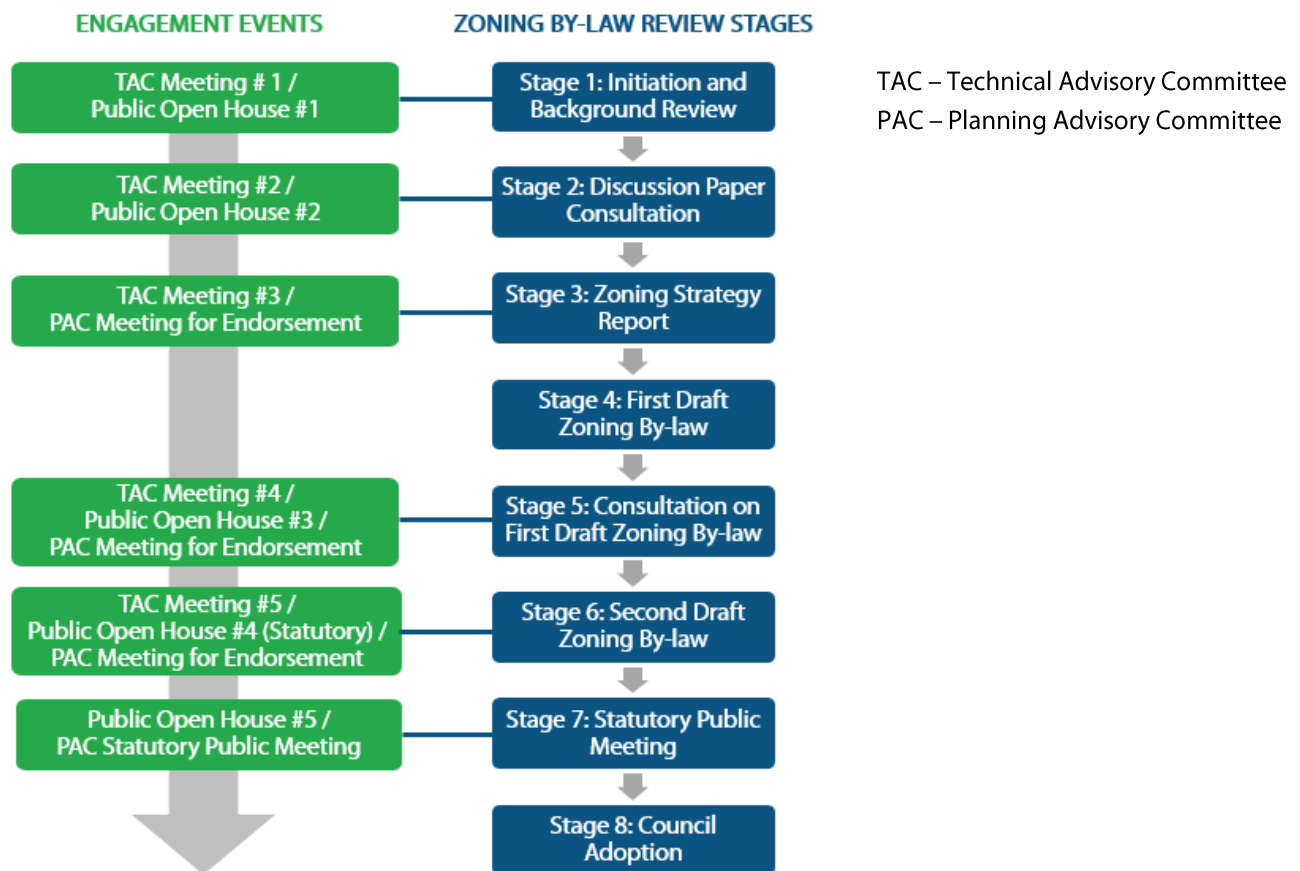
- **Stage 5 – Consultation on First Draft Zoning By-law:**
 - A Technical Advisory Committee meeting and a Public Open House will be held to present the First Draft Zoning By-law, including where key changes are proposed.
 - The First Draft Zoning By-law will also be presented to the City’s Planning Advisory Committee for endorsement, and a memorandum will be prepared to identify key considerations for the Second Draft Zoning By-law.

- **Stage 6 – Second Draft Zoning By-law:**
 - Based on feedback received on the First Draft Zoning By-law, we will prepare a Second Draft Zoning By-law.
 - The Statutory Public Open House under the Planning Act and a Technical Advisory Committee meeting will be held to present the Second Draft Zoning By-law, to receive additional feedback on the proposed changes.
 - The Second Draft Zoning By-law will also be presented to the City’s Planning Advisory Committee for endorsement, to ensure that there is broad support for proposed changes moving forward.

- **Stage 7 – Statutory Public Meeting:**
 - A Draft Final Zoning By-law will be prepared, with consideration for all input and feedback received on the Second Draft Zoning By-law.

- The Final Draft Zoning By-law will be presented at a Public Open House, followed by a Statutory Public Meeting before the City’s Planning Advisory Committee, as required under the Planning Act.
 - A Final Zoning By-law will be prepared to address comments received at the Statutory Public Meeting.
- **Stage 8 – Council Adoption:**
 - The Final Zoning By-law will be presented to Council for consideration of adoption, along with a Planning Report that identifies key changes to the new Zoning By-law and a summary of engagement activities undertaken throughout the Zoning By-law Review process.
 - Following Council adoption, there will be a 20-day appeal period. If no appeals are received, the Zoning By-law will be in full force and effect.

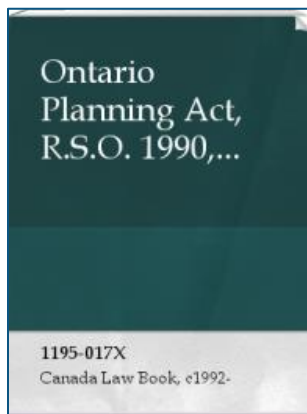
Figure 1-1: Comprehensive Zoning By-law Review Process



2 PLANNING CONTEXT

Zoning By-laws are prepared by municipalities under the Planning Act, and must also be consistent with or conform to other Provincial policies and plans. Further, Zoning By-laws must also conform to the policies of the municipality's Official Plan. Other local studies may also include important issues and opportunities that can be addressed through the Zoning By-law. This section describes the legislative and policy context under which the new City of Cornwall Comprehensive Zoning By-law is being prepared.

2.1 PLANNING ACT



The Planning Act, R.S.O. 1990, as amended, is the primary legislation that establishes how municipalities in Ontario may plan, manage, and regulate land use. It also outlines matters of provincial interest, and enables the Province to issue Policy Statements to provide direction to municipalities on these matters.

The Planning Act enables municipal Councils to pass a variety of tools to plan and regulate the use of land and the placement of buildings and structures on a lot. Under Section 16 of the Act, most municipalities, including the City of Cornwall, are required to prepare and adopt Official Plans in accordance with the requirements of the Act. Official Plans contain a vision, objectives and policies to guide decision making on land use planning matters. Municipal decisions, by-laws and public works are required to conform to the policies of the Official Plan (Section 24(1)).

Section 34 of the Planning Act enables Councils to pass Zoning By-laws to regulate the use of land and the location, height, bulk, size, floor area, spacing, character and use of buildings and structures, as well as parking and loading requirements, and lot requirements. Additionally, Zoning By-laws may be used to prohibit the use of land or erection of buildings and structures within:

- Significant wildlife habitat, wetlands, woodlands, ravines, valleys or areas of natural and scientific interest;
- Significant corridors or shorelines of a lake, river, or stream;
- Significant natural corridors, features, or areas; and
- Sites of significant archaeological resources.

In accordance with Section 24(1), Zoning By-laws must conform to the Official Plan and be consistent with the Provincial Policy Statement. Zoning By-laws are viewed as one of the primary tools to implement the policies of the Official Plan.

Zoning By-laws are legally enforceable documents with requirements to regulate development for each property in the municipality. A property owner is not entitled to obtain a building permit unless their proposed building, structure, or change in land or building use complies with the requirements of the Zoning By-law. Further, persons who have erected a building or structure, or changed the use of land or a building in a manner that does not comply with the Zoning By-law may be subject to penalties as outlined in the Planning Act.

If a person wishes to use their property or construct a building or structure in a manner that does not comply with the Zoning By-law, they may apply for a Minor Variance or a Zoning By-law Amendment. Minor variances may be granted by a municipality's Committee of Adjustment, in accordance with Section 45(1) of the Planning Act, provided that the variance satisfies the four tests under the Act:

- Is the application minor in nature?
- Is it desirable for the appropriate development or use of the land, building, or structure?
- Is it in keeping with the general intent and purpose of the Zoning By-law?
- Is it in keeping with the general intent and purpose of the Official Plan?

Major deviations from the requirements of the Zoning By-law, such as change of use to one that is not permitted in the applicable Zone, would require an amendment to the By-law.

TWO YEAR PERIOD - NO APPLICATION FOR AMENDMENTS

Under Section 34(10.0.0.1) of the Planning Act, if Council carries out the requirements of subsection 26(9) by simultaneously repealing and replacing all the Zoning By-laws in effect in the municipality, no person or public body will be able to submit an application for an amendment to any of the by-laws before the second anniversary of the day on which Council repeals and replaces them. However, this does not apply if the Council has declared, by resolution, that such an application is permitted. Council may pass such a resolution on a site-specific basis for individual Zoning By-law Amendment applications, or a blanket resolution to permit all such applications within this two-year period.

2.2 PROVINCIAL POLICY STATEMENT

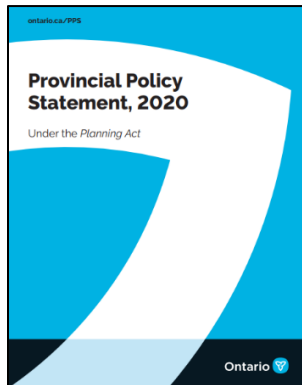
The Provincial Policy Statement sets the policy foundation that guides Ontario's land use planning system. It provides for appropriate development while protecting resources of provincial interest, public health and safety, and quality of the natural environment. It focuses growth and development within urban and rural settlement areas, while supporting the viability of rural areas.

The Provincial Policy Statement contains specific policies for the following: community development; employment areas; housing; public space; infrastructure; economic development; energy; resource management; agriculture; natural heritage; cultural heritage; and public health and safety. It directs

that settlement areas shall be the focus of growth and development, and promotes their vitality and regeneration (Policy 1.1.3.1) to ensure healthy, liveable and safe communities are sustained. It empowers planning authorities to identify appropriate locations and opportunities where intensification and redevelopment can be accommodated (Policy 1.1.3.3), and directs that planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions (Policy 1.1.3.5).

It is intended that Official Plans are the primary vehicle for implementation of the Provincial Policy Statements (Policy 4.6). Zoning By-laws are also recognized as an important tool for implementing the Provincial Policy Statement, and must be kept up to date with the Provincial Policy Statement and Official Plans (Preamble).

2.2.1 NEW PROVINCIAL POLICY STATEMENT, 2020



The 2020 Provincial Policy Statement came into effect on May 1, 2020 and replaced the 2014 Provincial Policy Statement. The new Provincial Policy Statement was prepared as part of the Province’s “More Homes, More Choice: Ontario’s Housing Supply Action Plan”. The goal of the Action Plan is to increase the mix and supply of housing and to streamline the development approvals process. Key changes in the new Provincial Policy Statement which may have an impact on future Official Plan land use policies and the Zoning By-law Review include:

HOUSING

- The new Provincial Policy Statement provides greater detail regarding the diversity of housing types and options (building types and living arrangements) that should be employed to facilitate residential intensification:
 - Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs (Part IV).
 - A new definition for “housing options” has been added: “a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, housing for people with special needs, and housing related to employment, institutional or educational uses.” (6.0 Definitions)

- A revised definition for “residential intensification” is included: “intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:
 - a) redevelopment, including the redevelopment of brownfield sites;
 - b) the development of vacant or underutilized lots within previously developed areas;
 - c) infill development;
 - d) development and introduction of new housing options within previously developed areas;
 - e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
 - f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.” (6.0 Definitions)
- Planning authorities are required to provide adequate land for a 25-year planning horizon, rather than the 20-year horizon in the 2014 Provincial Policy Statement (Policy 1.1.2).
- Planning authorities are also required to maintain at all times a minimum 15-year supply of lands which are designated and available for residential development (Policy 1.4.1 a), and land servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans (Policy 1.4.1 b). Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units (Policy 1.4.1).
- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by permitting and facilitating “all housing options required to meet the social, health, economic and well-being requirements of current and future residents [...]”, and “all types of residential intensification, including additional residential units, and redevelopment [...]” (Policy 1.4.3).

EMPLOYMENT LANDS

- Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas (Policy 1.3.2.2).
- Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas (Policy 1.3.2.3).

CONSULTATION / COORDINATION

- An increased emphasis on the importance of Indigenous consultation, including direction that planning authorities “shall engage with Indigenous communities and coordinate on land use matters” (Policy 1.2.2).

IMPLEMENTATION

- Zoning and development permit by-laws are recognized as important for implementing the Provincial Policy Statement, and planning authorities are required to keep them up to date with their official plans and the Provincial Policy Statement.

2.3 RECENT LEGISLATIVE CHANGES

The following section discusses recent legislative changes that may impact changes to the Zoning By-law.

2.3.1 BILL 108 – MORE HOUSING, MORE CHOICE ACT, 2019

The Province of Ontario’s Bill 108 (More Homes, More Choice Act, 2019) received Royal Assent on June 6, 2019. The Bill amends 13 different pieces of legislation that impact municipalities and land use planning processes. These include, among others, the Planning Act, Development Charges Act, Local Planning Appeal Tribunal Act, and Ontario Heritage Act.

LOCAL PLANNING DECISIONS AND TIMELINES

Bill 108 introduced an amendment to the Planning Act to expedite local planning decisions by establishing:

- A 120-day timeline for decisions on Official Plan Amendments (instead of 180 days);
- 90 days for Zoning By-law Amendments (instead of 150 days); and
- 120 days for Plans of Subdivision (instead of 210 days).

APPEALS

New limitations have been established to restrict third party appeals on Plans of Subdivision. Further, appeals cannot be made on a decision of the Minister regarding approval of an Official Plan.

Amendments to the Planning Act and Local Planning Appeal Tribunal Act broaden the powers of the Local Planning Appeal Tribunal and restore the Ontario Municipal Board-era criterion of “good planning” as the basis for decisions, rather than the standard introduced in Bill 139 (Building Better

Communities and Conserving Watersheds Act, 2017) of conformity and consistency with Provincial plans and policies. Restrictions on the introduction of evidence and calling and examination of witnesses at hearings created through Bill 139 (i.e. de novo hearings) are removed.

Sections 38 to 42 of the Local Planning Appeal Tribunal Act, which outlined the Planning Act appeals process, have also been repealed. Further, the Local Planning Appeal Tribunal now makes the final decision on Planning Act appeals.

INCLUSIONARY ZONING AND ADDITIONAL RESIDENTIAL UNITS

Amendments to Planning Act provisions for inclusionary zoning and second units (now referred to as additional residential units) are described in greater detail in Section 2.3.2 and Section 2.3.3 of this Discussion Paper.

DEVELOPMENT CHARGES AND COMMUNITY BENEFITS CHARGE

Currently, development charges – the fees collected by municipalities on new developments – are used to fund “hard services” such as roads and servicing infrastructure, as well as “soft services” such as parks, community centres, libraries, and other community facilities. Under Bill 108, soft services would be removed from development charges and financed through a new “community benefits charge” (CBC) based on land value. Further, municipalities will be required to prepare a community benefits charge strategy, including consultation requirements, prior to adopting a new Community Benefits Charge By-law. The new CBC would also replace the existing density bonus provisions under Section 37 of the Planning Act, as well as existing requirements and municipal by-laws for parkland dedication. The Province explained this provides greater certainty regarding upfront costs rather than making these matters subject to negotiation on an ad hoc basis.

Amendments to the Development Charges Act (Section 2(3.1)) exempt secondary units in prescribed classes of new residential buildings and ancillary structures. A new Section 26.2 also freezes development charge rates at the point of filing an application, rather than at the issuance of the first building permit. The timing of payment remains unchanged.

Further amendments to the Development Charges Act allow builders constructing purpose-built rentals to postpone payment of Development Charges until buildings are fully rented. Previously, these were paid when applications are filed.

Most amendments to the Planning Act and the Local Planning Appeal Tribunal Act made under Bill 108 are in full force and effect. Changes related to community benefits charges will come into force after Regulations are finalized.

HERITAGE PLANNING

Amendments to the Ontario Heritage Act establish new, mandatory standards for designation by-laws and new time limits for confirming complete alteration and demolition applications, as well as designation decisions. Municipal decisions on designations and alterations are subject to appeals to the Local Planning Appeal Tribunal, whose decisions will be binding. The intent is to provide greater certainty when it comes to timelines and local decision-making.

2.3.2 INCLUSIONARY ZONING

The Promoting Affordable Housing Act, 2016, authorized municipalities to implement inclusionary zoning, which would require developers to make a certain percentage of residential units available as “affordable” units at below-market rates. Inclusionary zoning is a land use planning tool that a municipality may use to require affordable housing units to be included in residential developments of 10 units or more. This tool is typically used to create affordable housing for low-and moderate-income households. In Ontario, this means families and individuals in the lowest 60% of the income distribution for the regional market area, as defined in the 2020 Provincial Policy Statement.

Inclusionary zoning policies must first be established in a municipality’s Official Plan. Once the policies are in effect, municipalities intending to implement inclusionary zoning must pass a by-law under Section 34 of the Planning Act to implement them.

Inclusionary zoning in Zoning By-laws shall or may include:

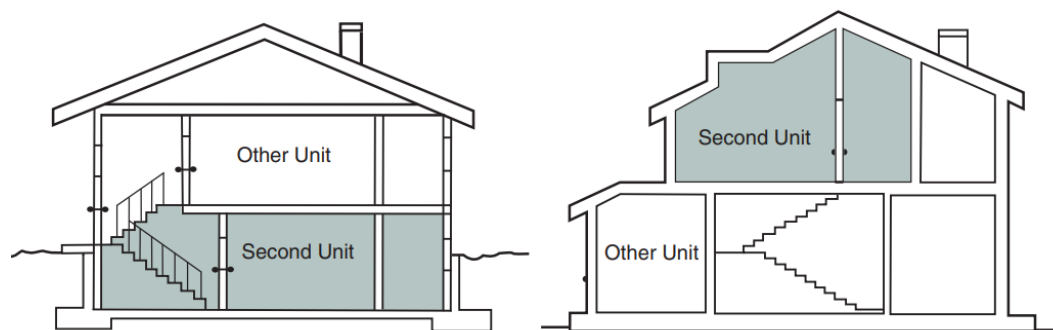
- The number of units to be set aside as affordable housing units;
- The length of time in which affordable housing units are to be kept as affordable;
- Requirements and standards relating to the affordable housing units (for example, external design standards, number of bedrooms);
- Incentives to be provided to offset the costs of making housing units affordable;
- The price at which an affordable housing unit is sold or rented; and
- Agreements between the owner of any lands, buildings or structures that are to be developed under the Zoning By-law, with terms determined by municipalities.

However, under Bill 108 (More Homes, More Choices Act), the Planning Act is amended to restrict inclusionary zoning to specific high-growth areas, including Major Transit Station Areas, as opposed to in all or part of the municipality. As such, **inclusionary zoning is not applicable in the City of Cornwall. Further, the City’s Official Plan does not include policies on inclusionary zoning.**

2.3.3 SECOND UNITS / ADDITIONAL RESIDENTIAL UNITS

Second units (also referred to as secondary dwelling units) are defined as self-contained residential units with a private kitchen, bathroom facilities and sleeping areas, within dwellings or within structures ancillary to a dwelling (e.g. a garage), as illustrated in **Figure 2-1**. Second units must comply with health, safety, and municipal property standards, including but not limited to, the Ontario Building Code, Fire Code, and municipal property standards by-laws.

Figure 2-1: Examples of second unit locations within a primary dwelling (Ministry of Municipal Affairs and Housing, 2019)



The Strong Communities Through Affordable Housing Act, 2011, amended the Planning Act to require that municipalities authorize second units in their Official Plans and Zoning By-laws. The changes took effect on January 1, 2012.

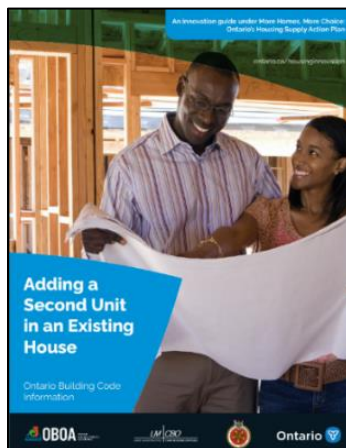
As a result, Section 16(3) of the Planning Act required municipal Official Plans to authorize second units in detached, semi-detached and row houses if an ancillary building or structure does not contain a second unit, and in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit.

Under Bill 108 (More Homes, More Choices Act, 2019), this permission has been extended to authorize additional residential units in detached, semi-detached and row houses, in both the primary dwelling and ancillary buildings or structures (e.g. a coach house, above a laneway garage, or granny flat). In effect, this permits a total of three (3) residential units: two (2) residential units in a detached, semi-detached or row house (e.g. the main dwelling unit and a basement apartment), as well as one (1) additional residential unit in an ancillary building or structure (e.g. a garage).

The associated Regulations (Ontario Regulation 299/19) sets out requirements and standards to remove barriers to the establishment of additional residential units, as follows:

- One (1) parking space for each of the additional residential units which may be provided through tandem parking;
- Where a Zoning By-law requires no parking spaces for the primary residential unit, no parking spaces would be required for the additional residential units; and
- Where a Zoning By-law is passed that sets a parking standard lower than a standard of one (1) parking space for each of the additional residential units, the municipal Zoning By-law parking standard would prevail.

Currently, the Official Plan allows the development of second units (i.e. additional residential units) in detached, semi-detached and row houses, as well as in ancillary (residential-based) structures. Second units are permitted in new and existing neighbourhoods, in all land use designations which include residential development. The current Zoning By-law refers to second units as “accessory apartments in houses”, and permits an accessory apartment (one self contained apartment) in a single detached, semi-detached or row house, provided that the unit complies with the Building Code, the Fire Code, and specified planning standards.

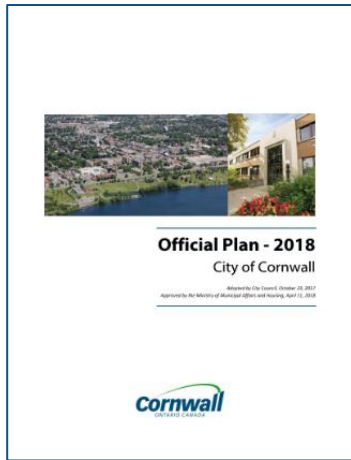


The current Zoning By-law will need to be updated to conform to the recent legislative changes and the City’s Official Plan policies, subject to appropriate servicing and other relevant planning considerations.

Under the “More Homes, More Choice: Ontario’s Housing Supply Action Plan” (2019), the Province has also published a helpful resource to assist property owners who are considering adding an additional residential unit to their property, entitled “Adding a Second Unit in an Existing House: Ontario Building Code Information” (Ministry of Municipal Affairs and Housing, 2019).

2.4 CITY OF CORNWALL OFFICIAL PLAN (2018)

The City of Cornwall Official Plan was adopted by Council on October 23, 2017, and was approved by the Ministry of Municipal Affairs and Housing on April 11, 2018. The main purpose of the Official Plan is to provide a policy framework to guide future land use and physical development within the City, and to inform planning decisions over a 20-year planning period, to the year 2036. The Official Plan states that it will be maintained as an up-to-date, relevant policy document through systematic monitoring,



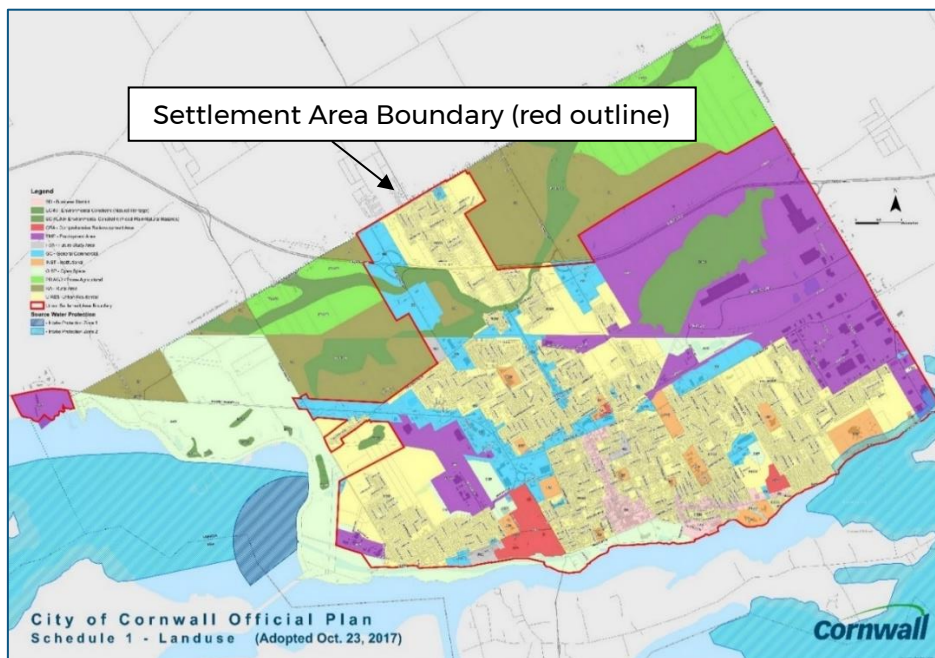
review, and amendment through the concept of continuous planning. This will be achieved through regular monitoring of future growth and land use trends; amendments to policies and Schedules of the Official Plan; and a systematic review of the basic intent and concepts of the Official Plan at least once every 10 years, in accordance with the requirements of Section 26 under the Planning Act.

Section 2 of the Official Plan outlines a series of strategic directions and planning principles which form the basis for land use policies. For example, one of the strategic directions is to ensure new developments fit well with older buildings and enhance / complement the existing architectural character of the community. An example of a planning principle is the creation of land use clusters, or functionally

related land uses and developments being grouped together, such as directing industrial uses into planned industrial / business parks and clustering commercial development.

Section 3 of the Official Plan outlines growth concepts and policies, and establishes an urban settlement area, generally taking on the form of an inverted “T” as viewed from the St. Lawrence River, where future urban development is to take place. Rural development will be maintained in the northwest and northeast sectors of the municipality. The urban settlement area is designated on Schedule 1: Land Use, as illustrated by the red outline in Figure 2-2.

Figure 2-2: City of Cornwall Official Plan, Schedule 1: Land Use (Approved 2018)



Section 4 of the Official Plan establishes the land use designations and associated policies that apply within the City. The Official Plan explains that the land use designations as mapped on Schedule 1: Land Use should be interpreted as a general guide or indication to future land use, and are not the same as Zones within the Zoning By-law which are more detailed and regulatory, and establish exact boundaries. However, it is the intent of the City to ultimately bring the Zoning By-law into conformity with the Official Plan. The land use designations in the Official Plan include:

- Urban Residential;
- Business District;
- General Commercial;
- Institutional;
- Employment Lands;
- Rural Area;
- Prime Agricultural;
- Open Space;
- Environmental Constraint – Natural Heritage;
- Floodplain – Natural Hazards;
- Comprehensive Redevelopment Area; and
- Future Study Area.

Section 4.2(7) of the Official Plan states that the Zoning By-law may establish more than one “zoning district” to carry out the intent of any single land use designation. Section 4.2(8) explains that land shall generally be zoned in accordance with the land use designations on Schedule 1; however, it is not intended that all areas be zoned immediately in accordance with the land use designation. For clarity, the Official Plan’s use of the term “zoning district” is interpreted to mean zoning category (e.g. Residential, Commercial, Industrial type Zones). In some cases, land may be placed in a zoning category permitting the continuation of the existing use on the site, pending a future re-zoning to another use which is in conformity with the designation on Schedule 1, or placed in a Holding Zone.

There are numerous Official Plan policies under the individual land use designations which include specific directions for the Zoning By-law and implementing Zones, as further discussed in **Section 4** of this Discussion Paper.

2.5 CITY OF CORNWALL WATERFRONT PLAN (2019)

The City of Cornwall’s waterfront area spans approximately 16 km, from Guindon Park in the west to Gray’s Creek Conservation Area in the east. The first comprehensive Waterfront Plan for the City of Cornwall was completed in 1989 to identify various actions for improving five sections of the waterfront, including: East Front; Harbour to College; Lamoureux Park; Canal Lands; and Guindon Park. It was updated in 2007 to reflect new priorities.

In August 2019, the City adopted a new Waterfront Plan for the five sections (see **Figure 2-3**), which identifies a series of 77 recommendations for both physical / infrastructure projects, as well as planning strategies. The Waterfront Plan is intended to function as a living document and a roadmap

for implementing improvements over the next 25 years; it also includes a proposed implementation strategy which was developed using a priority matrix and associated evaluation criteria.

Figure 2-3: City of Cornwall Waterfront Plan (2019) Study Areas



The following recommendations in the Waterfront Plan are examples of potential future projects which may warrant consideration as part of the Zoning By-law Review process, to determine if any zoning changes are required at this time to assist in their potential implementation:

- Review the zoning for Guindon Park, as it relates to a potential campground;
- Review zoning of Canal Lands, as it relates to future recommended development (e.g. water park, clubhouse);
- Zoning to facilitate opportunities for food trucks and pop-ups along the waterfront;
- Adaptive reuse of the existing Calcium Chloride Storage Tank property; and
- Review the zoning along the Laframboise Site (south of William Street to Harbour Road, between Race Street and Edward Street), for the potential for future residential or mixed uses.

2.6 COMMUNITY IMPROVEMENT PLANS

Under Section 28 of the Planning Act, municipalities that have enabling Official Plan policies in place may create Community Improvement Plans for a designated Community Improvement Project Area (which may include an entire municipality or a targeted area), where community improvements are needed to address “age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.” Through a Community Improvement Plan, a Council may acquire land, rehabilitate and improve buildings, sell or lease land and buildings, and make grants or loans to owners / tenants within a designated Community Improvement Project Area.

The following sections describe the two Community Improvement Plans which are currently in effect in the City of Cornwall.

2.6.1 HEART OF THE CITY COMMUNITY IMPROVEMENT PLAN (REVISED 2018)

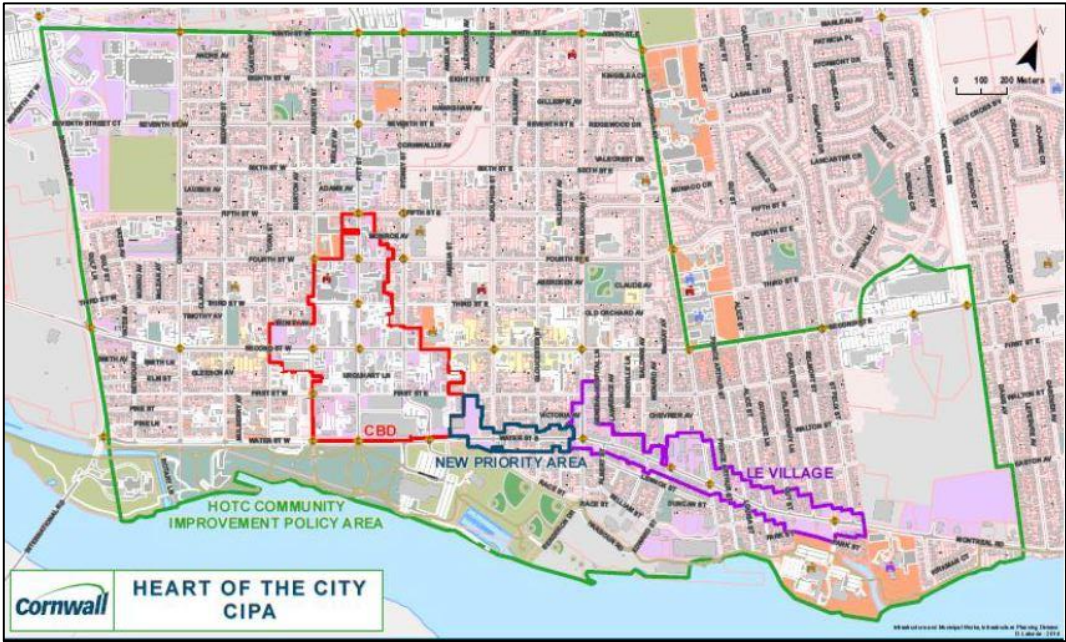
The Heart of the City Community Improvement Plan was adopted by Council in November 2005, and was last revised in May 2018. The Community Improvement Plan promotes redevelopment of underused and vacant properties, and improvements to the downtown retail and commerce districts by facilitating the creation of additional, secondary uses in these districts, as well as improvements to the aesthetics and character of the downtown. It also supports broader plans for public investments in the City’s urban core.

The Heart of the City Community Improvement Plan applies to the Community Improvement Policy Area illustrated in **Figure 2-4**, including three (3) priority areas:

- The Central Business District, as delineated by the Central Business District (CBD) Zone in the current Zoning By-law;
- The Le Village Business District, as delineated by the Commercial 70 (COM 70) Zone in the current Zoning By-law; and

- The connecting link between the Central Business District and Le Village Business District, centered along Water St. E. (identified as New Priority Area in the May 2018 Community Improvement Plan update).

Figure 2-4: Heart of the City Community Improvement Policy Area (2018)



The following eight (8) programs are available through the Heart of the City Community Improvement Plan:

- Heart of the City Rehabilitation and Redevelopment Grant;
- Building Restoration and Improvement Program;
- Project Design Grant;
- Façade Improvement and Heritage Sign Grant Program;
- Municipal Planning / Development Fee Grant Program;
- Discretionary Municipal Tipping Fee Grant Program;
- Parking and Landscape Enhancement Program; and
- Le Village Residential Façade Improvement Grant Program.

Any potential changes to the new Zoning By-law to the boundaries of the Central Business District (CBD) and Commercial 70 (COM 70) Zones will need to be carefully considered, in coordination with City staff, for implications to the Community Improvement Plan and the designated Community Improvement Policy Area.

2.6.2 BROWNFIELDS COMMUNITY IMPROVEMENT PLAN (REVISED 2015)

The Brownfields Community Improvement Plan was first adopted by Council in 2005, and was last revised in January 2015. The programs under the Community Improvement Plan are designed to further the specific goal of redeveloping and reusing brownfield sites which are impacted by environmental contamination. The City considers “brownfields” to be abandoned, vacant, derelict or underutilized commercial and industrial properties, usually provided with urban services, where past actions have resulted in actual or perceived contamination on the sites.

The majority of sites considered to be brownfields in the city are small-scale sites located along the principal commercial corridors of Pitt Street, Second Street, Ninth Street, Montreal Road, Brookdale Avenue, and Vincent Massey Drive. The Brownfields Community Improvement Plan applies to the Community Improvement Policy Area illustrated in **The Brownfields Community Improvement Plan states that, where reasonable to do so, the City should give consideration to providing flexible land use and zoning for brownfield sites, to promote their potential redevelopment and reuse.**

Figure 2-5: Brownfield Community Improvement Policy Area (2014)



The following seven (7) programs are available through the Brownfields Community Improvement Plan:

- Brownfield Rehabilitation Grant;

- Environmental Site Assessment Grant and Project Design Study Grant;
- Brownfield Property Tax Cancellation Assistance Program;
- Municipal Planning / Development Fee Grant;
- Discretionary Municipal Tipping Fee Grant;
- Municipal Property Acquisition, Disposal and Marketing Program; and
- Payment-in-Lieu of Parkland Dedication Grant.

The Brownfields Community Improvement Plan states that, where reasonable to do so, the City should give consideration to providing flexible land use and zoning for brownfield sites, to promote their potential redevelopment and reuse.

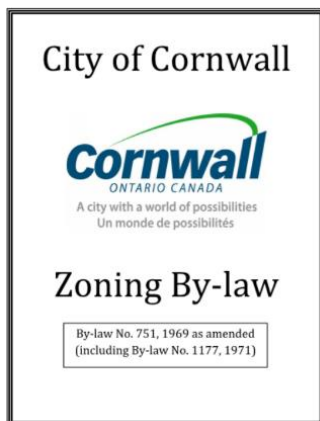
2.7 OTHER MUNICIPAL BY-LAWS

In addition to the Zoning By-law, the City implements various other by-laws to regulate the use of land and buildings. The following existing by-laws will be reviewed by City staff following adoption of the new Zoning By-law, to determine if any changes are required to the by-laws to be consistent with related zoning requirements:

- **Adult Entertainment Parlour (Goods) By-law No. 176-2005** – regulates services and sales related to adult entertainment goods, makes a generic reference to “Residential Zones”;
- **Adult Entertainment Establishment (Performers) By-law No. 177-2005** – regulates adult entertainment establishments, makes reference to Commercial Highway Zone;
- **Body Rub Parlour By-law No. 183-2005** – regulates body rub parlours, makes reference to Commercial Highway Zone;
- **Fence By-law No. 040-2008**, as amended – regulates fences, hedges, and swimming pool enclosures, including their location, height, and materials;
- **Mobile Food Premise By-law No. 192-2005** – regulates mobile food premises (e.g. chip trucks and hot dog carts), makes a generic reference to “Residential Zones”;
- **Noise By-law No. 079-1996**, as amended – regulates noise in Residential Areas (comprised of specific Zones including Residential 10, Residential 15, Residential 20, Residential 30, Residential 40, Residential 50, Institutional 10, Special Uses 20, Commercial 51, and Commercial 70), and areas deemed to be Quiet Zones (comprised of any hospital or nursing home facility defined to encompass the whole subject property);

- **Signs By-law No. 057-1982**, as amended – regulates signs and other advertising devices, and the posting of notices on buildings or vacant lots, and on land abutting highways, including specific provisions in certain Zones;
- **Site Plan Control Area By-law No. 139,1981**, as amended – regulates development and sets out related requirements in a designated Site Plan Control Area (comprised of specific Zones Residential 30, Residential 40, Commercial 10, Commercial 11, Commercial 12, Commercial 41 [since repealed], Commercial 42, Commercial 51, Commercial 70, Central Business District, Highway Commercial, Community Commercial [since repealed], Community Commercial-Shopping Centre, Open Space commercial, Neighbourhood Commercial, Cotton Mills District Redevelopment, Manufacturing 10, Manufacturing 20, Manufacturing 30, Manufacturing 40, Service Industrial, Institutional 10, and Special Uses 20); and
- **Streets By-law No. 056-2003**, as amended – regulates the use of public property, including streets, parks, and other public properties or utilities.

3 ZONING BY-LAW OVERVIEW



The current City of Cornwall Comprehensive Zoning By-law No. 751-1969 consists of 10 sections, which must be read and interpreted in their entirety to identify the applicable zoning provisions for a particular property. The Zoning By-law sections include:

- **Section 1 General** contains five (5) sub-sections, including definitions, general provisions which are applicable to all Zones, parking and loading provisions, setback provisions (which are in addition to setbacks identified under the individual Zones), and a Zoning Atlas. The Zoning Atlas comprises Plates 12 to 37 which divide the City into 21 areas and maps all properties in the municipality and their Zone;
- **Sections 2 through 7** contain each of the zone categories, including: Residential; Commercial; Manufacturing; Agricultural; Institutional; and Open Space. Under each zone category, there is a series of Zones, which further delineate: performance standards (i.e. building and lot requirements such as minimum yard dimensions and setbacks, maximum building heights, and maximum lot occupancy); general and specific use regulations which relate to matters, such as accessory buildings and structures, permitted encroachments into yards, parking and loading requirements, and landscaping requirements; and site-specific exceptions and “notwithstanding” provisions

which generally apply to specific properties and reflect where site-specific Zoning By-law Amendments have been approved. Some Zones contain special provisions for specific uses or lot and buildings requirements.

- **Section 8 Special Uses** contains special provisions for two Zones: Special Uses 20 and Special Uses 99. Special Uses 20 permits a variety of residential, institutional, and commercial uses (i.e. mixed uses), while Special Uses 99 applies to a specific property with a historic barn / log house and related tourist commercial operations. Both Zones include specific permitted uses, and lot and building requirements for these areas;
- **Section 9 Administration** is comprised of information related to the administrator of the Zoning By-law, Certificates of Occupancy, penalties related to contraventions of the Zoning By-law, and an effective date for the Zoning By-law; and
- **Section 10 Temporary Uses** details permissions for temporary uses on specific properties throughout the municipality.

Table 3-1 identifies the seven (7) zone categories, which are further divided into 32 operative Zones. Three (3) other Zones are referenced in the Zoning By-law, but have been repealed, including: Commercial 41 (COM 41), Commercial 80 (COM 80), and Community Commercial (CC).

Table 3-1: Summary of Existing Zone Categories and Corresponding Zones

RESIDENTIAL	COMMERCIAL	MANUFACTURING	AGRICULTURAL	INSTITUTIONAL	OPEN SPACE	SPECIAL USES
<ul style="list-style-type: none"> Residential 10 (RES 10) Residential 15 (RES 15) Residential 20 (RES 20) Residential 30 (RES 30) Residential 40 (RES 40) Residential 50 (RES 50) 	<ul style="list-style-type: none"> Commercial 10 (COM 10) Commercial 11 (COM 11) Commercial 12 (COM 12) Commercial 42 (COM 42) Commercial 51 (COM 51) Commercial 70 (COM 70) Central Business District (CBD) Highway Commercial (CH) Neighbourhood Commercial (CN) Community Commercial – Shopping Centre (CC-SC) Cotton Mills District Redevelopment (CMDR) 	<ul style="list-style-type: none"> Manufacturing 10 (MFR 10) Manufacturing 20 (MFR 20) Manufacturing 30 (MFR 30) Manufacturing 40 (MFR 40) Service Industrial (MS) 	<ul style="list-style-type: none"> Prime Agricultural (PR AGR) Rural Area (RA) 	<ul style="list-style-type: none"> Institutional 10 (INS 10) Institutional 20 (INS 20) 	<ul style="list-style-type: none"> Open Space 10 (OSP 10) Open Space Commercial (OSP-C) Environmental Constraint [Flood Plain] (EC[F]) Environmental Constraint [Wetland Protection] (EC-WP) 	<ul style="list-style-type: none"> Special Uses 20 (SPU 20) Special Uses 99 (SPU 99)

4 OFFICIAL PLAN CONFORMITY

In accordance with Section 24(1) of the Planning Act, municipal decisions, by-laws and public works must conform to the policies of the Official Plan. Collectively, the provisions and regulations of the Zoning By-law are among the key mechanisms through which the policies of the Official Plan are implemented.

Appendix A to this Discussion Paper provides an Official Plan Conformity Matrix, based on a review of the Official Plan policies which relate to the Zoning By-law, or are implementable through the Zoning By-law. Some of the Official Plan policies provide detailed and specific direction that must be translated into zoning regulations. Other Official Plan policies are less directive but could potentially be implemented through the Zoning By-law, or through other mechanisms such as Site Plan Control or development review. It should be noted that the Conformity Matrix does not include site-specific “notwithstanding” policies in the Official Plan.

The Conformity Matrix is intended to help inform discussion with respect to detailed policy implementation. It will be expanded to include detailed implementation recommendations as part of the Zoning Strategy Report (Stage 3 of the Zoning By-law Review Process).

4.1 PRE-ZONING AND DEVELOPMENT REVIEW

Conformity between the land use designation of the Official Plan and the zones of the Zoning By-law can be achieved either through development review (as site-specific proposals are brought forward over time), or through pre-zoning. Pre-zoning of land requires the municipality to put in place the necessary zoning to guide the transformation of an area or to prescriptively zone vacant lands in advance of development, in accordance with the applicable Official Plan land use designations.

Achieving conformity through pre-zoning may support desirable development which is in-line with the vision of the Official Plan by avoiding the need for a site-specific zoning by-law amendment process. However, achieving conformity through development review allows the municipality greater control as implementation is undertaken at a site-specific level. This allows for greater consideration of the urban context, surrounding uses, and potential compatibility issues and required studies at the time that an application is made.

4.2 LAND USE DESIGNATIONS

This Section provides a summary of the Official Plan’s major land use designations where notable conformity considerations have been identified. A comprehensive analysis of all designation and

conformity considerations can be found in the Conformity Matrix, attached as **Appendix A** of this Discussion Paper.

4.2.1 URBAN RESIDENTIAL AREA DESIGNATION

The Official Plan directs that the Zoning By-law establish the concept of low, medium and high density categories (Policy 4.3.3). While the current structure of residential zones generally achieves this, the inclusion of preambles or purpose statements for each zone category could be helpful to clarify which zones are intended for low, medium or high density residential uses. **Updates to the Urban Residential Zones are required to permit group homes in all residential Zones (Policy 4.3.3.13 c), and to ensure that additional residential units are permitted in accordance with Policy 4.3.3.9 and the Planning Act (further discussed in Section 2.3.3).**

4.2.2 COMMERCIAL DESIGNATIONS

Policy 4.4.1 of the Official Plan states that “it is the purpose of these commercial land use designations [...] to establish a rational and simplified commercial hierarchy that can be [...] reflected in the Commercial zones of the Comprehensive Zoning By-law.” The Zoning By-law currently includes eleven (11) commercial zones, and the By-law is lacking in a clear hierarchy or explanation of the general intent and purpose of each Zone.

The Official Plan separates Commercial land uses into two land use designations: Business District, and General Commercial. The Business District designation applies to the Downtown and Le Village Business Districts and is intended to accommodate a high density concentration of retail, service and office commercial activities (Policy 4.5.1). The General Commercial Designation applies along arterial streets such as Vincent Massey Drive, parts of Pitt Street and Ninth Street, and Brookdale Avenue (a Provincial Highway). With respect to the General Commercial designation, the Official Plan directs that “the zoning structure should create two primary zones, being Highway Commercial and Community Commercial [...] and may be further defined in the By-law (Policy 4.6.1). The Zoning Strategy Report will include recommendations for rationalizing the commercial zones to conform with the directions of the Official Plan.

4.2.3 EMPLOYMENT AREA DESIGNATION

The Official Plan directs the establishment of Service, General, and Heavy Industrial/Employment Area zones in the Zoning By-law. The Zoning By-law currently includes four (4) “manufacturing” zones, and a Service Industrial Zone. The Zoning By-law should rationalize which of the manufacturing zones constitute ‘general industrial / employment’ and which zones constitute “heavy industrial / employment’.

The Official Plan contains a number of policies with respect to adequate separation and buffering between employment areas and non-employment areas (e.g. Policy 4.8.2.5). Consideration should be given to developing a general provision which implements the minimum separation distances between industrial uses and sensitive land uses, in accordance with the MECP D-series Guidelines, which are set out in Policy 4.8.3.29 of the Official Plan.

4.2.4 NATURAL HERITAGE AND NATURAL HAZARDS DESIGNATIONS

The Official Plan establishes an Environmental Constraint – Natural Heritage designation and a Floodplain – Natural Hazards designation. These designations are generally aligned with the existing Environment Constraint (Wetland Protection) Zone and Environmental Constraint (Floodplain) Zone.

Both Official Plan designations noted above include policies directing that 30 m setbacks between development and watercourses will generally be required (Policies 4.11.3.9 and 4.11A.3.6).

Consideration should be given to establishing implementing provisions in the Zoning By-law.

Confirmation from the Raisin Region Conservation Authority should also be obtained to ensure that development and site alteration is prohibited in the 1:100 year floodplain, in accordance with Official Plan Policy 4.11A.3.2.

4.2.5 PRIME AGRICULTURAL DESIGNATION

The Prime Agricultural Designation generally applies to classes 1 to 3 Canada Land Inventory lands, located in the northeast and northwest areas of the City. These lands are zoned as Prime Agricultural Zone.

One of the Official Plan's Prime Agricultural goals is to ensure that farm parcels remain large enough to be useful for agricultural purposes in the long term (Policy 4.14.2.4). Policy 4.14.3.5 states that 40 hectares shall be generally considered as a reasonable benchmark size for new lots. As the minimum lot size in the Prime Agricultural Zone is currently 20 hectares, consideration should be given to increasing the minimum lot size to 40 hectares. Additionally, the consideration should be given to harmonizing the permitted uses in the Prime Agricultural Zone to align with the terminology of the Provincial Policy Statement and Official Plan (i.e. agricultural uses, agriculture-related uses, and on-farm diversified uses).

4.3 IMPLEMENTING ZONES

The zoning categories set out in the Zoning By-law are instrumental in implementing the policies of the Official Plan. As shown in **Table 4-1**, the Zoning By-law currently includes 32 zones; those identified with an asterisk (*) implement multiple Official Plan designations.

Table 4-1: Official Plan Designations and Implementing Zones

OFFICIAL PLAN DESIGNATION	ZONING BY-LAW ZONES
Urban Residential (U RES)	Residential 10 (RES 10)
	Residential 15 (RES 15)
	Residential 20 (RES 20)
	Residential 30 (RES 30)
	Residential 40 (RES 40)
	Residential 50 (RES 50)
	Special Uses 20 (SPU 20)
	Commercial 11 (COM 11)*
	Neighbourhood Commercial (CN)
Business District (BD)	Central Business District (CBD)
	Commercial 12 (COM 12)
	Commercial 70 (COM 70)
	Cotton Mills District (CMDR)
General Commercial (GC)	Commercial 10 (COM 10)
	Commercial 11 (COM 11)*
	Commercial 42 (COM 42)
	Highway Commercial (CH)
	Community Commercial - Shopping Centre (CC-SC)
	Commercial 51 (COM 51)
Major Institutional (INST)	Institutional 10 (INS 10)
	Institutional 20 (INS 20)
Employment Area (EMP)	Service Industrial (MS)
	Manufacturing 10 (MFR 10)
	Manufacturing 20 (MFR 10)
	Manufacturing 30 (MFR 10)
	Manufacturing 40 (MFR 10)
Rural Area (RA)	Rural Area (RA)
Open Space (O SP)	Open Space 10 (OSP 10)
	Open Space Commercial (OSP-C)
Environmental Constraint - Natural Heritage (EC-NH)	Environment Constraint (Wetland Protection) (E.C. - (W.P.))
Environmental Constraint (Flood Plain/Natural Hazards) (EC-FL/NH)	Environmental Constraint [Floodplain] (E.C.[F])
Comprehensive Redevelopment Area (CRA)	No Implementing Zone
Future Study Area (FSA)	No Implementing Zone
Prime Agricultural (PR AGR)	Prime Agricultural (PR. AGR.)
Other	Special Uses 99 (SPU 99)

4.3.1 RESIDENTIAL ZONES

The current urban residential zones can be broadly categorized as low density (Residential 10, and 15 Zones), medium density (Residential 20 and 30 Zones), and high density (Residential 40 and 50 Zones). In addition, the Special Uses 20 Zone permits a mix of uses including higher density residential development (e.g. apartments) in addition to various commercial and institutional uses. **The Official Plan directs that the area along Water Street from Adolphus Street to just west of Marlborough Street (currently zone Residential 20 and Residential 30) should be zoned as Special Uses 20, or similar.**

The Neighbourhood Commercial Zone permits a range of community-oriented commercial uses with limited floor areas; however it is not widely used in the Zoning By-law currently. The Commercial 11 Zone permits a broader range of commercial uses than the Neighbourhood Commercial Zone (including auto-oriented uses such as service station), and currently applies to many properties designated as Urban Residential in the Official Plan.

4.3.2 BUSINESS DISTRICT ZONES

There are four Zones which fall under the Official Plan's Business District designation. The most prevalent of these is the Central Business District Zone, which generally applies to Cornwall's downtown area along Pitt Street, north of Water Street and south of Fifth Street. The Commercial 12 Zone, which permits commercial uses including more automobile-oriented uses (e.g. service station) generally applies along Pitt Street, north of Fifth Street to Ninth Street.

The Commercial 70 Zone generally applies to the Le Village area, and permits a range of commercial uses, including automobile-oriented commercial uses, in addition to apartment houses and row houses. The Cotton Mills District Zone applies to exclusively to the Cotton Mills District (generally located adjacent to the waterfront west of McConnell Ave. and east of Legion Baseball Park) and permits a range of commercial and institutional uses as well as apartment houses and buildings.

4.3.3 GENERAL COMMERCIAL ZONES

The Zoning By-law's general commercial zones all permit a varying range of commercial uses. The Commercial 51 Zone, and Highway Commercial Zones are used more widely than the Commercial 10 Zone or Commercial 42 Zone. The Community Commercial - Shopping Centre Zone is intended to be used for community and regional shopping centres.

Based on discussions with City Staff, the Community Commercial - Shopping Centre Zone is a more recent zone than other commercial zones, and should be maintained. Unlike other commercial zones, this zone includes a preamble which explains its purpose and intent.

The Official Plan directs that “the zoning structure should create two primary zones, being Highway Commercial and Community Commercial [...] and may be further defined in the By-law.” (Policy 4.6.1) The Zoning Strategy Report will include recommendations for rationalizing the commercial zones to conform with the directions of the Official Plan.

4.3.4 MAJOR INSTITUTIONAL ZONES

The Institutional 10 Zone permits a wide range of institutional uses as well as residential uses and applies to most areas designated as Major Institutional in the Official Plan. The Residential 20 Zone permits a more limited range of institutional uses and does not permit residential uses. This zone applies primarily to St. Lawrence College.

4.3.5 EMPLOYMENT AREA ZONES

The Zoning By-law currently provides five zones which implement the Employment Area designation of the Official Plan, being the Manufacturing 10, 20, 30, and 40 Zones, and Service Industrial Zone. In general, there appears to be significant overlap between types of uses permitted in these Zones. The uses themselves are, in many cases, very specific and address the types of products that may be produced (e.g. clothing or sporting goods) as opposed to the scale or impacts of the uses. All of these zones permit varying types of uses that are compatible with manufacturing or industrial uses.

With respect to permitted manufacturing/industrial uses, the Manufacturing 10 Zone permits light manufacturing uses which are not considered a nuisance. The Manufacturing 20 Zone permits “any manufacturing establishment except those involving dangers of fire or explosion or nuisance or other hazards to health and safety.” Like the Manufacturing 10 Zone, the Manufacturing 30 Zone permits light manufacturing uses which are not considered a nuisance. The Manufacturing 40 Zone permits “manufacturing from the following previously prepared materials; bone; leather and fur; tobacco; rubber; textiles; wood and paper; glass and other non-metallic minerals; metals; plastics.” The Service Industrial Zone permits the manufacturing of only certain goods (e.g. furniture).

Through the Zoning Strategy Report, these zones should be analyzed more closely to understand their intent. Consideration should be given to relating the zones to Class I, II and III industries, as established by the Ministry of Environment, Conservation and Parks (MECP).

4.3.6 OTHER ZONES

The Rural Area, Open Space, Environmental Constraint (Natural Heritage and Flood Plain/Natural Hazards), and Prime Agricultural Designations all have individual corresponding Zones in the Zoning By-law. The Comprehensive Redevelopment Area Designation and Future Study Area Designation do not have specific corresponding Zones which implement the Official Plan designations. The current

zoning which applies to most areas designated as Comprehensive Redevelopment Area or Future Study Area in the Official Plan reflects historical land uses, such as manufacturing.

5 KEY ISSUES AND OPPORTUNITIES

The following section discusses key issues and opportunities for improvements to the current Zoning By-law that have been identified, based on comments received from preliminary consultations with City staff, the Technical Advisory Committee for the Zoning By-law Review, and members of the public. These issues, and others that may be identified over the course of the Zoning By-law Review process, will need to be addressed in the preparation of the new Zoning By-law.

5.1 DOCUMENT FORMAT AND STRUCTURE

Zoning By-laws are technical documents that are a municipality's primary tool to regulate and communicate detailed standards for development. In recent municipal Zoning By-law Review processes, there has been an increased emphasis placed on ensuring Zoning By-law documents are user-friendly and able to be read and interpreted by a broad audience, including Council, municipal staff, agencies, developers, and residents. The following section considers how the new Zoning By-law document can be formatted and structured to achieve the primary objective of implementing the Official Plan, while clearly and effectively communicating complex technical standards to all users of the document.

5.1.1 ACCESSIBILITY

As a result of the Accessibility for Ontarians with Disabilities Act, organizations are required to train workers for providing service to persons with disabilities, and to develop policies and procedures in this regard. Accessibility should be considered in the format and layout of the Zoning By-law and maps.

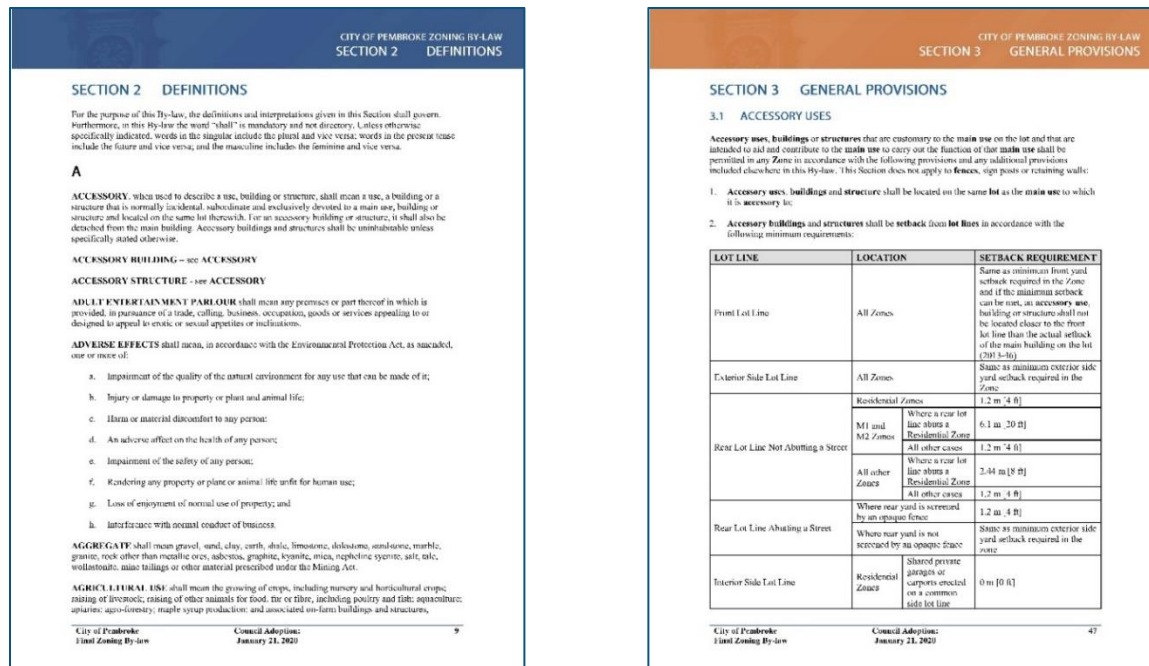
The key potential barrier for accessibility regarding the Zoning By-law document is that people with disabilities may find it difficult to read. To help address this challenge, the template for the Zoning By-law document should use fonts of a legible and consistent style and size, avoid the use of italics and excessive capitalization, and incorporate colours and images that provide high contrast and clarity. Images which illustrate certain zoning provisions to provide for better clarity when interpreting zoning requirements are also a tool to achieve a more accessible document. Zoning By-law Schedules should similarly ensure legibility and clarity, to the extent possible; however, this is often constrained by the scale at which Zoning By-law Schedules must be produced.

5.1.2 A USER-FRIENDLY DOCUMENT

The structure and format of the current Zoning By-law can be modernized and improved to create a more user-friendly document that is easy to navigate and interpret by residents, developers, and agencies, and to administer by City staff. Formatting considerations for the new Zoning By-law include:

- Consolidate the individual sections of the Zoning By-law into one continuous document. This will improve a user’s ability to use digital search tools for key terms and provisions, and emphasizes that the document should be considered in its entirety to determine which provisions apply to a particular property and proposed development (e.g. general provisions must be considered, as well as provisions under the applicable Zone);
- Reformat page numbering to be continuous, rather than section-based, for easier navigation;
- Create digital hyperlinks in the Table of Contents / Index, and introduce coloured section dividers and icons to promote easier navigation and wayfinding through the document (see Figure 5-1);

Figure 5-1: Use of coloured headers (City of Pembroke Zoning By-law, January 2020)



- Reorganize provisions under Section 1 General to be arranged in alphabetical order for ease of navigation;
- Number provisions consistently throughout the document. Consideration should be given to renumbering provisions under each section as follows: Section 1; 1. main provision; a) sub-

provision; i) secondary sub-provision. This will allow for clear references to the Zoning By-law in other planning documents and development applications, such as “Section 1(1)(a)(i)”;

- Limit the number of provisions which require the reader to jump between sections in the document;
- Under each Zone, “notwithstanding” provisions which are site-specific, should be separated from parent Zone provisions which apply to all properties under that Zone. Site-specific exceptions and provisions are further discussed in Section 5.9;
- Each Zone should include a preamble which describes the general purpose and intent of the Zone;
- Under each Zone, there is an opportunity to organize performance standards (e.g. minimum setback and yard requirements) in tables which are consistent across all Zones (see Figure 5-2); and
- Adding images and diagrams to illustrate certain definitions and zoning provisions to more clearly communicate requirements. For example, diagrams can be used to illustrate definitions for dwelling types, lot types, required yards, parking space size requirements, driveway requirements, and permitted yard encroachments (see Figure 5-3).

Figure 5-2: Use of tables to organize permitted uses and performance standards (City of Brockville Zoning By-law, June 2014)

City of Brockville Comprehensive Zoning By-law No. 050-2014

5.0 RESIDENTIAL ZONES

5.1 PERMITTED USES

Unless otherwise permitted in this By-law, no person shall, within any Residential Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the uses permitted in Table 5.1.

Table 5.1 - Uses Permitted in the Residential Zones
The following uses are permitted in the zones corresponding to the columns where an “X” is identified.

Use	Residential – Singles			Residential – General				Residential – Multiple				
	R1	R2	R2A	R3	R3A	R4	R4A	R5	R6	R7	R8	R9
Single Detached Dwelling	X	X	X	X	X	X	X	X				
Linked Dwelling				X	X	X	X	X				
Semi-Detached Dwelling				X	X	X	X					
Duplex Dwelling				X	X	X	X					
Triplex Dwelling				X	X	X	X					
Year-round Dwelling (Steel)						X	X	X				
Year-round Dwelling						X	X	X				
Manufactured Dwelling						X	X	X	X	X		
Mobile Home (Permanent, Lodging House)						X		X				
Apartment Dwelling								X	X	X	X	X
Restroom Home								X	X	X	X	
Group Home Dwelling (1)	X	X	X	X	X	X	X	X	X	X	X	X
Transient Residence (1)						X		X				
Converted Dwelling	X	X		X	X	X	X					
Hot and Breakfast	X	X	X	X	X	X	X					
Second Suite (1)	X	X	X	X	X	X	X					
Garden Suite (1)	X	X	X	X	X	X	X					

Notes to Table 5.1:
(1) This use is subject to specific use provisions under the General Provisions (Section 3.0).

5.0 | RESIDENTIAL ZONES 5-1

City of Brockville Comprehensive Zoning By-law No. 050-2014

5.2 LOT AND BUILDING REQUIREMENTS

Unless otherwise permitted in this By-law, no person shall, within any Residential Zone, use any land or erect or cause to be erected or used, any building or structure, except in accordance with the lot and building requirements indicated in Table 5.2, which is inclusive of Table 5.2(a) – (c).

Table 5.2 – Lot and Building Requirements for Residential Zones

Table 5.2(a): Lot and Building Requirements for Residential – Singles Zones

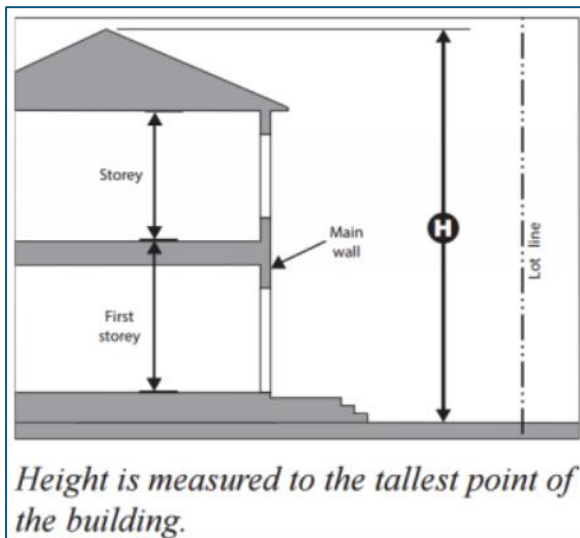
Requirement	Use	R1	R2	R2A
Minimum Lot Frontage	All permitted uses	17.0 m interior lots 20.0 m exterior lots	14.0 m interior lots 17.0 m exterior lots	10.0 m linked dwellings (interior lots) 12.0 m interior lots 14.0 m exterior lots
Minimum Lot Area	All permitted uses except Converted Dwelling	525.0 m ²	425.0 m ²	300.0 m ² or 270.0 m ² for linked dwellings
	Converted Dwelling	540.0 m ²	540.0 m ²	Not permitted
Minimum Front Yard	All permitted uses	6.0 m	6.0 m	4.5 m
Minimum Exterior Side Yard	All permitted uses	4.5 m	4.5 m	3.0 m
Minimum Interior Side Yard (1)	All permitted uses	1.2 m	1.2 m	1.0 m
Minimum Rear Yard	All permitted uses	7.5 m	7.5 m	6.0 m
Minimum Landscaped Open Space	All permitted uses	40%	40%	40%
Maximum Height	All permitted uses	10.5 m	10.5 m	11.0 m
Other Provisions	All permitted uses			The maximum width of an attached private garage shall be 6.0 m or 50% of the width of the main building, whichever is less. The attached private garage shall not be permitted to encroach further into the front yard than the principal building, inclusive of any front porch.

Note: Other General Provisions may apply. Schedule “B” applies to properties in the Downtown and Central Waterfront Area.

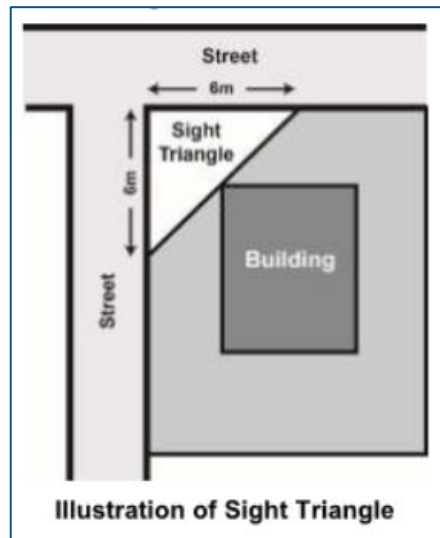
Notes to Table 5.2(a):
(1) Attached garages to residential dwellings, which existed prior to the effective date of this By-law, having a setback to a side property line of 1.0 m or greater shall be deemed to be legally complying to this By-law with respect to location.

5-2 City of Brockville

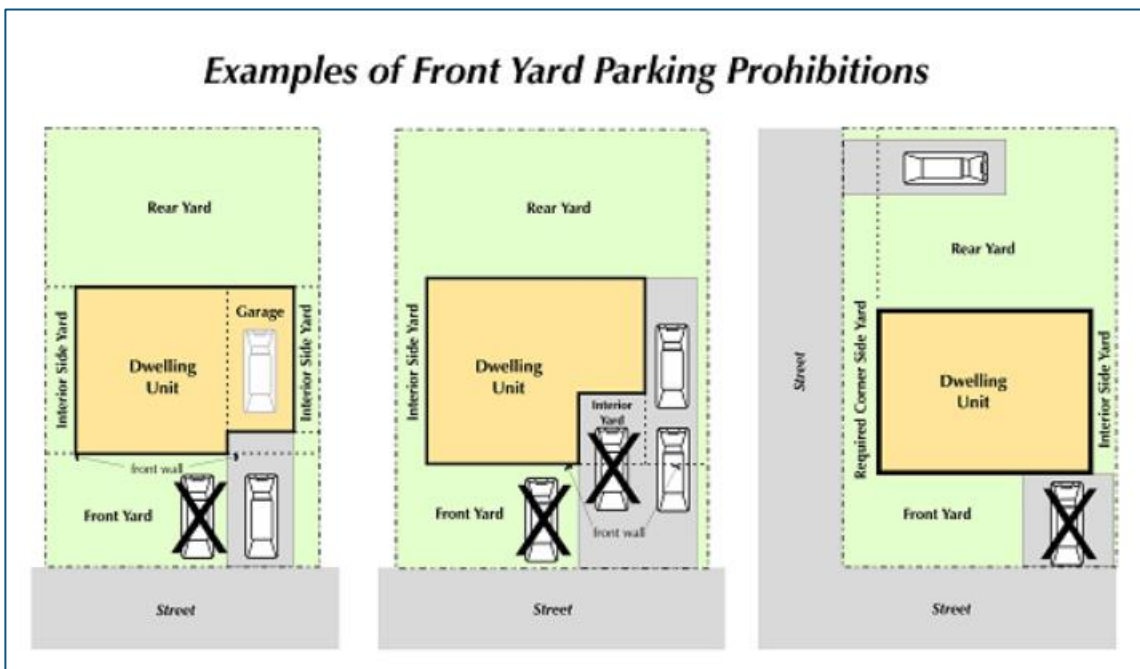
Figure 5-3: Examples of Zoning By-law illustrations



Source: Town of Oakville Zoning By-law (2014)



Source: Township of Russell Zoning By-law (2018)



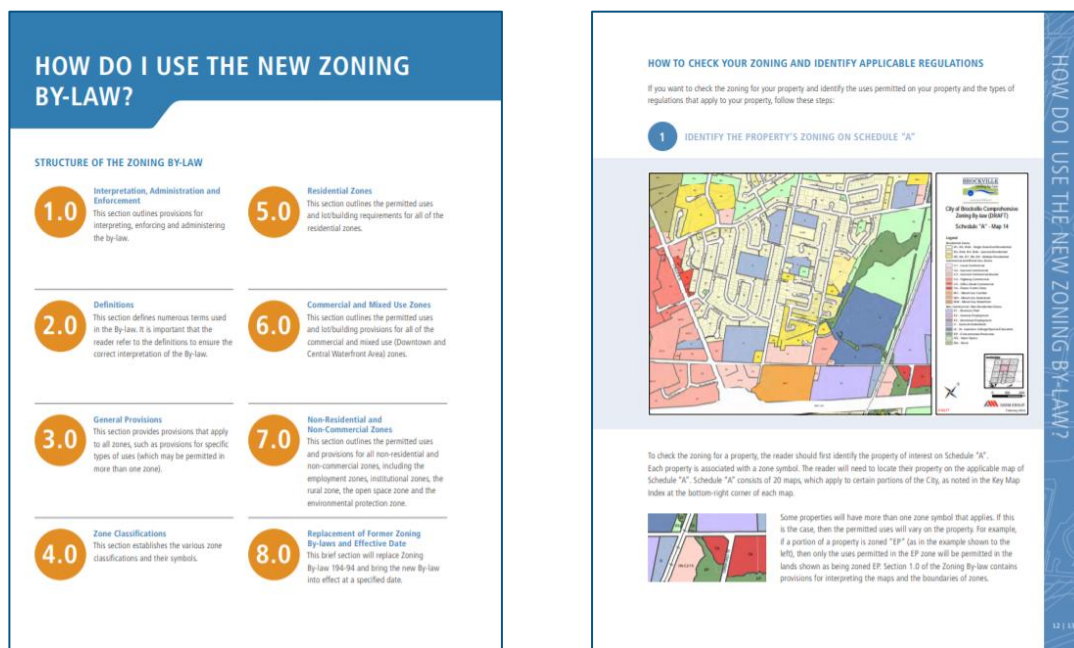
Source: City of Ottawa Zoning By-law (2008)

5.1.3 INCLUDING A USER GUIDE

The existing Zoning By-law lacks an Interpretation section that can be referenced for an explanation on how to read and interpret the Zoning By-law. Modern Zoning By-laws often include a “User Guide”, which is a supplemental document or a non-operative section within the Zoning By-law to help inform the reader on how to use and interpret the Zoning By-law. An example of excerpts from a User Guide are included in **Figure 5-4**. Key elements that should be considered in a User Guide include:

- An overview of the overall function and purpose of the Zoning By-law, and relationship to the Official Plan and other municipal by-laws (e.g. Site Plan Control By-law) and regulations;
- An overview of the structure of the Zoning By-law, including a summary of what is included in each section;
- The difference between Zones and overlays, as applicable; and
- Steps in using the Zoning By-law, including how to:
 - Determine and find the zoning for your property on the Zoning Map;
 - Interpret the zoning code for a property, including any suffixes, such as those related to Special Exception Zones (e.g. RES 20-EXC) or Holding Zones (e.g. RES 20-h);
 - Determine what uses are permitted in the Zone, and clarify the meaning of a permitted use;
 - Determine what Zone provisions apply, and if any general provisions apply; and
 - Clarify the meaning of a permitted use, using the definitions in the Zoning By-law.

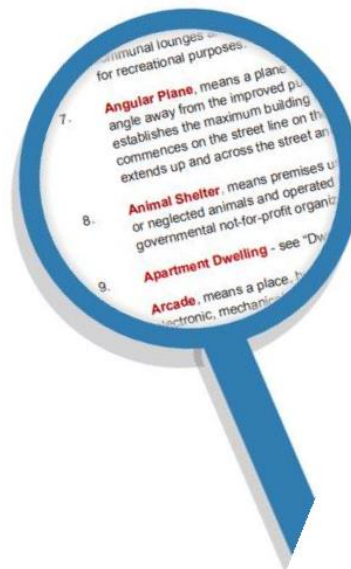
Figure 5-4: Example excerpts from the User Guide to the City of Brockville Zoning By-law



5.2 DEFINITIONS

The current Zoning By-law establishes defined terms in Section 2 Definitions. **The following changes may be considered to assist in the interpretation of the new Zoning By-law:**

- A comprehensive review of all definitions should be completed to ensure that they are contemporary, including deletion or replacement of definitions for uses which are out of date;
- Definitions should also be reviewed to ensure that every permitted use discussed in the general provisions and listed under the individual Zones has a corresponding definition. A definition will also have to be added for any new permitted uses introduced through the preparation of the new Zoning By-law;
- Permitted uses should also be reviewed to identify uses that are similar in nature, and that may be grouped under a broader defined term;
- There are instances of definitions which contain zoning provisions, that should be relocated into the appropriate section of the Zoning By-law. For example, the existing definition for “Home Occupation” contains requirements related to dwelling character, maximum floor area, signage, and parking, which are duplicated and/or should be moved to Section 01-2-18 “Home Occupation Standards”; and
- As previously mentioned, illustrations of technical definitions (e.g. lot lines, yards) may be added to assist the reader in interpreting the provisions of the Zoning By-law.



5.3 GENERAL PROVISIONS

This section of the Discussion Paper addresses zoning issues which would typically be addressed under the General Provisions section of a Zoning By-law.

5.3.1 TINY HOMES

Tiny homes are small, private, and self-contained dwelling units with living and dining areas, kitchen and bathroom facilities, and sleeping areas, that are intended for year-round use. They are generally less than 37 m² (400 ft²), but in accordance with the Ontario Building Code, cannot be under 17.5 m² (188 ft²). Tiny homes could be developed on a single lot as infill-type development, or as part of tiny home cluster or community consisting of multiple dwellings.

Some municipalities are seeking to encourage tiny homes as a means of affordable housing. The City's

Official Plan does not address tiny homes, but does seek to “increase the stock of housing that is affordable to low and moderate income households” (Policy 5.2.2).

From a zoning perspective, tiny homes can be promoted by specifically defining and permitting this dwelling type in the Zoning By-law, or by removing minimum dwelling size requirements. It should be noted that the City’s current Zoning By-law does not contain minimum dwelling size requirements in the Urban Residential Zones. As such, a tiny home would be permitted in these Zones, provided they can meet all other requirements of the Zoning By-law. In the case of a cluster or community of tiny homes, multiple tiny homes on a single lot would not currently be permitted under Section 01-2-15 Multiple Buildings on a Lot of the Zoning By-law, and would need to proceed through a Plan of Subdivision, or seek a Zoning By-law Amendment.



Under the “More Homes, More Choice: Ontario’s Housing Supply Action Plan”, the Province has published a helpful resource to assist property owners who are considering a tiny home, entitled “Build or Buy a Tiny Home” (Ministry of Municipal Affairs and Housing, 2019).

5.3.2 POP-UP COMMERCIAL USES

The City has identified the need to consider zoning provisions related to pop-up commercial uses, or “pop-up shops”. The current Zoning By-law includes a definition for “Temporary Sales”, which means sales that occur not longer than a 72 hour period, by a particular individual or firm. Section 10-2 of the Zoning By-law permits temporary sales on a limited basis, to a 72-hour period in any 6 month period, in hotels, motels, community arenas, and public halls, subject to licensing requirements. In addition, Temporary Sales are also permitted in locations which are zoned for commercial uses and permit retail sales. As such, the current Zoning By-law does address pop-up shops. However, consideration should be given to the duration limitations and locations.

In particular, the City of Cornwall Waterfront Plan contemplates zoning to facilitate opportunities for food trucks and pop-ups along the waterfront, to activate the area. The existing provisions for Temporary Sales do not explicitly permit these uses outdoors in open space areas, such as in parks

along the waterfront. Consideration should be given to expanding the permissions for Temporary Sales to facilitate pop-up shops and food trucks in appropriate open space areas, where environmental constraints do not preclude their operation.

5.3.3 PARKING REQUIREMENTS

Parking standards in the current Zoning By-law require review to ensure that they are contemporary and adequately reflect the built form and function of permitted uses. Section 01-3-10 Parking Ratios should be reviewed to ensure that every defined permitted use in the Zoning By-law has a corresponding parking space requirement, and a visitor parking space requirement as appropriate.

The current Zoning By-law permits a reduction of parking space requirements for commercial uses in the Central Business District and Le Village Business Areas by half of what is required in Section 01-3-10 Parking Ratios. **Consideration should also be given to reducing parking space requirements for certain uses located in other areas where mixed use development is encouraged, and where parking can be shared between uses, which may depend upon time of day or periods in the week (e.g. weekends when one or more uses are closed and thus do not require parking).**

The inclusion of diagrams to illustrate zoning requirements should be considered to more clearly communicate parking requirements, include parking space dimensions and prohibitions on parking in certain locations on a lot (e.g. within the required front yard).

BARRIER-FREE PARKING REQUIREMENTS

Requirements for barrier-free parking spaces and sizes in the Zoning By-law should meet the requirements of Ontario Regulation 191/11, as amended and passed under the Accessibility for Ontarians with Disabilities Act, 2005. This includes provisions for Type A (minimum width of 3.4 m) and Type B (minimum width of 2.4 m) parking spaces and access aisle (minimum width of 1.5 m) for an “Obligated Organization” as defined in the Accessibility for Ontarians with Disabilities Act. This applies to the Government of Ontario, the Legislative Assembly, a designated public sector organization, a large organization (with 50 or more employees in Ontario) and a small organization (1-50 employees in Ontario).

Currently, Section 01-3-14 of the Zoning By-law contains provisions for “parking spaces for the physically challenged”. These provisions must be reviewed and updated to match the standards passed under the Accessibility for Ontarians with Disabilities Act.

5.4 SPLIT ZONING

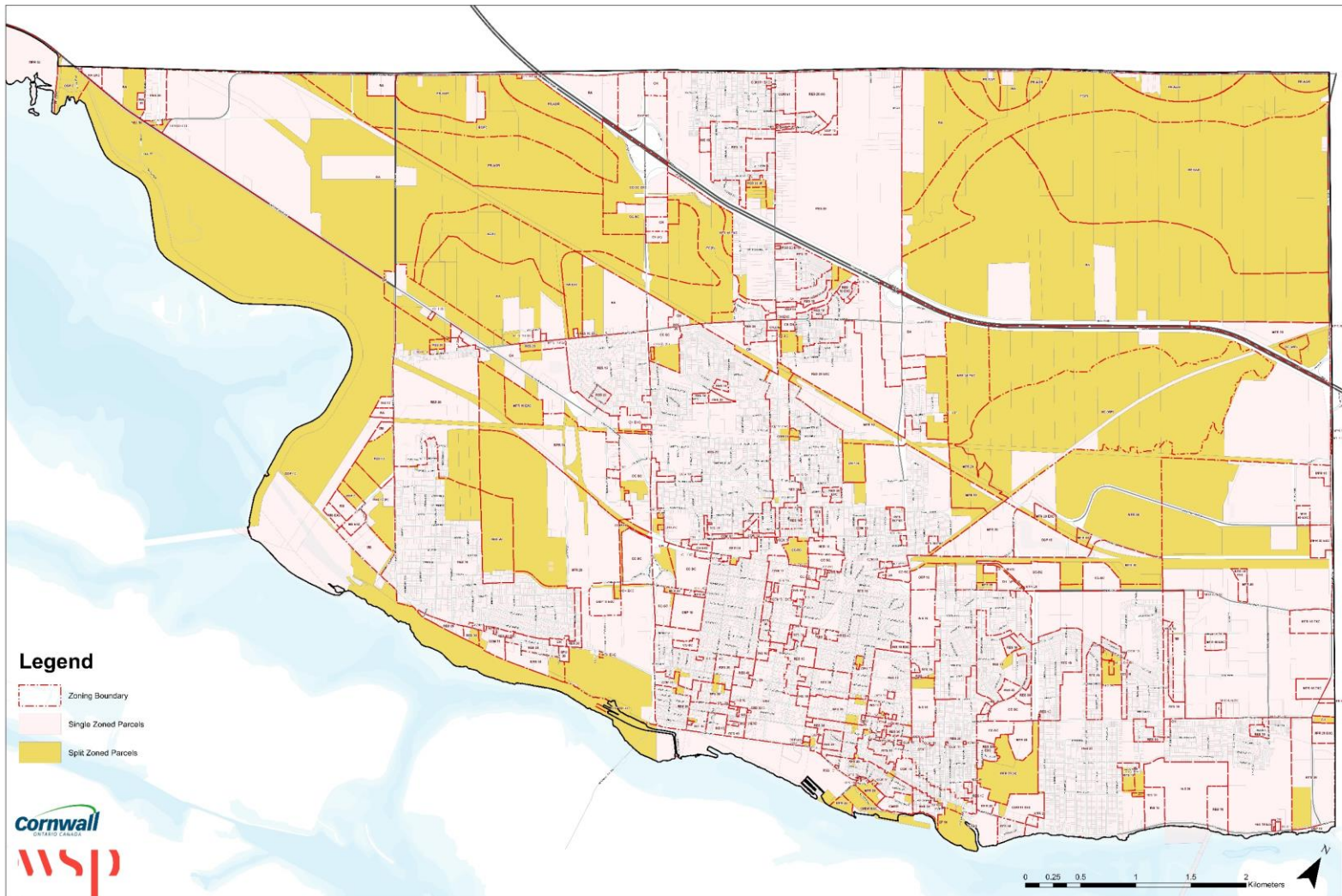
In most circumstances, each individual lot in the City is associated with a single Zone. “Split zoning” is defined as any lot which has more than one applicable Zone. There may be unavoidable circumstances where a property must be split into multiple Zones; for example, this may include using a separate Zone to delineate a natural heritage feature or a floodplain on a portion of a lot that is subject to development constraints. While this could be addressed through the use of zoning overlays, it is sometimes desirable to reflect significant constraints through a separate Zone to create a very clear distinction between lands that are developable and those that have limitations. There may also be instances where a very large or deep lot is separated into multiple Zones to ensure compatibility with adjacent Zones and areas, which may necessitate differences in permitted uses and lot and building requirements, depending on where development on the lot is proposed to occur.

It is generally recognized that properties with split zoning can pose challenges when it comes to administering and interpreting zoning requirements on a single lot. For example, a property owner may propose a building that crosses Zone boundaries on a lot, at which point it may be difficult to determine which lot and building requirements should apply or may require a minor variance or Zoning By-law Amendment.

The City has expressed an interest in reviewing and limiting the instances of split zoning, to the extent feasible. **As part of this Discussion Paper, the number of properties with split zoning were identified using GIS, as illustrated in Figure 5-5, and described below:**

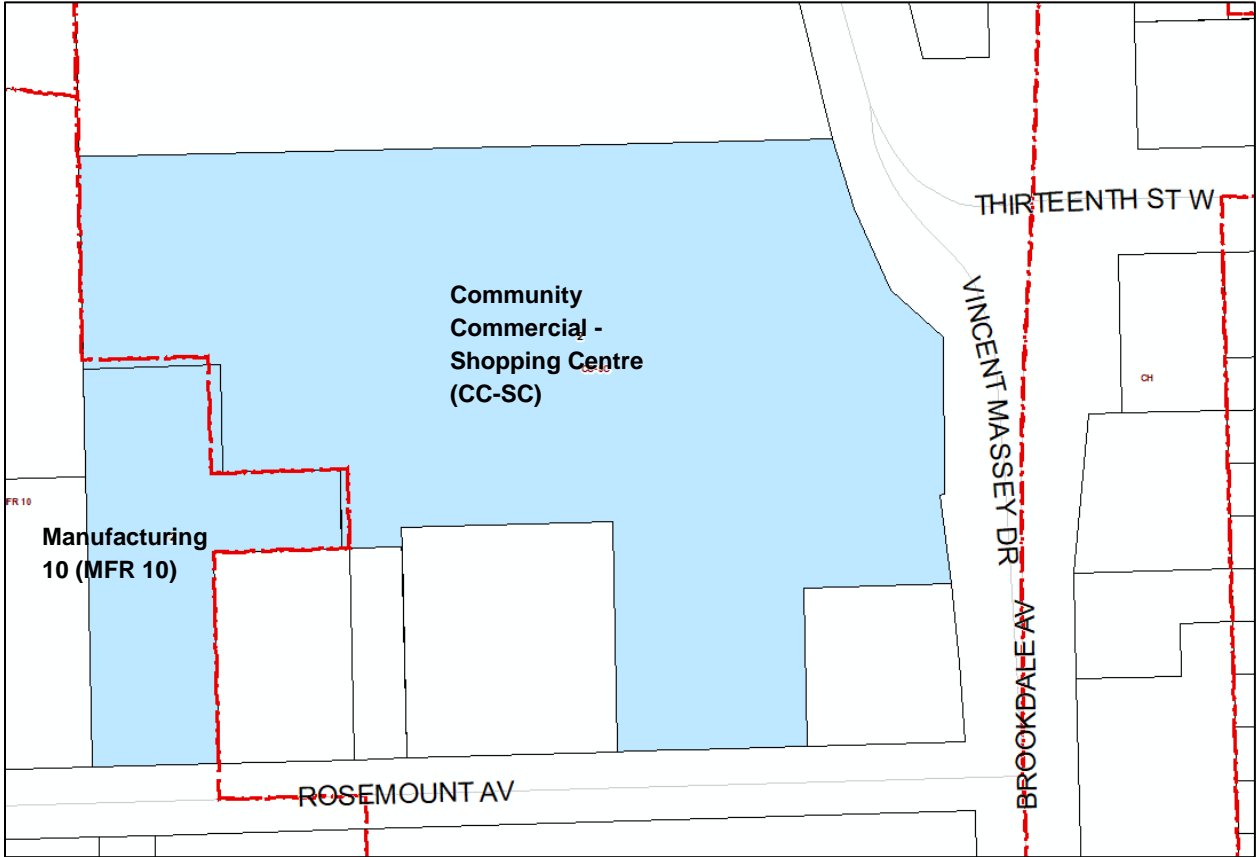
- **1 Zone: 15,830 properties;**
- **2 Zones: 158 properties;**
- **3 Zones: 26 properties;**
- **4 Zones: 16 properties;**
- **5 Zones: 2 properties; and**
- **6 Zones: 3 properties.**

Figure 5-5: Existing properties with split zoning in the City of Cornwall (yellow parcels)



It is important to note that a number of properties identified as having split zoning are due to technical discrepancies with how Zone boundaries have been digitized in the mapping, and how closely they align with parcel boundaries. In the mapping excerpt in Figure 5-6, it is clearly intended that the red Zone boundary in the eastern portion of the property follows the parcel boundary; however, there are minor deviations in the mapping which result in the property showing as having both Community Commercial - Shopping Centre (CC-SC) and Manufacturing 10 (MFR 10) zoning.

Figure 5-6: Example of split zoning in the existing zoning mapping



To minimize instances of split zoning, the mapping of Zone boundaries should be corrected to follow parcel boundaries.

The following alternatives to split zoning could be considered, where feasible:

- **Overlay Zones:** An overlay Zone approach can be used where particular provisions apply across certain geographic areas, and where these areas are not aligned with lot lines. An overlay Zone is often depicted in zone maps as hatching over a geographic area, within which particular provisions apply. The hatching is an illustrative tool which can be shown on the main Zoning Map, or on a separate map. This approach is most commonly utilized in association with environmental

constraints, such as floodplains and other hazardous lands, or to delineate environmental features which require protection or further study before development permissions can be determined. Zoning overlays can also be used to delineate areas subject to provisions related to heritage districts, lands subject to source water protection provisions, and lands in proximity to landfills and airports, among other circumstances.

- **Special Exceptions:** Instances of split zoning that are related to the application of different permitted uses or lot and building requirements on portions of a property could be addressed by site-specific exceptions, rather than split zoning. This could include illustrations or descriptions of the subject property where specific provisions apply.

5.5 VINCENT MASSEY DRIVE CORRIDOR

Vincent Massey Drive was formerly the primary entry and exit route to Cornwall to and from the west, until the completion of Highway 401 in 1968. This legacy can be seen in the many motels that continue to line the corridor, however, the role of Vincent Massey drive is changing as roads such as Brookdale Avenue have become the major entry and exit thoroughfares (see **Figure 5-7** and **Figure 5-8**).

The Official Plan designates Vincent Massey Drive as General Commercial along its entirety from Thirteenth Street to Power Dam Drive and the City's Urban Settlement Area Boundary. Policy 3.3.5.1 b) of the Official Plan states that the Vincent Massey Corridor is one of the City's major employment areas.

The Zoning By-law currently zones Vincent Massey Drive as Community Commercial - Shopping Centre from Thirteenth Street to Fifteenth Street. Vincent Massey Drive is zoned as Highway Commercial from Fifteenth Street to Power Dam Drive, the portion of the Drive where many of the City's hotels and motels are located.

In anticipation of further changes along this corridor and as the role of Vincent Massey Drive in the community continues to evolve, consideration could be given to: extending the Community Commercial - Shopping Centre Zone along the entirety of the Vincent Massey Corridor; applying another Zone which permits a broader range of commercial uses to help support redevelopment; or revising the Highway Commercial Zone to permit additional commercial uses and revise building and lot requirements.

Figure 5-7: Vincent Massey Drive, Looking East Near Oran Ave. (Google Earth, 2020)

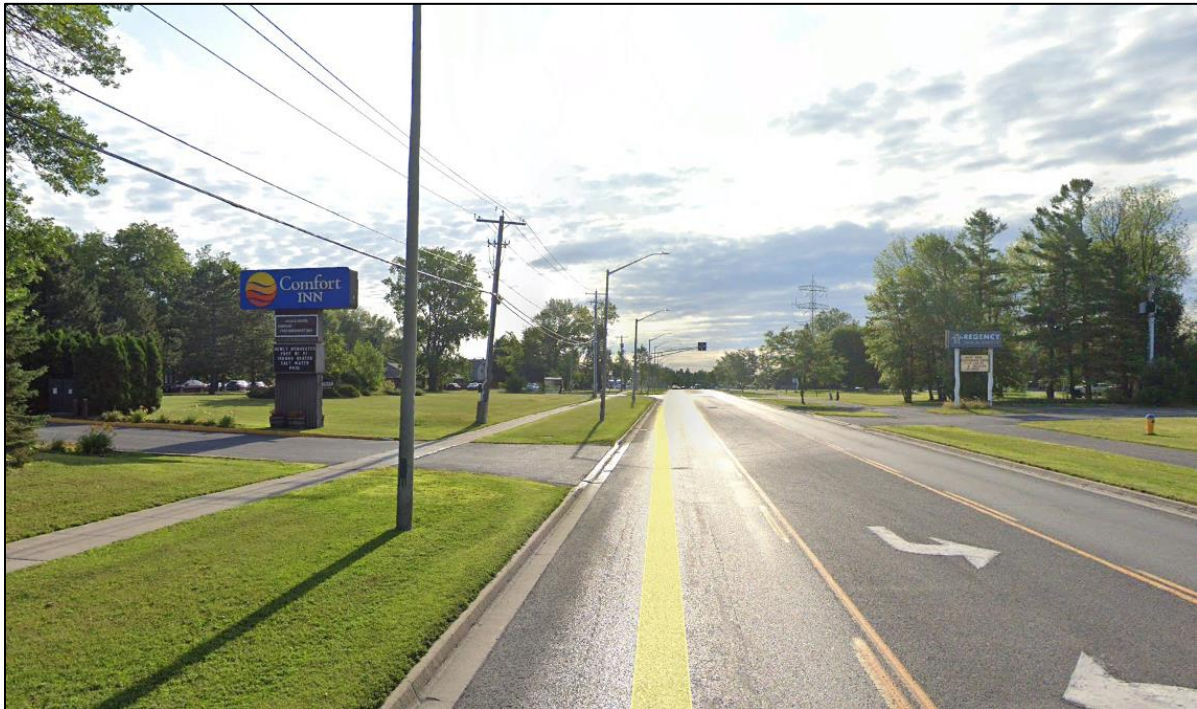
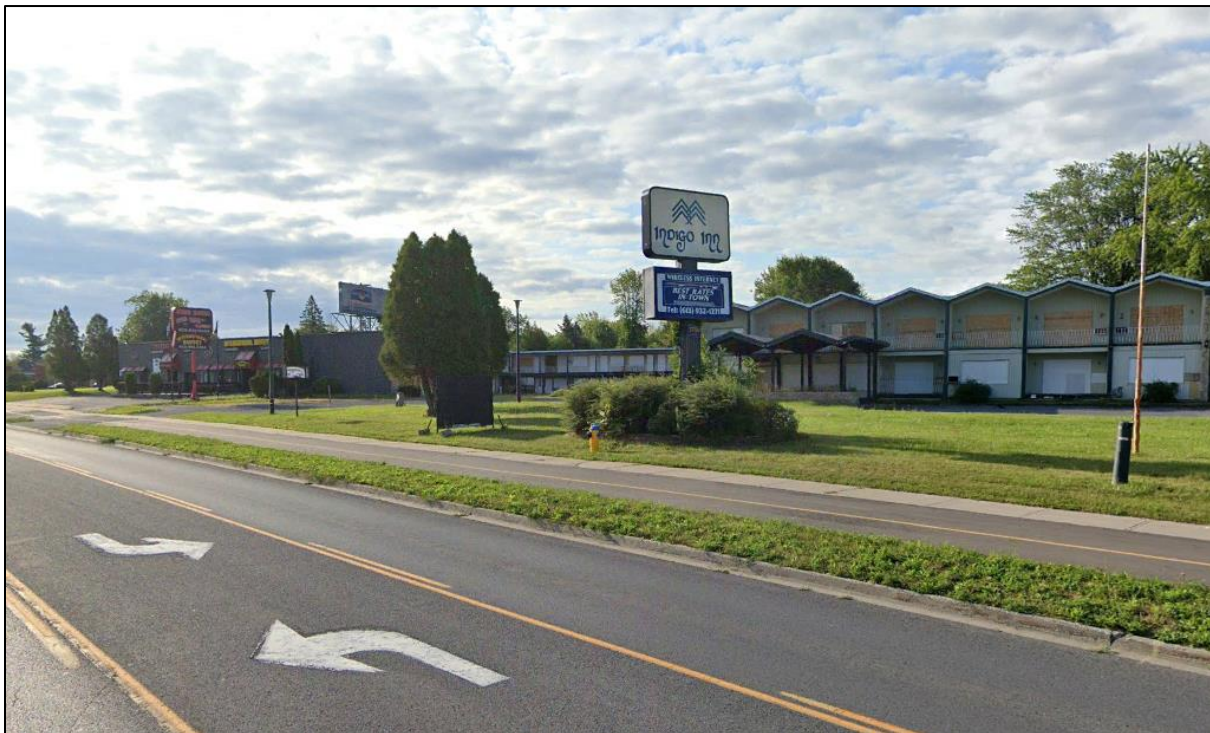


Figure 5-8: Vincent Massey Drive, Looking East Near CNR Tracks (Google Earth, 2020)

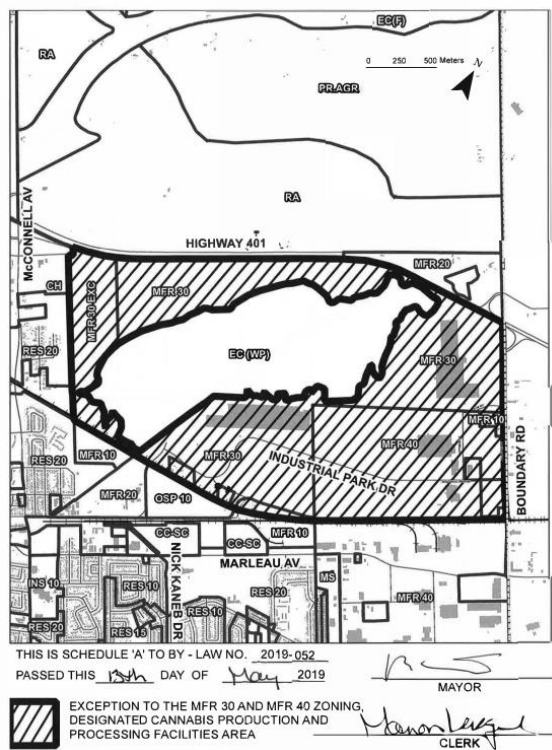


5.6 CANNABIS PRODUCTION AND PROCESSING FACILITIES

In July 2018, the Cannabis Act made it legal to produce, use, and sell cannabis across Canada. Municipalities have the authority to permit, prohibit, and regulate Cannabis Production Facilities through their Zoning By-laws. A Chief Building Official will refuse to issue a building permit for any proposed construction or new development that does not comply with the provisions of a Zoning By-law. Accordingly, licensed cannabis producers are required to obey municipal Zoning By-laws. It is important to note, however, that while Zoning By-laws can regulate cannabis production, they cannot regulate the sale of cannabis. This means that zoning requirements for a cannabis retail store must be the same as for any other type of retail store; for example, wherever a retail store is permitted, as cannabis retail store must also be permitted. However, the regulations associated with the Ontario Cannabis License Act require that there is a 150 m separation distance between cannabis retail stores and schools.

Cannabis Production Facilities are an emerging zoning issue in municipalities across Ontario. There are two common approaches that other municipalities have taken regarding regulating Cannabis Production Facilities:

- Defining “Cannabis Production Facility” and regulating where the use can be located; or
- Treating a “Cannabis Production Facility” as any other industrial or agricultural use.



Currently, the Zoning By-law defines “Cannabis” and “Cannabis Production Facility”, in accordance with the Cannabis Act. The Zoning By-law also defines “Medical Marihuana Production Facility”. Cannabis production and processing facilities are currently permitted to be located on those lands zoned Manufacturing 30 (MFR 30) and Manufacturing 40 (MFR 40), as specifically illustrated on Schedule A of By-law 2019-052 (see Figure 5-9), and are subject to specific provisions under Section 01-2-24 of the Zoning By-law.

Figure 5-9: Schedule A, By-law 2019-052, delineating the MFR 30 and MFR 40 Zones where Cannabis Production and Processing Facilities are permitted

As part of the Zoning By-law Review, it should be considered whether the definition of “Medical Marihuana Production Facility” can be deleted, as there may no longer be a need to differentiate between medical and recreational cannabis production facilities. Further, it should be considered whether a cannabis production facility can be treated as any other manufacturing industrial use, and allowed wherever other manufacturing uses are permitted, provided certain setbacks are maintained to sensitive land uses (i.e. residential, institutional).

5.7 SHORT-TERM ACCOMMODATIONS

With the increasing presence of platforms such as Airbnb, short-term accommodation is an emerging issue facing many municipalities. Short-term accommodations can provide benefits to home owners in the form of improved housing affordability, as well as to the travelling public in the form of increased accommodation supply and affordability.

However, in some situations, nuisances associated with short-term accommodations can include noise, parking, traffic. Additionally, there is some concern about the impact of short-term accommodations on overall housing affordability. In some communities, homes are purchased by investors for the sole purpose of short-term accommodation, thus reducing the overall market supply of homes (to own and to rent), and resulting in inflated housing prices. The Official Plan does not address short-term accommodation; however, it does address associated issues of housing affordability, and land use compatibility.

While the ability of municipalities to regulate short-term accommodations through zoning has been debated, one such example approach is a recent Local Planning Appeal Tribunal ruling which upheld the City of Toronto’s ability to regulate short-term accommodations through its Zoning By-law. The City of Toronto’s Zoning By-law now limits short-term accommodations (any rental that is less than 28 consecutive days) to principal residences only. The City of Toronto’s approach to short-term accommodations also utilizes a licensing and registration by-law.

If housing affordability or land use compatibility concerns related to short-term accommodations have been identified in the City of Cornwall, the City could consider addressing these issues through the Zoning By-law. It should also be noted, however, that there additional approaches to addressing short-term accommodations such as licensing and registration by-laws, and housing strategies.

5.8 MINOR VARIANCE TRENDS

As previously discussed in Section 2.1, minor variances are granted by the City of Cornwall’s Committee of Adjustment under Section 45 of the Planning Act. They provide relief from the provisions set out in the Zoning By-law, provided an application meets the four tests for a minor variance under the Planning Act. Typically, minor variances allow for minor deviations from standards,

such as lot dimensions, building setbacks, parking requirements, or building height requirements. Examining trends in minor variance applications and approvals over time can help inform which specific provisions may need to be examined through the Zoning By-law Review.

As part of this Discussion Paper, minor variances granted by the Committee of Adjustment between 2014 and 2019 were reviewed at a high level to determine frequently recurring minor variance approvals. A total of 272 minor variance applications were heard by the Committee of Adjustment. However, many of these applications were seeking multiple minor variances; a total of 386 individual minor variances were reviewed. **Figure 5-10** illustrates the number of individual minor variances granted by the Committee of Adjustment between 2014 and 2019, for properties in each Zone. However, it should be noted that many minor variances were related to requirements under the General Provisions of the Zoning By-law, and not necessarily to provisions under a property’s specific Zone. **Table 5-1** provides a tally of specific types of minor variances across all the Zones.

Table 5-1: Minor Variance Types Across All Zones (2014-2019)

MINOR VARIANCE TYPE	TALLY ACROSS ALL ZONES
Accessory Apartment	5
Accessory Structure	18
Additional Living Space	1
Amenity Space	1
Basement Apartment	3
Car Dealership	1
Commercial to Residential Conversion	1
Creation of New lot	3
Daycare / Montessori	1
Detached Garage	2
Driveway	5
Farmers Market	1
Fencing	18
Garden Centre	1
General Professional Office	2
Height	3
Home Occupation	1
Landscaping	21
Legal Non-conforming	21
Loading Space	2
Lot Area	20
Lot Frontage	23
Lot Occupancy	16
Marine Containers	3

MINOR VARIANCE TYPE	TALLY ACROSS ALL ZONES
Minimum Distance Separation	1
Multiple Buildings on a Lot (4Plex)	4
New Building	1
Parking	37
Paving	3
Personal Service Use	1
Pool	2
Private Day Care	1
Rear Yard Deck	1
Residential Trailer	1
Semi-detached Dwelling	2
Setback, Front Yard	39
Setback, Rear Yard	46
Setback, Side Yard	47
Sign	10
Single Family Dwelling	6
Temporary Structure	1
Trades / Commercial	1
Yard Encroachments	9

Under General Provisions, the following zoning requirements had the highest prevalence of minor variances: parking (37); landscaping (21); accessory structures (18); and fencing (18).

The highest proportion of minor variances applied to the Residential 20 Zone. This represents nearly half of all variances granted over between 2014 to 2019. Of these 179 variances, 64 related to setbacks (front yard, rear yard, or side yard), while the remainder related to various standards such as parking, lot occupancy, and lot frontage.

Other Zones which also had a significant number of variances included the Residential 30 Zone (44 variances), Residential 10 Zone (25 variances), and Central Business District Zone (22 variances).

The above findings indicate that, at a minimum, the following provisions and related minor variance applications should be examined in further detail as part of the Zoning Strategy Report, to determine any appropriate modifications:

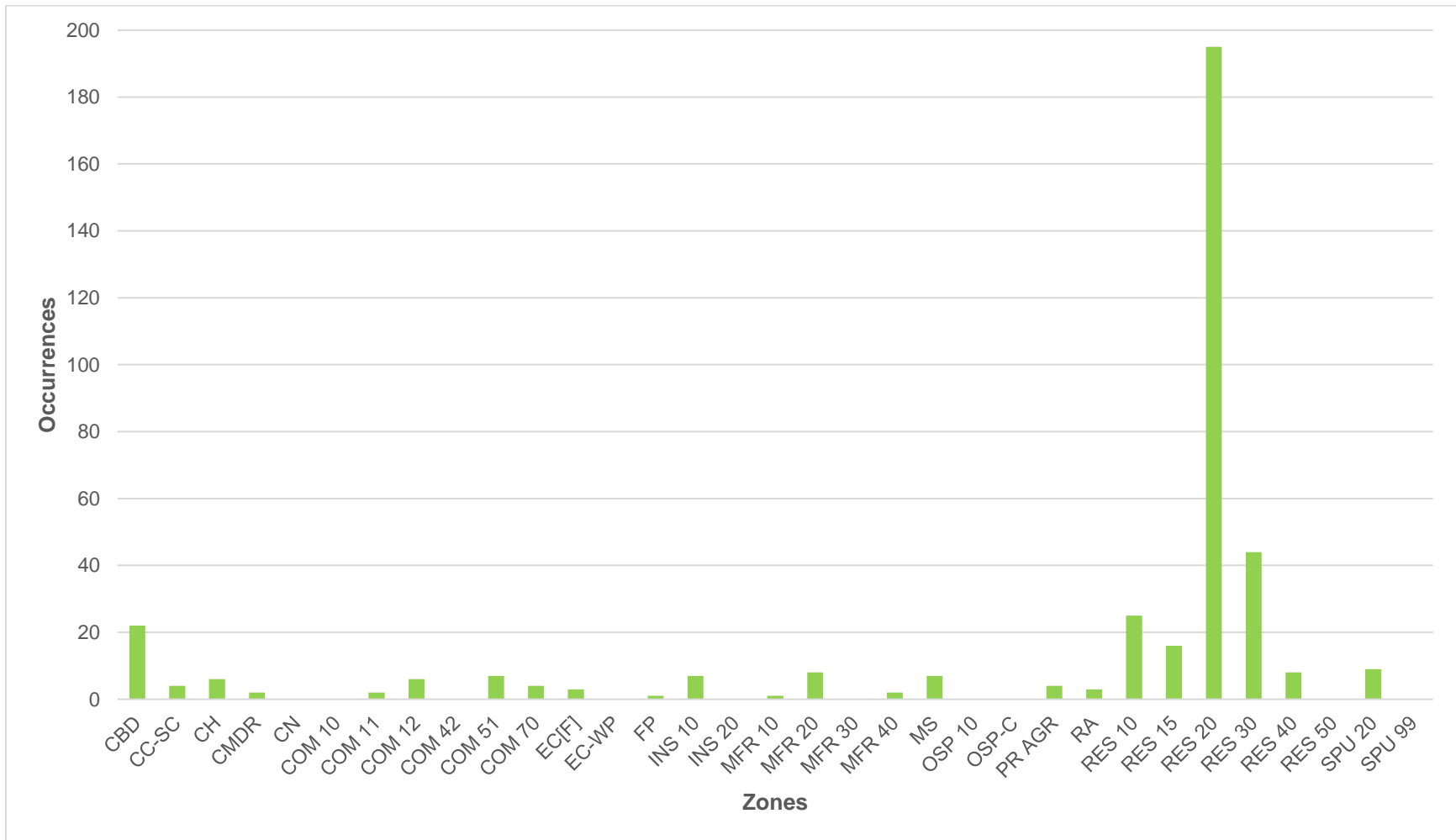
- General provisions related to accessory structures, fencing, landscaping, and parking;
- Residential 10 Zone provisions, particularly rear yard setback requirements;
- Residential 20 Zone provisions, specifically front yard, rear yard, and side yard setback requirements, as well as lot occupancy and lot frontage;

- Residential 30 Zone provisions, particularly front yard, rear yard, and side yard setback requirements, as well as lot occupancy; and
- Central Business District Zone provisions, specifically front yard, rear yard, and side yard setback requirements.

In determining appropriate modifications to existing zoning standards and requirements, careful consideration should be given to the implications of any decisions on existing properties and current approvals.

When the existing Zoning By-law is repealed and replaced, existing minor variances will be terminated with the date of passage of the new Zoning By-law. Unless the applicable properties comply with the standards of the new Zoning By-law, they would become legal non-complying. However, the City may wish to include a new general provision in the new Zoning By-law to preserve previously approved minor variances, including those where the property owner had obtained minor variance approval but had not yet applied to construct their development. This would ensure that all previously approved minor variances are carried forward, and would avoid the creation of numerous legal non-complying properties once the new Zoning By-law is in effect.

Figure 5-10: Minor Variances by Zone (2014 - 2019)



5.9 SITE-SPECIFIC EXCEPTIONS

As is typical for a Zoning By-law that has been regularly amended over time since its adoption, there are many site-specific exceptions and provisions in the current Zoning By-law. The Zoning By-law Review will identify options and opportunities where site-specific exceptions and special provisions can be consolidated or eliminated. The overall objective of reviewing the site-specific exceptions is to minimize how many are included in the new Zoning By-law, to the extent feasible, in order to develop a new Zoning By-law that is streamlined and easier to administer and interpret.

In the current Zoning By-law, site-specific exceptions are generally embedded under the applicable Zones as provisions beginning with “Notwithstanding [...]”. The current Zoning By-law does not include a specific section, or a sub-section under each Zone, where all site-specific exceptions are organized and numbered. Further, while the Zoning Map identifies properties with site-specific exceptions by adding a suffix to their zoning (e.g. Residential 20-EXC (RES 20-EXC)), the site-specific exceptions are not numbered on the Zoning Map or in the Zoning By-law, to easily identify which site-specific exception applies to a particular property. The user of the Zoning By-law must locate the applicable site-specific exception by searching for the applicable address of the property in the Zoning By-law document.

There are two approaches typically used by municipalities to organize site-specific exceptions in contemporary Zoning By-laws:

- To include site-specific exceptions under a dedicated subsection in each Zone. Site-specific exceptions are typically numbered as a suffix to the underlying parent Zone in sequential order (e.g. if the parent Zone is Residential 10, the exceptions would be numbered Residential 10-1, Residential 10-2, etc.); or
- To organized exceptions within a single Section of the Zoning By-law, which is separate from the parent Zones and forms a distinctive part of the document. In this case, site-specific exceptions would be numbered sequentially across all zones.

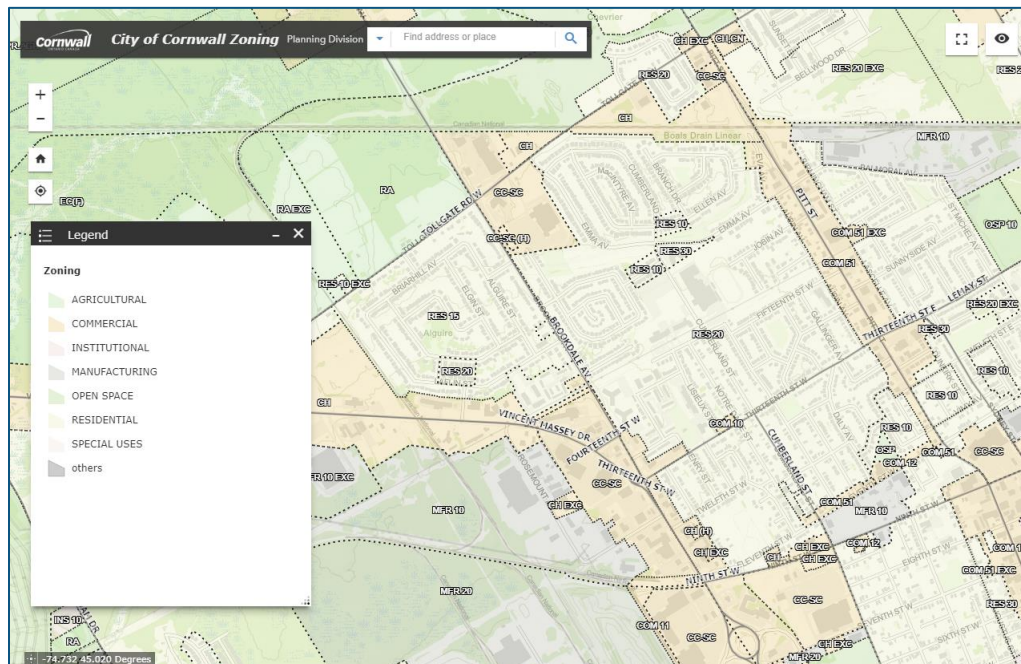
As part of the Zoning By-law Review, a methodology for reviewing site-specific exceptions will be developed. Consideration will be given to the following:

- **Confirm the relevance of the site-specific exceptions:** Given the adoption date of the current Zoning By-law in 1969, there may be old site-specific exceptions (or portions of site-specific exceptions) which are no longer relevant, as ownership and development intent for the property may have changed, or the properties may have been developed and the intent of the site-specific exception has been fulfilled. While site-specific exceptions are no longer relevant, consideration should be given to deleting them from the new Zoning By-law. Determining the relevance of

existing site-specific exceptions will rely on the knowledge of City staff regarding particular properties, their history, and their current uses.

- **Confirm conformity of site-specific exceptions in the Zoning By-law with site-specific policies in the Official Plan:** The Official Plan contains several site-specific policies related to permitted uses on certain properties. There may be a need to cross-reference those policies with the zoning for those properties. **City staff should confirm whether the site-specific policies in the Official Plan have been implemented through a Zoning By-law Amendment for those properties.**
- **Confirm the relevance of site-specific exceptions against the new Zoning By-law:** The development of the new Zoning By-law will likely result in modifications to permitted uses, and lot and building requirements. Where the provisions of a parent Zone change, a site-specific exception may no longer be needed if the zoning provisions are modified with a permission that was previously the subject of a site-specific exception. This would result in the ability to delete some or all of a site-specific exception, if it is no longer relevant because the parent Zone has been modified.
- **Integrate the site-specific exceptions into a new streamlined format:** Once site-specific exceptions have been reviewed and modified per the above, those remaining should be integrated into the new Zoning By-law in a streamlined manner using one of the two approaches discussed in this section – either under a subsection in the parent Zone, or in a separate Section of the Zoning By-law.
- **Numbering the site-specific exceptions:** Once the above is completed, the remaining site-specific exceptions should be comprehensively numbered in the Zoning By-law document and in the Zoning Map in sequential order, so that they can be easily identified and distinguished from parent Zone provisions. An example of site-specific exceptions identified in a Zoning Map or Schedule is illustrated in **Figure 5-11**.

Figure 5-12: CornwallMaps – City of Cornwall Zoning (Excerpt)



At the outset of the Zoning By-law review project, it was agreed with City staff that the new Zoning By-law mapping would be comprised of an updated City of Cornwall Zoning Map in a coloured poster format, for consistency with the existing map. This map will then also be converted by City staff into an interactive online map. This will eliminate the need for the City to maintain and update numerous plates in the Zoning Atlas.

The poster format Zoning Map will be prepared in accordance with best mapping practices, including considerations to make it as accessible as possible, while recognizing that the scale of the map may limit legibility (e.g. font sizes) to some extent. However, the interactive online map allows users to view zoning at all scales, including zooming in on a given property.

In preparing the new poster format Zoning Map, the following will be considered:

- Including a title block which clearly identifies the date of the map and when it was last updated;
- Including a clear legend and north arrow;
- Use of clear labels for Zones, street names, and other map features;
Use of colours that are easily distinguished from one another, to distinguish between zone categories (e.g. Residential, Commercial, Industrial, etc.);
- Zones boundaries should extend to the centreline of roadways, and will generally follow lot lines and the limits of major features, such as waterways and railways.

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6 NEXT STEPS

This Draft Discussion Paper has been prepared based on preliminary background review, initial consultations with City staff, and has been presented to the Technical Advisory Committee. Next, the Draft Discussion Paper will be presented to the broader community in May 2020 at an online Public Open House (Public Open House #2). Based on feedback received from the community, additional key issues and opportunities may be identified and the Discussion Paper will be finalized.

The Final Discussion Paper will form the basis for preparing the Draft Zoning Strategy Report, which will delve deeper into specific zoning issues, outline a series of recommendations for changes to the Zoning By-law, and include a proposed document template. The Draft Zoning Strategy Report will be presented at a Technical Advisory Committee meeting to receive technical feedback and input into the recommendations on zoning approaches. The Zoning Strategy Report will then be finalized and presented to the City's Planning Advisory Committee for endorsement. Together, the Discussion Paper and the Zoning Strategy Report will form the basis for preparing the Draft Zoning By-law.

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A

**OFFICIAL PLAN
CONFORMITY MATRIX**

City of Cornwall Comprehensive Zoning By-law Review

Appendix A: Draft Official Plan Conformity Matrix | May 2020

This Conformity Matrix has been prepared based on a review of the Official Plan policies which provide direction for the Comprehensive Zoning By-law Review, or are implementable through the Zoning By-law. The Conformity Matrix does not address policies of the Official Plan which are interpreted to be implemented through non-zoning mechanisms such as Site Plan Control, development review, or Secondary Plans. It should be noted that the Conformity Matrix does not include site-specific “notwithstanding” policies in the Official Plan.

The Conformity Matrix is intended to help inform discussion with respect to detailed policy implementation. It will be expanded to include detailed implementation recommendations as part of the Zoning Strategy Report.

2.0 BASIS OF THE PLAN

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
2.0 BASIS OF THE PLAN	2.3.1 Strategic Directions (4 th bullet)	Protect the natural environment for the health and enjoyment of future generations.	<ul style="list-style-type: none"> The Zoning By-law will implement and update zones for environmental protection.
	2.3.1 Strategic Directions (13 th bullet)	Increase accessibility of Cornwall for people of all ages and abilities.	<ul style="list-style-type: none"> Implement requirements for accessible parking in accordance with the Accessibility for Ontarians with Disabilities Act. Ensure that the new Zoning By-law is an accessible document, to the degree possible. Consider additional opportunities to consider accessibility in the Zoning By-law review.
	2.3.1 Strategic Directions (14 th bullet)	Celebrate cultural diversity and increase intercultural exchanges.	<ul style="list-style-type: none"> Ensure that places of worship are permitted in appropriate locations in accordance with the land use designations of the Official Plan.

3.0 GROWTH CONCEPTS AND POLICIES

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
	3.2.1-1 Goals and Principles	In support of references to redevelopment and intensification related policies in this Plan, particular emphasis and encouragement for higher density projects in specific geographic areas, including but not necessarily limited to: the Downtown and Le Village B.I.A.'s; Cotton Mills Redevelopment District and Port Divestiture lands; former Courtaulds' Main Mill(s) site; former Domtar Main Mill site and associated parking lot; and the associated 'Gateway' corridors, as identified in the 2012 Centretown Streetscape Plan, shall be a primary interest of the Municipality.	Review the zoning in place for the following areas and consider opportunities to encourage higher density development: <ul style="list-style-type: none"> Downtown and Le Village B.I.A.'s; Cotton Mills Redevelopment District and Port Divestiture lands; Former Courtaulds' Main Mill(s) site; Former Domtar Main Mill site and associated parking lot; and Associated 'Gateway' corridors, as identified in the 2012 Centretown Streetscape Plan
3.3 General Development and Growth Concepts	3.3.3.1 General Development and Growth Concepts	The appropriate guidelines, such as the MOECC ¹ D Series Guidelines, will be used when determining the compatibility of adjacent land uses (industrial uses, sewage and waste disposal sites).	<ul style="list-style-type: none"> Ensure appropriate provisions are included regarding land use compatibility and separation distances based on MECP D-Series guidelines.
3.5 Known Development Constraints	3.5 Known Development Constraints	Where constraints exist in growth areas, Holding zones may be applied to the lands until the development constraint has been rectified to the satisfaction of the City of Cornwall.	<ul style="list-style-type: none"> Continue to use a holding symbol in the Zoning By-law to prohibit development until the holding symbol is removed.

¹ The Ministry formerly known as the Ministry of Environment and Climate Change (MOECC) is now the Ministry of Environment, Conservation and Parks (MECP).

4.0 LAND USE DESIGNATIONS AND POLICIES

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
4.2 Interpretation and Scope	4.2.8 Interpretation and Scope	<p>Land shall generally be zoned in accordance with the land use category shown on Schedule 1 [Landuse]. However, it is not intended that all areas will be zoned immediately in accordance with the land use designations indicated on Schedule 1. As a holding measure, in some cases, and may be placed in a zoning category permitting the continuation of the existing use on the site, pending a future re-zoning to another use which is in conformity with the designation on Schedule 1.</p> <p>In some other cases, land may be zoned in accordance with the land use designation shown on Schedule 1 but with a Holding (H) symbol established preceding the subject zoning category.</p>	<ul style="list-style-type: none"> Review discrepancies between Official Plan land use designations and Zoning By-law zones to determine where it may be appropriate to re-zone lands in accordance with the Official Plan designation and where to recognize the existing use of a property. The Zoning By-law should continue to include provisions for Holding (H) zones.
	4.2.9 Interpretation and Scope	<p>The following public and quasi-public services and uses may be permitted in all land use designations subject to conditions set out in this Section:</p> <ol style="list-style-type: none"> all hydro corridors and electricity generation facilities and transmission and distribution systems, (e.g., transmission lines, transformer, distribution stations, and small scale generating stations) provided that such development satisfies the provisions of the Environmental Assessment Act and any other relevant Acts or Regulations. Design of such facilities shall also be in conformity with the general intent and applicable policies of the Official Plan; public roads and railway lines, water supply, sewage drainage facilities, gas, telephone, cable television transmission infrastructure and other utility services except where any of these facilities would promote a development pattern which is contrary to the Official Plan; all municipal and other Government buildings and facilities including libraries, schools, community facilities and major postal facilities except in Environmental Constraint Areas; public parks and public recreation facilities. 	<ul style="list-style-type: none"> Maintain a general provision in the Zoning By-law permitting public utilities and services in all zones (i.e. Section 01-2-7). Review and revise the general provision to conform to the Official Plan conditions.
	4.2.10 Interpretation and Scope	<p>The Zoning By-law, however, may establish certain Zoning districts where some of these uses shall not be permitted.</p>	<ul style="list-style-type: none"> Consider prohibiting the uses listed in Official Plan Policy 4.2.9 (e.g. hydro corridors, electricity generation facilities, and government buildings) in certain zones where such uses are not compatible (e.g. environmental zones).
	4.2.11 Interpretation and Scope	<p>In Urban Residential Areas the public and quasi-public uses or facilities identified in 4.2.9 shall only be permitted if:</p> <ol style="list-style-type: none"> the facilities are in conformity with the policies and intent of the designations; 	<ul style="list-style-type: none"> Review general provision(s) permitting public utilities and services in all zones (i.e. Section 01-2-7) to ensure that where such uses are permitted in residential zones, the uses conform to the criteria in Policy 4.2.11.

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
		<ul style="list-style-type: none"> b) such installations are compatible in scale, magnitude, function and character with a residential area and no adverse impacts will result on the residential area with regard to traffic, parking or environmental disturbances; c) the facility is designed and located to ensure the protection and preservation of the amenities of the residential area and appropriate measures are taken such as buffering, screening, landscaping and enclosing of structures; d) the facility does not adversely fragment or bisect the residential area or adversely affect the development potential of adjacent areas which have been designated for future development. 	
Urban Residential	4.3.1 Definition	The use of land designated as Urban Residential may include all forms of dwellings such as singles, semi-detached, duplexes, triplexes, quadruplexes, senior citizen apartments, high-rise apartments and condominiums, subject to the policies of this section. Other uses which are complementary to, or serve the residential uses such as schools, churches, parks, day care centres, and local commercial and small institutions may also be permitted provided that the location and design of such uses is in accordance and compatible with the residential nature of the area.	<ul style="list-style-type: none"> • In residential zones, permit a full range of residential uses as well as complementary institutional and commercial uses where compatible.
	4.3.3 Urban Residential Policies	Establish the concept of low, medium and high density categories to guide the evaluation or design of residential development projects and this shall also form the basis for implementation through the use of equivalent zones in the Zoning By-law. Ensure that each density category is subject to specific location and design criteria as outlined in this section.	<ul style="list-style-type: none"> • Ensure that the residential zoning structure clearly differentiates low, medium and high density residential uses.
	4.3.3.2 Urban Residential Policies	Establish a low density residential 1 zone(s) consisting of one and two unit dwellings. The low density residential zone(s) shall provide for a variety of house types, forms and lot sizes.	<ul style="list-style-type: none"> • Continue to establish two low density residential zones (Residential 10 and Residential 15).
	4.3.3.2 a) Urban Residential Policies	Provide for a medium density residential 2 zone(s) which may include low density residential uses, triplexes, quadruplexes, street and cluster townhousing and similar dwellings characterized by direct ground access.	<ul style="list-style-type: none"> • Continue to establish a medium density residential zone (Residential 20).
	4.3.3.2 b) Urban Residential Policies	Provide for a medium density residential 3 zone which may include medium density residential 2 uses and walk-up apartments.	<ul style="list-style-type: none"> • Continue to establish a medium density residential zone (Residential 30). • Limit low density residential uses to existing uses. • Clarify that 'walk-up apartments' are a permitted use.
	4.3.3.3 Urban Residential Policies	Provide for a High Density residential 4 zone which may include a range of medium and high density residential uses, as well as high rise (elevator) apartment buildings and condominiums.	<ul style="list-style-type: none"> • Continue to establish a high density residential zone (Residential 40). • Permit addition medium density housing types in the high density residential zone. • Define and permit medium and high density dwelling types.
	4.3.3.9 Urban Residential Policies	[...] as per The Strong Communities through Affordable Housing Act, 2011, allow the development of second units in detached, semi-detached, and row houses, as well as in ancillary (residential-based) structures. Second units will be permitted in new and existing neighbourhoods, in all land use designations which include residential development (MMAH Mod #2 March 16, 2018).	<ul style="list-style-type: none"> • Ensure that the provisions for Additional Residential Units (formerly 'second units') appropriately permit such units in accordance with the Planning Act.

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
	4.3.3.11 Urban Residential Policies	Promote land use compatibility in Urban Residential Areas by: a) discouraging or relocating those land uses which are not compatible in a residential area.	<ul style="list-style-type: none"> • Ensure appropriate provisions are included regarding land use compatibility and separation distances based on MECP D-Series guidelines.
	4.3.3.12 a) Urban Residential Policies	Generally limit commercial uses in Urban Residential Areas with the exception of: neighbourhood or local commercial uses shall be limited in extent, floor area, and site size and are intended to service the immediate area or neighbourhood. Demonstration of a need for such development in the area may be required.	<ul style="list-style-type: none"> • Maintain a 'commercial neighbourhood' zone with maximum floor area and lot size requirements.
	4.3.3.12 b) Urban Residential Policies	Generally limit commercial uses in Urban Residential Areas with the exception of: home occupations which are conducted within the dwelling which are compatible with a residential neighbourhood, subject to appropriate conditions set out in the Zoning By-law.	<ul style="list-style-type: none"> • Continue to permit home occupations in all residential zones. • Review general provisions for home occupations to ensure that compatibility with residential neighbourhoods.
	4.3.3.12 c) Urban Residential Policies	Generally limit commercial uses in Urban Residential Areas with the exception of: limited local commercial located on the main floor of larger apartment projects and catering solely to the needs of apartment residents and their visitors.	<ul style="list-style-type: none"> • Continue to permit limited commercial uses on the ground floor of larger apartments within the Residential 40 Zone. • Review the list of permitted commercial uses to ensure that they meet resident and visitor needs.
	4.3.3.13 b) Urban Residential Policies	Permit or evaluate limited office and institutional uses in transitional or conversion zones located on older arterial streets in the central area. Special Uses 20 or similar zoning, would outline provisions for such uses. In evaluating the appropriateness for the establishment of new sites, the following shall be considered: <ul style="list-style-type: none"> i) adequate lot size to accommodate the needs of the conversion, including parking; ii) adequate hard and soft services; iii) compatibility with surrounding development; iv) availability of other approved sites; v) preservation of architectural character and streetscape. 	<ul style="list-style-type: none"> • Consider identifying additional areas to apply the Special Uses 20 Zone, which permits a mix of land uses.
	4.3.3.13 c) Urban Residential Policies	include a separate zoning category in the Zoning By-law for local commercial uses (existing and future development) and allow new developments only by the process of amendment to the Zoning By-law.	<ul style="list-style-type: none"> • Maintain the existing Commercial Neighbourhood Zone.
	4.3.3.15 Urban Residential Policies	Support the development of group homes approved by the appropriate Government regulatory agency into existing and new residential areas by permitting group homes in any zone where a residential use is a permitted use.	<ul style="list-style-type: none"> • Permit group homes in all residential zones and other zones where residential uses are permitted. • Ensure that the definition of group home is up-to-date and accurate.
	4.3.3.16 Urban Residential Policies	Except as provided for in the Rural Area Section of this plan, require development of Urban Residential Areas on the basis of full municipal services (i.e. piped water supply, sanitary sewers and storm drainage facilities).	<ul style="list-style-type: none"> • Consider establishing a general provision requiring adequate municipal services for development within the Urban Residential Area.
	4.3.3.22 Urban Residential Policies	Mobile Home Residential development shall be limited to only those sites that presently exist and are specifically zoned under a separate zoning classification.	<ul style="list-style-type: none"> • Ensure that mobile home residential development continues to be permitted only in the Residential 50: Residential Mobile Home Park zone.

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
Commercial Designations	4.4.1 Introduction	The Official Plan identifies two (2) commercial categories: 1. Business District 2. General Commercial It is the purpose of these commercial land use designations together with relevant policies to establish a rational and simplified commercial hierarchy that can be applied to the City of Cornwall, and can be reflected in the Commercial zones of the Comprehensive Zoning By-law.	<ul style="list-style-type: none"> Ensure that the Zoning By-law review results in a simplified commercial hierarchy.
	4.4.2.11 Commercial Land Use Goals	Provide specific sub-categories in an Implementing Zoning By-law for General Commercial Areas that identify the main focuses of commercial development. These sub-categories shall be geographically-oriented and defined in the General Commercial policies.	<ul style="list-style-type: none"> Ensure that the Zoning By-law established commercial sub-categories which identify the main focuses of commercial development and are geographically-oriented.
	4.4.3.5 General Policies	Ensure that adjacent land uses and districts are protected from commercial development through appropriate measures such as buffering and screening, control over open storage, signs and outdoor display, diversion of illumination, maintenance of properties, massing and placement of buildings.	<ul style="list-style-type: none"> Review provisions for buffering, screening, open storage, massing and placement of buildings, to ensure adjacent land uses are protected from commercial development.
	4.4.3.6 General Policies	Require commercial developments to provide for appropriate landscaping adjacent to streets and within the interior of the site.	<ul style="list-style-type: none"> Review landscaping provisions for commercial development.
4.5 Business District	4.5.1 Definition	Those lands designated Business District shall be developed as the City of Cornwall's main business and activity areas providing a high density concentration of retail, service and office commercial activities, Government facilities, public and private institutions, recreation and entertainment uses, social, cultural, tourist facilities, hotels and housing. The Business Districts shall be regarded as regional and city wide centers for the City. The Business District Designation includes areas such as the Downtown area, Montreal Road (Le Village) shopping district, the Renaissance Area and Pitt Street generally between Fifth and Ninth Streets which exhibit commercial continuity, older, unique and mixed land use. These districts include a mixture of local, community and in some cases City-wide commercial uses, as well as community and highway oriented development.	<ul style="list-style-type: none"> Ensure that Business District zones (e.g. Central Business District Zone) permit an adequate range of commercial uses.
	4.5.2.1 Business District Policies	Encourage additional commercial retail activity to locate in the Business Districts.	<ul style="list-style-type: none"> Ensure that Business District zones (e.g. Central Business District Zone) permit an adequate range of commercial uses.
	4.5.2.2 Business District Policies	Direct the majority of future office space, both public and private to locate in the Downtown and Le Village Business Districts. New office development shall generally be discouraged outside of Business Districts except in the following circumstances or as otherwise provided for in this Plan: a) in existing mixed residential-office districts adjacent to Business Districts in the form of conversions of older houses (e.g., sections of Sydney Street south of Second Street, and Second Street between Cumberland and Marlborough Streets);	<ul style="list-style-type: none"> Ensure that Business District zones permit office uses. Ensure that Employment zones permit office uses. Ensure that office development is permitted in implementing zones for the Harbour and Cotton Mills areas.

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
		<p>b) in employment designations in accordance with the policies of this Plan</p> <p>c) in special circumstances where the office development would more conveniently serve the public (e.g., doctor's offices near a hospital) or an adjacent function;</p> <p>d) as a legal accessory use to a permitted use of land;</p> <p>e) in unique redevelopment areas such as the Harbour/Cotton Mills area.</p>	
	4.5.2.5 Business District Policies	Encourage the use of land and buildings in the Business Districts for retail, office, institutional, Government, residential and recreational purposes and provide the public works, services, facilities and amenities required to support the development or redevelopment of land and buildings for such uses and activities at the highest densities practical within the City of Cornwall.	<ul style="list-style-type: none"> • Ensure that retail, office, institutional, Government, residential and recreational uses are permitted in the Business District zones. • Ensure that permitted densities (e.g. lot coverage and floor area ratio) support appropriate intensification.
	4.5.2.7 Business District Policies	Create a condition favourable to commercial growth and redevelopment by permitting a greater and more intense utilization of property in the Business Districts.	<ul style="list-style-type: none"> • Ensure that Business District zones permit an adequate range of uses.
	4.5.2.10 Business District Policies	<p>Encourage more housing units in the Business Districts in order to support the commercial function and provide more diverse areas through:</p> <p>a) providing zoning bonuses for development projects which contain housing units;</p> <p>b) encouraging mixed use developments containing retail and office uses on the bottom floors with apartments on the upper floors;</p> <p>c) allowing existing commercial buildings or parts thereof to be converted into multiple dwelling units;</p>	<ul style="list-style-type: none"> • Ensure that Business District zones permit mixed-use development in accordance with Policy 4.5.2.10. • Ensure that the Zoning By-law adequately reflects recent changes to the Planning Act and associated regulations with respect to community benefits charges.
	4.5.2.15 Business District Policies	Encourage the continuation and expansion of retail stores at ground level and encourage more specialty retail uses in the Business Districts including the conversion of older buildings into retail or other appropriate uses.	<ul style="list-style-type: none"> • Ensure that retail stores, including specialty, at ground level are a permitted use in Business District zones.
	4.5.2.16 Business District Policies	<p>Ensure that appropriate parking facilities are provided in the Downtown and Le Village Business Districts by:</p> <p>a. maintaining an on-site parking and bicycle parking requirement through zoning provisions.</p>	<ul style="list-style-type: none"> • Continue to require automobile parking in Business District zones. • Consider establishment of minimum bicycle parking provisions.
	4.5.2.21 Business District Policies	The area along Water Street from Adolphus Street to just west of Marlborough Street shall be considered a linkage between the Downtown and Le Village Business Districts. The (future) zoning should be reflective of the transitional function of land use which is best accomplished with Special Uses 20 zoning or similar zoning.	<ul style="list-style-type: none"> • Examine rezoning the area along Water Street from Adolphus Street to just west of Marlborough Street from the current Residential 20 and Residential 30 Zones to Special Uses 20 Zone, permitting a broader range of residential, commercial, and institutional uses.

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
	4.5.2.22 Business District Policies	The properties bounded on both sides of Marlborough Street south of Montreal Road to Race Street serve as the 'gateway' to the Harbour/Cotton Mills Business District. The shift in land use emphasis should be towards a mix of office and retail development and compatible higher density residential and combined residential/commercial uses.	<ul style="list-style-type: none"> Examine rezoning the properties bounded on both sides of Marlborough Street south of Montreal Road to Race Street from Residential 40 to a zone which permits a greater mix of uses in accordance with Policy 4.5.2.22.
4.6 General Commercial	4.6.1 Definition	<p>The General Commercial designation possesses a number of roles and functions, which are articulated into geographic subcategories/nodes, and is intended to be implemented by specific Zoning By-law. The zoning structure should create two primary zones, being Highway Commercial and Community Commercial which will be differentiated by site characteristics, uses and other features, and may be further defined in the By-law.</p> <p>The "Highway Commercial" zoning subcategory shall mean those areas with uses and facilities which primarily serve the travelling public, such as automobile oriented and automotive facilities, tourist facilities, eating establishments, indoor recreation establishments, motels, hotels, drive-in facilities or to accommodate large, extensive and low intensity commercial activities which may not be conveniently accommodated elsewhere, such as restricted factory outlet retail malls in specified areas only.</p> <p>Other areas which do not possess Highway Commercial or Community Commercial subcategory characteristics may be included in the General Commercial designation and are intended to accommodate small scale site specific businesses.</p>	<ul style="list-style-type: none"> Ensure that the zoning structure clearly distinguishes between Highway Commercial zones and General Commercial zones. Lands within the General Commercial designation should generally fall into one of these two zone types.
	4.6.2.2 a) General Commercial Policies	<p>Recognize and maintain specific plan functions by area based on the following general headings. The Comprehensive Zoning By-law should ultimately articulates these general statements into zones and criteria.</p> <p>Highway Commercial This zoning subcategory shall mean those areas with uses and facilities which primarily serve the travelling public, such as automobile oriented and automotive facilities, tourist facilities, eating establishments, indoor recreation establishments, motels, hotels, drive-in facilities or to accommodate large, extensive and low intensity commercial activities which may not be conveniently accommodated elsewhere, such as restricted factory outlet retail malls in specified areas only. Highway Commercial zoning is generally located in proximity to highways and along major arterial roads.</p>	<ul style="list-style-type: none"> Ensure that the Highway Commercial Zone permits an adequate range of automobile-oriented commercial uses serving the travelling public.
	4.6.2.2 b) General Commercial Policies	<p>Highway Commercial-Mixed The distinguishing feature between Highway Commercial-Mixed and highway Commercial-Tourist and Transient Oriented is in a greater potential for redevelopment of existing buildings and sites for moderately sized retail malls, including factory outlet-type malls. Highway commercial mixed is located along main arterial roadways through the City.</p>	<ul style="list-style-type: none"> Establish a new Highway Commercial-Mixed zone or identify existing zones which permit moderately sized retail malls, including factory outlet-type malls along main arterial roadways through the City.

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
	4.6.2.2 c) General Commercial Policies	<p>Highway Commercial - Tourist and Transient Oriented This zoning is appropriate for uses related to travel and tourism and are more likely located in the periphery of the city. These areas should retain their Transient Tourist characteristics with a high degree of design. Retail including traditional Community Commercial uses such as department stores, clothing and shoe stores and supermarkets shall not be permitted in these areas until substantial development and redevelopment has occurred in pre-zoned areas.</p>	<ul style="list-style-type: none"> Establish a new Highway Commercial – Tourist oriented zone or identify existing zones which permit uses related to travel and tourism located in the periphery of the City.
	4.6.2.2 d) General Commercial Policies	<p>Community Commercial-Shopping Centre (CC-SC) based development Commercial that serves the needs of a higher order and more broad spectrum commercial plan function, commonly referred to as a “Power Centre”. These Power Centre (or Shopping Centre) developments are most often found on major arterial roadways, high visibility sites, readily accessible, fully serviced, multi-pad/multi-use formatted, higher density based zoning standards to accommodate multiple functions, high level of site design particularly in the cases of new redevelopment or Brownfields based parcels.</p> <p>While this is similar to a traditional Community Commercial Plan Function, it does offer a more flexible plan function role including: general retail, business/professional office, selected transient type (Highway Commercial) uses, on sites that may be developed in a more dense nature, having care for proper site design/flow and function. The CC-SC category serves a dual client base of both local Community and Regional districts.</p> <p>Policies in this Plan may be used in conjunction with this section to analyze the appropriateness of recognizing existing or permitting new Community Commercial-Shopping Centre-based development.</p> <p>Subsequent expansion of Community Commercial Shopping Centre (CC-SC) zoning on other lands designated as “General Commercial” (G.C.) shall be by individual amendment to the City’s Comprehensive Zoning By-law. Analysis of such rezoning requests shall be based on site characteristics and use compatibility merit, level of detail of a specific commercial project and other issues, as indicated in the G.C. designation and other applicable policies of the Official Plan. However, no further amendment to the Official Plan is necessary if the proposal is on a G.C. designated property.</p> <p>In a case where a site is not designated “G.C.”, but proposed to be rezoned as CC-SC, it will be necessary to amend the on-site Official Plan designation accordingly. Exemption to this requirement will be given in the case where a site is designated as “Business District” (B.D.) or “Comprehensive Redevelopment Area” (C.R.A.). Such cases shall not require a site specific amendment to the Official Plan, but analysis for rezoning will continue to be based on project merits and other matters, as previously identified in this section.</p>	<ul style="list-style-type: none"> Continue to include the Community Commercial-Shopping Centre (CC-SC) Zone in the Zoning By-law. Do not rezone any additional lands to Community Commercial-Shopping Centre (CC-SC) Zone as part of the Zoning By-law Review.

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	4.6.2.7 General Commercial Policies	Require adequate buffering, screening or additional setbacks for particular uses where a general commercial area adjoins residential areas in order to promote compatibility.	<ul style="list-style-type: none"> Ensure that the Zoning By-law establishes adequate buffers, screening, and setbacks between commercial zones and residential zones.
	4.6.2.8 General Commercial Policies	Require landscaping strips along arterial streets as well as interior site landscaping in all future general commercial developments.	<ul style="list-style-type: none"> Consider the establishment of an arterial street overlay (based on the arterial street network identified on Official Plan Schedule 2 – Transportation) with standards for landscaping strips and interior site landscaping for commercial uses.
4.7 Major Institutional	4.7.1 a) Definition	The Major Institutional land use designation includes areas used predominantly for major public and quasi-public uses which do not readily fit into a residential neighbourhood, such as Government offices, secondary schools, post secondary schools, parochial and technical schools, institutional residences, military facilities, prison and detention facilities, health care facilities including long-term care facilities, religious institutions, large recreation facilities, social services and fraternal organizations, lodge halls, cultural facilities and similar uses and includes uses which are clearly accessory and subordinate to the above.	<ul style="list-style-type: none"> Ensure all land uses noted in Policy 4.7.1 a) are permitted in Major Institutional zones.
	4.7.1 b) Definition	The Major Institutional designation recognizes the location of existing major institutional uses.	<ul style="list-style-type: none"> Ensure that Major institutional uses are recognized by appropriate Major Institutional Zones, as appropriate.
	4.7.1 d) Definition	Municipal and other Government uses and facilities may be permitted in any Land Use Designation, subject to the provisions of Section 4.2 and this Section.	<ul style="list-style-type: none"> Maintain a general provision in the Zoning By-law permitting municipal and government uses in all zones (i.e. Section 01-2-7). Review Section 01-2-7 to ensure conformity with Policy 4.7.1 d)
	4.7.3.4 Major Institutional Policies	Allow institutional uses to serve as a buffer land use between residential and non-residential uses where appropriate. Ensure suitable landscaped buffers where an institutional use abuts another zone.	<ul style="list-style-type: none"> Ensure that the Zoning By-law requires appropriate landscape buffers between Institutional zones and other zones.
	4.7.3.7 Major Institutional Policies	Allow institutional uses in commercial districts provided no land use conflicts result.	<ul style="list-style-type: none"> Review institutional land uses permitted in commercial zones to ensure adequacy and appropriateness.
4.8 Employment Area	4.8.1 Definition	The Employment Area Use Designation includes all forms of manufacturing, processing, storage yards, and assembly of goods, transportation, warehousing and wholesaling of bulk products uses which could otherwise be characterized as Industrial uses. Throughout this section Employment uses and Industrial uses can be used interchangeably. Also included are transportation terminals, automotive service and repair, industrial-commercial malls, business centres and office development, and other associated retail and ancillary facilities. In summary, and as articulated in the Provincial Policy Statement (PPS), the Employment Areas and Use designation in this Plan shall include and meets those areas for clusters of business and economic warehousing, offices and associated retail and ancillary facilities.	<ul style="list-style-type: none"> Ensure that employment area zones (i.e. manufacturing zones) permit the uses set out by Policy 4.8.1, as appropriate.
	4.8.2.5 Employment Area Goals	Minimize conflicts between employment and other uses and protect adjacent land uses from industrial noise, dust, odours and vibration or similar disturbances. When analyzing such land use situations, reference should be made to the MOECC D Series Guidelines which address land use compatibility.	<ul style="list-style-type: none"> Consider establishing a general provision implementing minimum separation distances between industrial uses and sensitive land uses, in accordance with the MECP D-series guidelines.

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	4.8.2.7 Employment Area Goals	Recognize Service, General, and Heavy industrial employment uses and provide a variety of lot sizes to accommodate such uses.	<ul style="list-style-type: none"> Review existing employment area zones (i.e. 'manufacturing' zones) and re-structure (as required) to establish a clear hierarchy of Service, General, and Heavy Industrial/Employment Area zones.
	4.8.3.2 Employment Area Policies	Establish Service, General, and Heavy Industrial/Employment Area zones.	<ul style="list-style-type: none"> Review existing employment area zones (i.e. 'manufacturing' zones) and re-structure (as required) to establish a clear hierarchy of Service, General, and Heavy Industrial/Employment Area zones.
	4.8.3.3 Employment Area Policies	Establish a Service Industrial zone including those industrial uses which have no detrimental physical or aesthetic effects on the immediate environment, and can be located in close proximity to residential, institutional, or commercial uses without resulting in land use conflicts. Generally, these activities take place entirely indoors; generate no noxious or unpleasant fumes, discharge or noise.	<ul style="list-style-type: none"> Review existing the uses permitted in the Service Industrial Zone to ensure an appropriate range of permitted uses in accordance with Policy 4.8.3.3.
	4.8.3.4 Employment Area Policies	Ensure that Service Industrial zone developments have regard for and adhere to good design, location and performance concerns such as: <ul style="list-style-type: none"> a) no open storage shall be permitted; [...] c) substantial landscaping is provided on the site; [...] e) appropriate and paved off-street parking and loading areas; f) locations in areas to act as a buffer between residential and other industrial zones. 	<ul style="list-style-type: none"> Continue to prohibit open storage in the Service Industrial zone. Review landscaping requirements for service industrial zone to ensure adequate landscaping required. Review parking and loading space standards to ensure that adequate parking and loading areas are provided. Review locations of lands zoned as Service Industrial to ensure that such zones act as a buffer between residential and other industrial zones.
	4.8.3.5 Employment Area Policies	Establish a General Industrial zone including those industrial uses which will be of minimal detriment to adjacent uses from an aesthetic and physical point of view, but should not be located immediately adjacent to residential uses. Lighter industrial uses, which do not require obtrusive and extensive outdoor storage, and which will not emit noxious fumes, discharge or excessive noise, are suitable in this zone.	<ul style="list-style-type: none"> Review existing employment/industrial zones (i.e. 'manufacturing' zones) and re-structure (as required) to establish a clear General Industrial zone which permits general industrial uses in accordance with Policy 4.8.3.5.
	4.8.3.6 Employment Area Policies	Establish a Heavy Industrial zone of which uses in this zone could have a detrimental visual or physical effect on adjacent uses, particularly residential land use. Certain types of manufacturing, large scale factories and assembly plants, uses which emit considerable noise, or require heavy trucking and traffic movement, should all be included in this category. Special attention shall be given to the buffering of such industries from other uses, and to the accommodation of industrial traffic flows.	<ul style="list-style-type: none"> Review existing employment/industrial zones (i.e. 'manufacturing' zones) and re-structure (as required) to establish a clear Heavy Industrial zone which permits heavy industrial uses in accordance with Policy 4.8.3.6. Ensure adequate buffering requirements are established in the Zoning By-law.
	4.8.3.13 Employment Area Policies	Ensure that the west Employment Area fronting Second St. West or Saunders Drive is developed for lower intensity or business park industry and that careful site plan control is applied to the area with the primary objective being to ensure long term compatibility with adjacent uses.	<ul style="list-style-type: none"> Continue to apply Service Industrial zoning to the West Employment Area.
	4.8.3.15 Employment Area Policies	[...] Where an Employment Area abuts residential districts, the City shall use or require appropriate techniques such as landscaped buffering and screening, increased setbacks, prohibition of open storage, and restriction of the abutting property to mitigate potential nuisances or negative impacts.	<ul style="list-style-type: none"> Review provisions for landscape buffering and screening, increased setbacks, and open storage related to employment areas which are adjacent to residential zones.

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	4.8.3.22 Employment Area Policies	Locate truck terminals in employment areas with access to regional roadway facilities and arterial roads and ensure adequate screening of parking and storage areas.	<ul style="list-style-type: none"> Ensure that truck terminals are permitted in appropriate zones and that appropriate standards for screening of parking and storage areas are in place. 												
	4.8.3.25 Employment Area Policies	Require that uses within Employment Areas abutting incompatible non- employment uses meet the following criteria: a) no outside storage shall be allowed; [...]	<ul style="list-style-type: none"> Consider establishing a provision which prohibits outside storage where an employment zone is adjacent to certain sensitive non-employment zones such as residential and institutional zones. 												
	4.8.3.26 Employment Area Policies	Permit uses which have characteristics or functional requirements similar to employment uses, such as public utilities, communication facilities, public works yards, heavy equipment storage, sales and rentals and other similar uses to locate within the Employment designation.	<ul style="list-style-type: none"> Review the permitted uses in employment zones to ensure that public utilities, communication facilities, public works yards, heavy equipment storage, sales and rentals and other similar uses are permitted in the appropriate zones. 												
	4.8.3.29 Employment Area Policies	<p>Separation distances between proposed, committed and/or existing industrial facilities and sensitive land uses are recommended by MOECC in accordance with Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses. Separation distances are based on the size and type of industry and the potential to produce point source and/or fugitive air emissions such as noise, vibration, odour and dust through normal day-to-day operations.</p> <p>The guideline classifies industries as follows:</p> <table border="1"> <thead> <tr> <th>Class of Industry</th> <th>Minimum Recommended Separation Distance</th> <th>Minimum Recommended Influence Area</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>20 metres</td> <td>70 metres</td> </tr> <tr> <td>2</td> <td>70 metres</td> <td>300 metres</td> </tr> <tr> <td>3</td> <td>300 metres</td> <td>1000 metres</td> </tr> </tbody> </table>	Class of Industry	Minimum Recommended Separation Distance	Minimum Recommended Influence Area	1	20 metres	70 metres	2	70 metres	300 metres	3	300 metres	1000 metres	<ul style="list-style-type: none"> Consider establishing a general provision implementing minimum separation distances between industrial uses and sensitive land uses, in accordance with the MECP D-series guidelines.
Class of Industry	Minimum Recommended Separation Distance	Minimum Recommended Influence Area													
1	20 metres	70 metres													
2	70 metres	300 metres													
3	300 metres	1000 metres													
	4.8.3.31 Employment Area Policies	For lands identified as Employment north of Highway 401, lot sizes shall be established to ensure an adequate supply of land to accommodate large scale employment uses and to maintain flexibility to provide a range and choice of suitable sites to meet the needs of larger employment uses. The implementing zoning by-law shall establish minimum lot sizes that are conducive to large-lot configurations as well as appropriate phasing through the use of a holding symbol(s).	<ul style="list-style-type: none"> Consider re-zoning lands designated as Employment Area, north of Highway 401, from Rural Area to an appropriate employment zones. Ensure appropriate minimum lot sizes. Apply a holding symbol in order to ensure appropriate phasing. 												
Rural Area	4.9.1 Definition	The use of land designated as Rural Area shall be primarily for agriculture uses, related uses, and secondary uses associated with farm production. This designation also includes certain compatible low density institutional and recreational uses requiring large tracts of land such as golf courses (i.e. Summerheights Golf Links) and cemeteries. Uses connected with Government departments, fish and wildlife resources and related recreational uses, railways or public utilities such as hydro corridors and electricity generation facilities and transmission and distribution systems, telephone or gas shall be permitted. A limited amount of rural residential development may also be permitted subject to the policies of this Section. The Rural Areas of Cornwall are recognized to exhibit unique and valued characteristics of	<ul style="list-style-type: none"> Ensure that the Rural Area zone permits the uses set out by Policy 4.9.1, as appropriate. 												

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		economy and physical/social landscape, as may be reflected in part in Section 1.1.4 of the Provincial Policy Statement (PPS) 2014, as revised.	
	4.9.3.1 Rural Area Policies	Encourage the retention of farms in large units in order to maintain economic farm units, with minimum lot sizes in accordance with the Zoning By-law.	<ul style="list-style-type: none"> • Ensure that minimum lot sizes in the Rural Area zone are adequate to encourage the retention of farms in large units.
	4.9.3.3 Rural Area Policies	Require minimum distance separation formulas: a) to be met by all types of development proposed by building permits on all existing lots of record; and, b) from a neighbouring livestock facility to a proposed lot with an existing development when considering consent applications to create a surplus farm dwelling severance.	<ul style="list-style-type: none"> • Continue to include a general provision in the Zoning By-law requiring adherence to the province's minimum distance separation formulas. • Ensure current references in the Zoning By-law are up-to-date.
	4.9.3.5 Rural Area Policies	[...] Residential buildings for farm help will be recognized as an accessory use to an agricultural operation by the Zoning By-Law.	<ul style="list-style-type: none"> • Consider clarifying that residential buildings for farm help are permitted as an accessory use in the Rural Zone.
	4.9.3.11 Rural Area Policies	Mineral aggregate resources shall be protected for long term use. At this time, no significant deposits of mineral aggregate resources have been identified within the City of Cornwall; however, mineral aggregate resources sites which abut upon an improved public road and access will not unduly interfere with traffic flow; located in neighbouring municipalities near to the Cornwall municipal boundary shall be protected from development in Cornwall that would preclude or hinder their expansion or continued use or be incompatible for reasons of public health, public safety or environmental impact. The City shall implement separation distances and require studies for development within 500 metres to other municipality's mineral aggregate resources in accordance with MNR's Mineral Aggregate Resource Reference Manual. For example, a Mineral Aggregate Compatibility Study may be required for proposed development within 500 metres of an existing aggregate extraction operation/known bedrock deposit or within 300 metres of a known sand and gravel resource or pit operation.	<ul style="list-style-type: none"> • As no significant deposits of mineral aggregate resources are identified within the City, no changes are proposed to the Zoning By-law.
	4.9.3.12 Rural Area Policies	Notwithstanding any other provisions in this plan, wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities such as: a) a sensitive land use; or, b) in wetlands, significant portions of the habitat of endangered or threatened species,	<ul style="list-style-type: none"> • Continue to permit wayside pits in the Rural Zone. • Permit wayside quarries, portable asphalt plants and portable concrete plants used on public authority contracts in the Rural Zone.

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		or where environmental impacts cannot be mitigated.	
4.10 Open Space	4.10.1 Definition	The Open Space designation shall mean the predominant use of land is for passive and active recreation and the conservation and enjoyment of the open space landscape. The Open Space category applies primarily to major parks, conservation areas and open spaces and not to community, neighbourhood or smaller parks permitted in other designations. It also is intended to include large scale and intensive public and commercial recreation developments such as arenas, pools, amusement parks, or tourist-oriented facilities on a limited basis. Ancillary and accessory uses and buildings are permitted provided that the overall open space character and function as well as the significant features of the landscape are maintained. The Open Space designation may also be used as a development restriction tool for former landfill sites.	<ul style="list-style-type: none"> Ensure that the Open Space zone(s) permit an appropriate range of Open Space uses in accordance with Policy 4.10.
	4.10.3.1 Open Space Policies	Limit the development of Open Space areas to conservation, leisure, recreational, or similar uses and to non-intensive commercial recreation uses such as golf courses and campsites, which are complementary to and support the goals of the Open Space Area and are compatible with adjacent land uses. Large scale commercial recreation projects shall be permitted in the Open Space category by specific zoning amendment with the view of providing an appropriate balance between public and private opportunities.	<ul style="list-style-type: none"> Ensure that the Open Space zone(s) permit an appropriate range of Open Space uses in accordance with Policy 4.10.3.1. Do not permit large scale commercial recreation projects in open space zone(s).
	4.10.3.2 c) Open Space Policies	No other building of a permanent nature shall be permitted except for those accessory buildings required to maintain the function and operation of Open Space, such as concession booths and maintenance sheds.	<ul style="list-style-type: none"> Review existing permissions for “single-family dwellings” in the open space zone to ensure conformity with Policy 4.10.3.2 c).
	4.10.3.2 d) Open Space Policies	Where an Open Space development has the potential to draw a large number of visitors, adequate parking areas shall be established and access points shall be designed to minimize the impact upon vehicular and pedestrian traffic patterns. Sites adjacent to Open Space areas may be used for overflow parking as a condition of development approval.	<ul style="list-style-type: none"> Ensure that the parking provisions in the Zoning By-law address permitted uses in the Open Space Zone with the potential to draw a large number of visitors.
4.11 ENVIRONMENTAL CONSTRAINT – NATURAL HERITAGE	4.11.3.1 Natural Heritage Policies	Establish zoning classifications and regulations governing permitted uses for Environmental Constraint - Natural Heritage areas. Permitted uses shall generally include conservation or habitat restoration activities, or passive outdoor recreation.	<ul style="list-style-type: none"> Continue to permit conservation, habitat restoration activities, and passive outdoor recreation in the implementing zone (i.e. Environmental Constraint – Wetland Protection Zone). Consider renaming the Environmental Constraint Wetland Protection Zone to align with Official Plan designation.
	4.11.3.7 Natural Heritage Policies	Recognize Summerstown Swamp as delineated on Schedule 1: Land Use as a Provincially Significant Wetland. <ul style="list-style-type: none"> a) No development or site alteration will be permitted within the wetland boundary to ensure that the feature and functions of the Summerstown Swamp are maintained and enhanced; 	<ul style="list-style-type: none"> Ensure that the Summerstown Swamp is appropriately zoned to prohibit development and site alteration and permit the uses listed in Policy 4.11.3.7 b)

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		b) The only permitted uses within the Summerstown Swamp are forestry, conservation, wildlife management, passive outdoor recreation and educational activities that do not adversely affect the natural features and wetland functions; c) [...]	
	4.11.3.8 Natural Heritage Policies	Prohibit development and site alteration in or adjacent to: a) Locally significant wetlands (West Guindon Swamp, East Guindon Swamp, Power Dam Swamp. b) Significant woodlands; c) Significant valleylands; d) Significant wildlife habitat; e) Significant areas of natural and scientific interest; and, f) Coastal wetlands; [...]	<ul style="list-style-type: none"> • Ensure that zoning appropriately prohibits development and site alteration for the features identified in Policy 4.11.3.8.
	4.11.3.9 Natural Heritage Policies	Development or site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements. All rivers and watercourses have the potential to be fish habitat. If any development or site alteration is proposed within 30 metres of fish habitat, an Environmental Impact Study will be required as a condition of development approval.	<ul style="list-style-type: none"> • Consider establishing a general provision requiring a 30 m setback from watercourses, except where an Environmental Impact Study has been prepared.
4.11A FLOODPLAIN – NATURAL HAZARDS	4.11A.2.3 Floodplain – Natural Hazards Area Goals	The major goals of the Official Plan with respect to Floodplain–Natural Hazard areas are to: [...] 3. Prohibit development and site alteration within Floodplain-Natural Hazard areas that pose unnecessary risks to human life and/or property.	<ul style="list-style-type: none"> • Ensure that areas designated as Floodplain – Natural Hazards are appropriately zoned to prohibit development and site alteration.
	4.11A.3.1 Floodplain – Natural Hazard Area Policies	Generally limit uses in Floodplain – Natural Hazard areas by excluding site alterations, buildings, and structures. Permissible uses shall generally be limited to outdoor recreation, open space, conservation areas, and agriculture excluding buildings and structures.	<ul style="list-style-type: none"> • Ensure that Floodplain – Natural Hazards zoning (e.g. Environmental Constraint [Floodplain] Zone) limits permitted uses in accordance with Policy 4.11A.3.1.
	4.11A.3.2 Floodplain – Natural Hazard Area Policies	Prohibit development and site alteration within the defined 1:100 year floodplain subject to the approval of the Raisin Region Conservation Authority. Flood and erosion control structures, or minor additions or passive non-structural uses which do not affect flood flows may be deemed acceptable where development is limited to uses which by their nature must be located within the floodway. There may be site specific evaluation to further delineate the 1:100 year floodplain subject to the approval of the Raisin Region Conservation Authority. For example, at least two parcels (i.e. Edwardson Developments and Estate of Stan Body parcels, as described in section 4.2.12 of this plan) on both sides of Brookdale Avenue immediately south of Highway 401 may developable, subject to approval by the RRCA.	<ul style="list-style-type: none"> • Review 1:100 year floodplain to ensure development and site alteration is prohibited.

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	4.11A.3.6 Floodplain - Natural Hazard Area Policies	<p>In addition to floodplain restrictions noted previously, in general, a minimum setback of 30 m from the stable top of bank for any site alteration or development, such as Residential or Commercial, along a watercourse will be required [...].</p> <p>For new lot creation, development must be set back a minimum of 30 m from the high water mark of the waterbody with non-disturbance of the native soils and very limited removal of shoreline vegetation.</p> <p>For existing lots of record, new development should be set back 30 m if possible, otherwise as far back as the lot permits with non-disturbance of the native soils and very limited removal of shoreline vegetation and including adherence to applicable Zoning standards.</p>	<ul style="list-style-type: none"> Consider establishing a general provision requiring a 30 m setback from watercourses. Ensure that any provisions with respect to setbacks from watercourses considers situations where a 30 m setback is not possible.
	4.11A.3.14 Floodplain - Natural Hazard Area Policies	<p>Coordinate on-going investigations of natural hazards in conjunction with other public agencies. New Floodplain-Natural Hazards areas are expected to be recognized from time to time, especially given the potential impacts of climate change, and may be designated in the Plan. These studies may also necessitate changes to the boundaries of the Floodplain-Natural Hazards area on Schedule 1: Land Use, and within the Zoning By-law Schedule.</p>	<ul style="list-style-type: none"> Confirm with the Raisin Region Conservation Authority if any new Floodplain-Natural Hazards areas have been identified by studies completed since adoption of the Official Plan which may require to be reflected on the Zoning By-law schedule(s).
4.12 COMPREHENSIVE REDEVELOPMENT AREA	4.12.1 Definition	<p>The Comprehensive Redevelopment Area designation shall be applied to unique large sites sometimes containing inappropriate land uses that offer redevelopment potential and shall permit a range of high intensity uses. Comprehensive development schemes shall be prepared and approved for the site prior to any development proceeding. The intent is to encourage appropriate redevelopment through flexible designation and zoning regulations.</p>	<ul style="list-style-type: none"> Consider the development of new Comprehensive Redevelopment zones and/or applying Holding (H) symbols to these areas.
	4.12.3.3 Comprehensive Redevelopment Area Policies	<p>Limit the expansion of existing incompatible land uses until comprehensive development schemes are approved and clearly identify acceptable uses.</p> <ul style="list-style-type: none"> Promote development schemes are approved and clearly identify acceptable uses. Promote the development potential of Comprehensive Redevelopment Areas by encouraging a higher intensity of development and through the application of such measures as "Bonus Zoning" and related agreements. Consider the use of special Comprehensive Redevelopment zones for the subject areas as well as the use of Holding (H) symbols or staged zoning, and permit a wide range of uses in the Comprehensive Redevelopment zone. [...] 	<ul style="list-style-type: none"> A new framework has replaced "bonus zoning" (Section 37) under the Planning Act. Consider Comprehensive Redevelopment Areas in developing provisions for Community Benefits, as applicable. Consider the development of new Comprehensive Redevelopment zones and/or applying Holding (H) symbols to these areas.
4.13 FUTURE STUDY AREA	4.13.1 Definition	<p>The Future Study Area designation shall be applied to areas where the present land use patterns are indefinite, often incompatible and problematic; these areas may require further secondary planning studies in order to determine the best plan of action. Examples of such properties are C.P. lands at Sydney Street; Marleau Avenue North side; Lands located east of McConnell; and Canal Lands (Nutrite and West).</p>	<ul style="list-style-type: none"> Evaluate lands designated as Future Study Area individually to determine if existing zoning is appropriate, and whether such zones should reflect existing uses and/or if Holding (H) symbols should be applied.

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		The zones applied under Future Study Area designations may reflect the existing land uses on the site. More restrictive zones or holding designations may also be applied until more appropriate zoning or land uses can be determined.	
	4.13.3.1 Future Study Area Policies	In order to achieve the Future Study Area goals, it will be the intention of the City to: Prepare comprehensive Future Study Area plans [...]	<ul style="list-style-type: none"> • Confirm if any Future Study Area plans have been prepared which provide direction on appropriate zoning.
	4.13.3.3 Future Study Area Policies	Review Official Plan and zoning classifications and recommend specific designation changes to the City in order to implement the detailed policies derived from the Future Study Area plans.	<ul style="list-style-type: none"> • Review lands designated as Future Study Area individually to determine if existing zoning is appropriate, as applicable.
4.14 PRIME AGRICULTURAL	4.14.1 Definition	<p>The Prime Agricultural designation identifies lands which are predominantly characterized by soils designated as Classes 1 to 3 in the Canada Land Inventory for Agricultural Capability, and/or additional areas where there is a local concentration of farms which exhibit characteristics of on-going agriculture. Prime Agricultural areas generally comprise a minimum contiguous area of 250 or more hectares. The Municipality intends that these lands will be protected and preserved for long-term use for agriculture. In addition, these lands exhibit an historic pattern/importance for agricultural production in the region and City Council intends to ensure, through this designation, that there are adequate lands available for the continuation and prosperity of local Agriculture.</p> <p>Permitted uses in lands designated as Prime Agricultural shall be agricultural uses, agriculture-related uses, and on-farm diversified uses as defined by the PPS.</p> <p>A farm dwelling incidental to an agricultural use as indentified in the Zoning Bylaw and PPS and located on the same lot shall be permitted.</p>	<ul style="list-style-type: none"> • Review permitted uses in the Prime Agricultural Zone to ensure that agricultural uses, agriculture-related uses, and on-farm diversified uses as defined by the PPS are permitted. • Consider using PPS terminology (i.e. agricultural uses, agriculture-related uses, and on-farm diversified uses) under the permitted uses of the Prime Agricultural Zone. • Review and modernize existing permission for a farm dwelling in the Prime Agricultural Zone.
	4.14.2.4 Prime Agricultural Goals	<p>In addition to all those goals found in the Rural Area (R.A.) designation Section, further major goals of the Official Plan with respect to Prime Agricultural are: [...]</p> <p>To ensure that farm parcels remain large enough to be useful for agricultural purposes in the long term. [...]</p> <p>To prevent non-agricultural uses from locating in the Prime Agricultural areas and to encourage these uses in other appropriate designations.</p>	<ul style="list-style-type: none"> • Ensure that the minimum permitted lot area under the Prime Agricultural Zone (20 hectares) is sufficiently large to be useful for agricultural purposes in the long term. • Continue to prohibit non-agricultural uses in the Prime Agricultural Zone. • Review the appropriateness of permitting 'forestry uses' in the Prime Agricultural Zone.
	4.14.3.1 Prime Agricultural Policies	Ensure that all new farm and non-farm development shall comply with the Minimum Distance Separation I (MDSI) and Minimum Distance Separation II (MDSII), as may be amended from time to time, and as applicable. In cases where minor non-compliance with the MDS determined distances are estimated, proposals for mitigation/flexibility option strategies may be considered by the Municipality. An MDS I setback is required for a proposed lot with an existing dwelling when prior to the consent, that dwelling is located on the same lot as an existing livestock facility or anaerobic digester and after the consent, the dwelling would be on a separate lot. Where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester	<ul style="list-style-type: none"> • Review and update Minimum Distance Separation under the Zoning By-law's General Provisions.

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
		are located on separate lots prior to the consent, an MDS I setback will also be required. Where a new lot is proposed with an existing dwelling and an existing livestock facility or anaerobic digester on it, an MDS I setback is not required for that livestock facility or anaerobic digester.	
	4.14.3.5 Prime Agricultural Policies	Ensure that any applications to sever property for agricultural purposes does not result in a significant reduction in farm operating efficiencies. Such new lots for agricultural uses shall be of a size appropriate to the type of agriculture common in the area and to allow flexibility for future changes to the type of agricultural operation and shall meet all applicable zoning standards. 40 hectares shall be generally considered as a reasonable benchmark size for such new lots, without subsequent amendment to this Plan.	<ul style="list-style-type: none"> Consider reviewing minimum lot size in the Prime Agriculture Zone to reflect Policy 4.14.3.5.
	4.14.3.7 Prime Agricultural Policies	[...] Residential buildings for farm help will be recognized as an accessory use to an agricultural operation by the Zoning By-law.	<ul style="list-style-type: none"> Ensure that residential buildings for farm help are permitted in the Prime Agriculture Zone.
	4.14.3.9 Prime Agricultural Policies	Permit extraction of mineral aggregate resources in prime agricultural areas provided that the site will be rehabilitated back to an agricultural condition in accordance with the Provincial Policy Statement Section 2.5.4. Further policies pertaining to Mineral Aggregate Resources are located in Section 4.9 of this plan.	<ul style="list-style-type: none"> Confirm approach to permitting mineral aggregate resource extraction through discussion with City and Technical Advisory Committee.

5.0 HOUSING

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
5.2 Housing	5.2.1 Housing Goals	Satisfy the diverse housing needs of the various income groups and lifestyles within the population and provide a reasonable choice of housing type, density, location and tenure and with reference to the City of Cornwall Ten Year Housing Plan (January, 2014).	<ul style="list-style-type: none"> Review the City of Cornwall Ten Year Housing Plan for recommendations related to zoning.
	5.2.2 Housing Goals	Increase the stock of housing that is affordable to low and moderate income households and reduce the percentage of households in core housing need.	<ul style="list-style-type: none"> Consider opportunities to permit a broader range of affordable housing types (e.g. townhouses, tiny homes, additional residential units, etc.).
	5.2.9 Housing Goals	Endeavour to maintain/achieve a ten (10) year supply of land for Residential development. In addition, a three (3) year supply of draft approved lots should be maintained/achieved.	<ul style="list-style-type: none"> Existing supply of residential land supply to be confirmed by City.
	5.3.8 Housing Policies	In addition to traditional forms of housing, encourage innovative housing projects such as zero lot line, smaller lot or frontage single detached housing, atrium or court garden housing, "convertible" dwellings, accessory apartments (secondary suites), various forms of attached housing, cluster developments, solar oriented subdivisions and redevelopment projects, mixed use developments and housing that is accessible for people with special needs. Consider appropriate zoning regulations for such developments. [...]	<p>Consider opportunities to permit the following innovative housing types:</p> <ul style="list-style-type: none"> zero lot line, smaller lot or frontage single detached housing atrium or court garden housing "convertible" dwellings accessory apartments (secondary suites) various forms of attached housing cluster developments

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
			<ul style="list-style-type: none"> • solar oriented subdivisions and redevelopment projects • mixed use developments; and • housing that is accessible for people with special needs
	5.3.13 Housing Policies	Encourage the development of accessory apartments (second units/suites) as a way to increase the supply of affordable housing and meet the intensification targets, as per applicable reference(s) in The Strong Communities through Affordable Housing Act, 2011.	<ul style="list-style-type: none"> • Ensure that additional residential units are permitted, in accordance with the Planning Act.

7.0 WATERFRONT PLANNING

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
7.0 WATERFRONT PLANNING	7.3.17 Waterfront Policies	Prohibit development and site alteration within Natural Hazards along the waterfront as shown on Schedule 1: Land Use. Natural Hazards not only include flood susceptible areas, but erosion and soil hazards as well. [...]	<ul style="list-style-type: none"> • Ensure that Natural Hazards identified on Schedule 1 of the Official Plan (i.e. Environmental Constraint (Flood Plain/Natural Hazards) designation) are appropriately zoned to prohibit development and site alteration.

8.0 ECONOMIC DEVELOPMENT

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
8.0 ECONOMIC DEVELOPMENT	8.3.13 Economic Development Policies	Apply appropriate zoning and Site Plan Control By-laws to tourist development.	<ul style="list-style-type: none"> • Review zoning provisions (e.g. parking and setbacks) related to hotels, motels, and other tourist-related land uses.

11.0 SERVICES AND UTILITIES

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
11.0 SERVICES AND UTILITIES	11.2.2 Services and Utilities Goals	The major goals of the Official Plan with respect to Services and Utilities in general are to: Protect all properties from flood waters through appropriate zoning and development controls.	<ul style="list-style-type: none"> • Ensure that areas subject to flooding are zoned to prohibit development in accordance with the policies of Section 4.11a Floodplain – Natural Hazards.
	11.6.2 Former Solid Waste Disposal Sites, Contaminated Sites/Brownfields	Place areas containing former disposal sites into a restrictive zoning or holding category. [...]	<ul style="list-style-type: none"> • Review the zoning applied to waste disposal sites, as identified in Appendix B of the Official Plan. • Consider creating a new restrictive zone for former disposal sites, or placing a holding symbol on such sites.
	11.8.3 Utility Corridors	[...] It will be the intention of the City to: Require sufficient setbacks and buffers from utility corridors and pipelines so as to ensure compatibility with adjacent land uses and subdivisions.	<ul style="list-style-type: none"> • Consider establishing minimum setbacks from utility corridors and pipelines.
	11.8.5 b. Utility Corridors	Electricity generation facilities and transmission and distribution systems are permitted in all designations/zones subject to any regulatory requirements for the	<ul style="list-style-type: none"> • Consider establishing a general provision to permit electricity generation facilities and transmission and distribution systems, in accordance with policy 11.8.5 b.

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
		utility involved and notwithstanding any other policies of this Chapter. References to 'hydro corridors' is intended to primarily include the corridors for transmission and distribution of electricity.	
	11.8.5 g. Utility Corridors	Establishment of any future regulatory (Zoning Bylaw) standards (i.e. lot coverage, yard setbacks, etc.) with respect to electricity generation facilities and transmission and distribution systems shall be determined in mutual consultation with the appropriate organization(s)/agencies (i.e. Provincial Ministry, Hydro One Networks Inc., Cornwall Electric, utility provider, etc.).	<ul style="list-style-type: none"> Consider whether any Zoning By-law standards related to electricity generation facilities and transmission and distribution systems. If standards are determined to be required, engage with appropriate organization(s)/agencies
	11.8.5 h. Utility Corridors	In addition to Policy 11.8.5.g), the establishment of any future regulatory (Zoning Bylaw) setbacks from pipelines to electricity generation facilities and transmission and distribution systems shall be determined in mutual consultation with the appropriate organizations/agencies (i.e. Provincial Ministry, Hydro One Networks Inc., Cornwall Electric, utility provider (being both electrical and pipeline), etc.). Such potential setbacks would be applied for the locating of new or replacement hydro facilities/infrastructure or compatible secondary uses within the corridor.	<ul style="list-style-type: none"> Consider whether the establishment of setbacks from pipelines to electricity generation facilities and transmission and distribution systems should be included in the Zoning By-law.
	11.9.1 Fire Protection	Ensure acceptable fire protection for new developments by using the staging policies contained in this Plan, zoning and site plan controls.	<ul style="list-style-type: none"> Consider whether any fire prevention measure, as appropriate, through the Zoning By-law review.

12.0 TRANSPORTATION

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
12.0 TRANSPORTATION	12.2.9 Transportation Goals	Work toward providing adequate public parking facilities for vehicles and bicycles and ensure that new developments include adequate vehicle and bicycle parking facilities.	<ul style="list-style-type: none"> Review the Zoning By-law's parking provisions to ensure adequate vehicle parking is required. Consider the establishment of minimum bicycle parking provisions for certain development types.
	12.3.9 a) vi. Transportation Policies (Provincial Controlled Access Highways)	Ministry of Transportation Permits are required to: 1) Place a building, structure, entrance or any road within; a) 45 metres of the right of way limit of any highway; b) 395 metres of the centre point of any interchange; 2) Place a sign within 400 metres of the limit of the highway; or, 3) Place a major development or use within 800 metres of the right of way limit of the highway.	<ul style="list-style-type: none"> Consider reflecting the need for Ministry of Transportation Permits in the Zoning By-law, as per Policy 12.3.9 a) v.
	12.3.9 a) vii. Transportation Policies (Provincial Controlled Access Highways)	Outdoor storage and loading areas adjacent to provincial highways must be visually screened or appropriately located and not visible to the travelling public, to ensure those areas are not a distraction to the travelling public.	<ul style="list-style-type: none"> Consider establishing general or zone-specific provisions related to screening of outdoor storage and loading areas adjacent to Highway 401.
	12.3.9 b) vii.	Requiring appropriate setbacks from all streets.	<ul style="list-style-type: none"> Ensure setbacks are adequate in zones typically located along arterial roads (e.g. CC-SC).

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
	Transportation Policies (Arterial Roads)		
	12.3.11 c) Transportation Policies (Truck Network)	Restricting the type of trucks and commercial vehicles that may be kept in a residential zone [...]	<ul style="list-style-type: none"> Continue to prohibit the parking of commercial vehicles over 4,500 kg gross vehicle weight, except school buses, in areas zoned or used for residential purposes (01-3-6).
	12.3.11 d) Transportation Policies (Truck Network)	Restricting home occupations which generate truck activities.	<ul style="list-style-type: none"> Review the general provisions related to home occupations (01-2-18) to ensure that uses which could generate truck traffic are prohibited.
	12.3.15 Transportation Policies (New Development)	Coordinate growth with the provision of suitable transportation facilities.	<ul style="list-style-type: none"> Consider the establishment of minimum bicycle parking provisions for certain development types.
	12.3.20 Transportation Policies (Parking)	Ensure that adequate off-street parking facilities are provided through zoning and site plan requirements and parking programs.	<ul style="list-style-type: none"> Review the Zoning By-law's parking requirements to ensure adequacy.

13.0 SUSTAINABLE DEVELOPMENT

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
13.0 SUSTAINABLE DEVELOPMENT	13.3.14 Sustainable Development Policies	Investigate ways in which the City's Zoning By-law, subdivision standards and other planning related legislation or requirements can be amended to encourage energy conservation [...]	<ul style="list-style-type: none"> Consider ways to encourage energy conservation through the Zoning By-law Review.

14.0 IMPLEMENTATION

Official Plan Section Theme	Official Plan Section Reference	Official Plan Policy	Zoning By-law Implementation Consideration
14.0 IMPLEMENTATION	14.5 Zoning By-Law (Restricted Area By-law)	It is intended that the Comprehensive Zoning By-law be amended to reflect zones and development standards in conformity with the policies of the Official Plan. [...] The Zoning By-law may provide for Certificates of Occupancy (as defined by the Ontario Building Code) for specified uses of land. Such certificates shall be required for the establishment of the specified uses and for any subsequent changes in those uses of land, buildings or structures.	<ul style="list-style-type: none"> Continue to include a Zoning By-law provision for a Certificate of Occupancy (09-1-2).
	14.7.1 Holding Zones	It is not intended that all lands be zoned immediately to permit development in accordance with the designations indicated on the Land Use Schedule.	<ul style="list-style-type: none"> Assess lands individually to determine appropriateness of rezoning based on Official Plan designations.
	14.7.2 Holding Zones	In some cases, as a holding measure, land may be zoned to permit the continuation of the existing use on the site pending a future re-zoning in conformity with the designation indicated on the Land Use Schedule.	<ul style="list-style-type: none"> Permit the continuation of the existing uses, as appropriate.

	<p>14.7.3 Holding Zones</p>	<p>In other cases, the City may establish Holding (H) symbols, preceding any zoning district indicated on the Zoning By-law Map. Where such Holding (H) symbols are indicated, no building or structure may be erected on the subject site unless an application for amendment is made to remove the (H) symbol and such application is approved. The Holding (H) symbol shall not apply to accessory buildings or minor building additions.</p>	<ul style="list-style-type: none"> • Continue to use a holding symbol in the Zoning By-law to prohibit development until the holding symbol is removed.
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