

**City of Cornwall Comprehensive Zoning By-law Review**  
**Online Statutory Public Open House – August 30 to September 10, 2021**  
**Second Draft Zoning By-law – Video Presentation Transcript**

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**Timestamp:**        **Transcript:**

00:00 – Slide 1    Hello, and thank you for viewing this video presentation as part of the online Statutory Public Open House for the City of Cornwall Comprehensive Zoning By-law Review, to present the Second Draft Zoning By-law.

My name is Anita Sott, and I am part of the WSP consulting team assisting the City in completing the Review and preparing a new Comprehensive Zoning By-law.

To date, an in-person Public Open House was held in February 2020 to introduce the project. A second online Public Open House was held in May 2020 to present a Discussion Paper on various zoning issues to be addressed through the Zoning By-law Review. A Zoning Strategy Report, with recommendations for the new Zoning By-law, was also prepared and presented to the City's Planning Advisory Committee in September 2020. A third online Public Open House was held in February 2021 to present the First Draft Zoning By-law. All of these previous reports and open house materials are available for review on the City's website at [www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview).

This video presentation walks through the key changes in the Second Draft Zoning By-law and Zoning Map. Once you have finished watching or listening to the video, please visit the City's website to review the Second Draft Zoning By-law document and Zoning Map, as well as the Public Open House display boards.

01:36 – Slide 2    This slide provides an outline of this video presentation.

We will provide an overview of the Second Draft Zoning By-law document and Zoning Map, and how to navigate them to find zoning information for your property.

We will then discuss key changes made in the Second Draft Zoning By-law.

Lastly, we will explain how you can share your input with the City on the Second Draft Zoning By-law, what the immediate next steps are in the process, and how you can stay involved.

For introductory information on the Comprehensive Zoning By-law Review process and why the City is reviewing their existing Zoning By-law, which dates back to 1969, please visit the City's website.

02:20 – Slide 3    The Second Draft Zoning By-law has been prepared based on comments received on the First Draft Zoning By-law from City staff, the Planning Advisory Committee, the Technical Advisory Committee for the project, and members of the public through written comments and feedback obtained through the online Public Open House #3 held in February 2021.

The Second Draft Zoning By-law document is made up of five (5) main Sections.

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Section 1: Administration and Interpretation describes how the Zoning By-law is implemented by the City. It contains information on how the Zoning By-law provisions and Zoning Map should be read and interpreted.

Section 2: Definitions contains definitions for permitted uses and other key terms used in the Zoning By-law. It also includes illustrations to help clarify certain definitions.

Section 3: General Provisions contains provisions that may apply to all properties in all Zones, depending on the proposed development. For example, these include provisions related to accessory buildings, as well as parking requirements.

Sections 4 to 29 contain provisions for the individual Zones that make up the City. There are 26 different Zones organized by land use types (for example, residential, commercial, employment, and open space). Each Zone has its own Section in the Zoning By-law which establishes:

- Permitted Uses;
- Zone Standards, such as minimum lot area, setbacks, and maximum building heights;
- Additional Provisions, such as special provisions for specific uses in that Zone; and
- Exception Zones, which contain provisions that only apply to specific properties.

04:14 – Slide 4    Section 30 of the Zoning By-law introduces the Zoning Map, which illustrates the proposed zoning for all properties in the City.

Zone boundaries are outlined in red on the Zoning Map.

The Legend lists the Zone acronyms used on the map. For example, RES 10 means the Residential 10 Zone and GC means the General Commercial Zone.

**All property owners are encouraged to review the proposed zoning for their properties, as some properties may have been rezoned in consultation with City staff, or may simply have had their Zone name changed.**

Once the Zoning By-law and Zoning Map have been finalized and approved by Council at the end of the Zoning By-law Review process, the Zoning Map will be converted to an Interactive Map on the City's website, and will replace the mapping which is currently available on Cornwall Maps.

05:13 – Slide 5    The next slides explain how to use the new Zoning By-law to determine what zoning provisions apply to your property.

Step 1 is to find your property on the Second Draft Zoning Map and use the legend to determine what Zone your property is in.

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Step 2 is to go to the Zone Section in the Zoning By-law document to find what provisions apply to your property and a potential development.

For example, if the Zoning Map shows your property is located in the Residential 10 Zone, this means you should go to Section 4 of the Zoning By-law document to find the provisions which apply to all properties zoned Residential 10. These provisions will tell you what uses are permitted and what the zone standards are for development, such as minimum lot area, required building setbacks, and maximum building height.

06:10 – Slide 6      Step 3 is to use Section 2: Definitions in the Zoning By-law document to help clarify the meaning of a permitted use listed in your Zone, or other zoning terms, if you are not sure what they mean.

For example, if your Zone requires a certain side yard setback, you can consult the definitions to understand what a side yard is, and where it is located on your lot in relation to a building and other required yards.

Step 4 is to review the entirety of Section 3: General Provisions in the Zoning By-law document to determine if any other provisions apply to your proposed development.

For example, you may need to confirm how many parking spaces must be provided, or where an accessory structure, like a shed or a detached garage, is permitted on your lot.

07:03 – Slide 7      The next few slides describe key changes that have been made in the Second Draft Zoning By-law. However, for all changes made, the full Second Draft Zoning By-law and Zoning Map should be reviewed.

For ease of review and comparison, key changes and revisions from the First Draft Zoning By-law are shown in the Second Draft Zoning By-law document in two ways:

- Additions are highlighted in blue; and
- Deletions are shown in red, with a strikethrough, as shown in the example on the slide.

07:39 – Slide 8      The format in which the individual Zones are presented is the same as in the First Draft Zoning By-law.

As the City's current Zoning By-law dates back to 1969, there have been many amendments made over the years which have resulted in the need for better organization of the document and zoning provisions.

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As shown in #1, the Sections of the Zoning By-law are colour coded with alternating blue and green headers and identify the Section title in the top right corner. Each Zone also includes a Zone icon.

As shown in #2, each Zone Section begins with a preamble, which explains the intent of the Zone and its relationship to the City's Official Plan land use designations, and what types of development are generally permitted.

As shown in #3, permitted uses have been organized in a bulleted list in alphabetical order. The terms used to describe permitted uses have been simplified.

As shown in #4, zone standards for development have been organized in tables, and metric measurements are used consistently.

08:54 – Slide 9        Lastly, site-specific exceptions which only apply to specific properties have been added to the Second Draft Zoning By-law and are organized in a section under each Zone.

Each site-specific exception is also numbered on the Zoning Map, with the Zone acronym, a dash and an assigned number, as shown in the red box on the slide. This ensures that property owners can easily identify that their property has an exception and where related provisions can be found in the Zoning By-law document.

Some existing exceptions which are in the City's current Zoning By-law have been deleted, for example if they are outdated or if the property has been built out according to the exception provisions.

**All property owners with site-specific exceptions in the City's current Zoning By-law should carefully review the Exception Zones, and contact City staff with any questions or concerns.**

09:57 – Slide 10    Site-specific exceptions which have a Holding Zone are identified with an (H), as shown in the red box on the slide.

A Holding Zone means that certain holding provisions must be satisfied, and the By-law must be amended to remove the Holding Zone, prior to development taking place.

**Section 1.12.4** of the Second Draft Zoning By-law provides more general information and provisions on Holding Zones.

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10:30 – Slide 11      Section 2: Definitions in the Second Draft Zoning By-law document, has been revised to add new definitions which correspond to new permitted uses, or new general provisions, or to clarify some definitions included in the First Draft Zoning By-law.

For example, a new definition for angular planes has been added, as there are new general provisions associated with the concept of angular planes as they apply to maximum building heights in some Zones. These provisions will be further explained later in the presentation.

Every permitted use listed under the Zones has a corresponding definition. Similar permitted uses have been grouped under a single term. For example, different types of stores and shops permitted in the current Zoning By-law are now simply referred to as “retail stores”.

Some definitions have illustrations to assist in understanding their meaning. For example, the definitions include explanations and illustrations of different dwelling types, such as a duplex dwelling as shown on the slide.

11:40 – Slide 12      Based on comments from the Raisin Region Conservation Authority, new general provisions have been added in Section 3.1.1 to guide the development of boathouses as an accessory use on waterfront properties.

The proposed provisions prohibit human habitation in a boathouse, and regulate the maximum number of boathouses on a lot, the location of a boathouse in proximity to an adjacent lot, as well as maximum height, length, and gross ground floor area.

12:14 – Slide 13      Based on discussions with City Planning staff, requirements related to angular planes have been reintroduced in the Second Draft Zoning By-law. The application of angular planes is currently required in some Zones in the City’s existing Zoning By-law.

An angular plane is a conceptual line that projects across a lot, at an angle measured horizontally from a lot line. The concept is used to regulate maximum building height for taller buildings.

Several Zones have been revised to permit 30 m maximum building heights, subject to angular planes. For example, angular planes would apply to an apartment dwelling in a RES 40 Zone, or to an office building in the Mixed Use Commercial Zone.

Where Zone standards prescribe maximum building heights subject to angular planes, the building must be located within the required angular plane, and may be set back, stepped back, or terraced to fit in this area.

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	<p>As shown in the image on the left on the slide, in the case of a lot line which abuts a street, the angular plane would be measured at a 60 degree angle from the centreline of the abutting street.</p> <p>As shown in the image on the right on the slide, in the case of a lot line which abuts a lot occupied by a residential building that is 13.5 m in height or less, the angular plane would be measured at a 60 degree angle from the lot line abutting the adjacent residential building.</p> <p>These provisions ensure that adequate transition is provided between taller buildings permitted in a Zone, and the street or an adjacent low-rise residential use.</p>
14:07 – Slide 14	<p>Based on discussions with City staff, a new series of general provisions have been introduced in Section 3.28 to guide the development of Small-scale urban horticulture uses.</p> <p>This involves the use of land on a limited scale for the indoor and/or outdoor cultivation and harvesting of fruit, vegetables, edible plants, honey, and mushrooms for commercial sale.</p> <p>The use is proposed to be permitted in the Highway Commercial Zone and in all Employment Zones, and limited to lots with a maximum lot area of 0.8 hectares. Limited on-site retail sales of products made on site would also be permitted.</p>
14:53 – Slide 15	<p>Several general provisions regarding parking requirements have been revised in consultation with City staff, and primarily to help clarify provisions for residents and developers.</p> <p>For example, in Section 3.20.2, provisions have been updated to clarify how to calculate the maximum permitted size of a driveway for dwellings which have 1 to 4 dwelling units.</p> <p>A maximum of 40% of the entire front yard can be occupied by a driveway, and if there is an attached garage which projects in front of the main dwelling, the interior yard next to the garage can also be used in the calculation, as illustrated in the diagram on the slide which has been added to the By-law.</p>
15:39 – Slide 16	<p>Continuing with parking, some minimum parking space rates have been revised, for certain uses.</p> <p>For example, for home occupations, the By-law has been updated to clarify that 1 parking space is required where clients or customers are served on site. In addition, if there is a non-resident employee working at that home occupation, a separate parking space would be required for that employee, which can be provided as tandem, or back-to-back parking.</p>

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The minimum parking space rate for restaurants has been revised to address instances in the City where an overabundance of surface parking has been required for these uses. A new parking space rate has been introduced for small-scale urban horticulture to accompany those new provisions.

16:29 – Slide 17      Barrier-free, or accessible, parking space requirements have also been revised to better align with the Accessibility for Ontarians with Disabilities Act, to differentiate between Type A, or van accessible parking spaces and Type B parking spaces, which are narrower but still require a 1.5 m access aisle.

The provisions now provide direction on how many spaces of each type are required, depending on the total number of barrier-free spaces required on a lot.

17:03 – Slide 18      Moving on to key changes under the individual Zones, the Second Draft Zoning By-law continues to contain 26 Zones, as did the First Draft Zoning By-law. For comparison, the City's current Zoning By-law No. 751-1969 contains 32 Zones.

Some Zone acronyms have changed from the First Draft to the Second Draft Zoning By-law.

The proposed Employment Zones have been revised to 3 Zones called Employment Area Light, General and Heavy. The previously proposed Employment Area Service has been combined with the Employment Area Light Zone, and a new Employment Area Heavy Zone has been introduced. Although no properties have currently been assigned the Employment Area Heavy Zone, City staff are currently in the process of reviewing which properties should be zoned Heavy in line with their current operations and nature of use.

In some Zones, permitted uses have been revised based on discussions with City staff. For example, a hospice has been added as a permitted use wherever a hospital is permitted, and day care centres are now permitted in all Residential Zones.

18:21 – Slide 19      In the Residential Zones, certain lot standards have been revised for consistency, and based on feedback from City staff and the development community.

Zone standards for maximum lot occupancy and landscaping requirements are now consistent across all Zones where triplexes, quadruplexes and apartment dwellings are permitted.

Minimum rear yard setbacks for residential uses including rowhouses, triplexes, quadruplexes, and apartment dwellings have been revised to 8 m across all Zones.

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<b>Timestamp:</b>	<b>Transcript:</b>
18:59 – Slide 20	<p>Minimum interior side yard setbacks for single detached, semi-detached and duplex dwellings have been clarified to explain the different setbacks required, depending on whether the dwelling has a carport, a detached garage, or an attached garage with or without living space above or behind the garage. An illustration has also been added to assist in interpreting the side yard provisions.</p>
19:27 – Slide 21	<p>As in the First Draft Zoning By-law, each Zone has been updated with a maximum building height standard for all permitted uses.</p> <p>A detailed review of proposed maximum building heights was undertaken with City staff, with consideration for comments previously received from the Planning Advisory Committee, and from the public.</p> <p>Some Zones now permit 30 m maximum building heights for specific uses, and subject to the Angular Planes Section of the By-law which was described earlier in this presentation.</p> <p>30 m maximum building heights, subject to angular planes, are proposed for:</p> <ul style="list-style-type: none"><li>• apartment dwellings in the Residential 40, Central Business District, Le Village District and Mixed Use Commercial Zones;</li><li>• non-residential uses in the Central Business District, Le Village District, and Mixed Use Commercial Zones; and</li><li>• combined residential and non-residential uses in the Mixed Use Commercial Zone.</li></ul>
20:26 – Slide 22	<p>A last key change deals with floodplain boundaries in the City.</p> <p>A floodplain refers to the area, usually comprised of low lands adjoining a watercourse, which has been or may be subject to flooding hazards. Development within the floodplain is regulated by the City's Zoning By-law, and by the Raisin Region Conservation Authority.</p> <p>The concept of a Floodplain Overlay, as opposed to a Zone, was being previously considered. However, it has been decided in coordination with City staff and the Conservation Authority that the City's existing Environmental Constraint – Floodplain Zone should be maintained, and the boundaries of this Zone as shown in the City's current Zoning By-law will stay the same.</p> <p>In the future, the boundaries of this Zone will be reviewed by the City, upon completion of a comprehensive watershed floodplain modelling and mapping study, which will be undertaken separate from the current Zoning By-law Review project.</p>

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21:23 – Slide 23	<p>This slide describes how to share your input on the Second Draft Zoning By-law at this stage of the Zoning By-law Review.</p> <p>On the City's website at <a href="http://www.cornwall.ca/zoningreview">www.cornwall.ca/zoningreview</a>, you will find:</p> <ul style="list-style-type: none"><li>• All previous background studies and Public Open House materials; and</li><li>• Display boards that present the key changes in the Second Draft Zoning By-law as described in this video presentation.</li></ul> <p>If you have questions, comments, or suggestions for the Zoning By-law Review, including about the proposed zoning for your property, you are encouraged to email the City at <a href="mailto:planning@cornwall.ca">planning@cornwall.ca</a>. Your email can be submitted in English or in French. A response will be provided in English or in French, as required.</p>
22:14 – Slide 24	<p>This slide outlines the immediate next steps in the Zoning By-law Review.</p> <p>At this time, the Second Draft Zoning By-law and Zoning Map have been prepared and made available on the City's project website as of Friday, August 6.</p> <p>The Second Draft Zoning By-law and Zoning Map were presented to the City's Planning Advisory Committee on August 16, 2021 for information.</p> <p>This online Statutory Public Open House will be available on the City's website from August 30 to September 10.</p> <p>A Final Draft Zoning By-law and Zoning Map will then be prepared, and will address any feedback received from the public through this open house. The Final Draft Zoning By-law and Zoning Map will be published on the City's website at least 20 days in advance of the Statutory Public Meeting, anticipated to be held this Fall 2021.</p> <p>At the Statutory Public Meeting, members of the public will be able to make delegations to provide verbal comments on the Zoning By-law. Written comments may also be submitted.</p> <p>Following this, the Zoning By-law would be finalized and presented to Council for adoption by the end of 2021.</p>

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23:29 – Slide 25    This slide provides an overview of how you can stay involved in the City's Zoning By-law Review process.

You can visit the City's website at [www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview) for regular project updates as the project moves forward, and to review engagement materials and reports as they become available.

We encourage you to send your written questions and comments on the Second Draft Zoning By-law and Zoning Map to [planning@cornwall.ca](mailto:planning@cornwall.ca), in English or in French.

Future public engagement opportunities will be advertised on the project website, on the City's social media accounts, through newspaper notices, and in community bulletins at major City facilities.

24:17 – Slide 26    This final slide provides contact information.

The City contact for the Zoning By-law Review process is Mary C. Joyce-Smith, Division Manager of Planning for the City of Cornwall. Mary can be reached using the project email. Calls may be directed to Ely Daniels, Administrative Assistant, at 613-930-2787, extension 2328.

Thank you for viewing this video presentation, and for your participation and valued input into the City's Zoning By-law Review.