

Welcome!
Bienvenue!



Cornwall

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

Welcome to Online Public Open House #3 for the City of Cornwall's Comprehensive Zoning By-law Review.

Please browse the display boards to learn more about the project.

Bienvenue à la journée portes ouvertes en ligne n°3 pour l'examen du règlement de zonage détaillé de la Ville de Cornwall.

Veuillez regarder les panneaux pour en apprendre davantage sur le projet.

As a resident / property owner, the City wants to hear your comments on the First Draft Zoning By-law.

Please view the video presentation and complete the online survey on the City's website. Additional comments / questions can be submitted in English or French to planning@cornwall.ca.

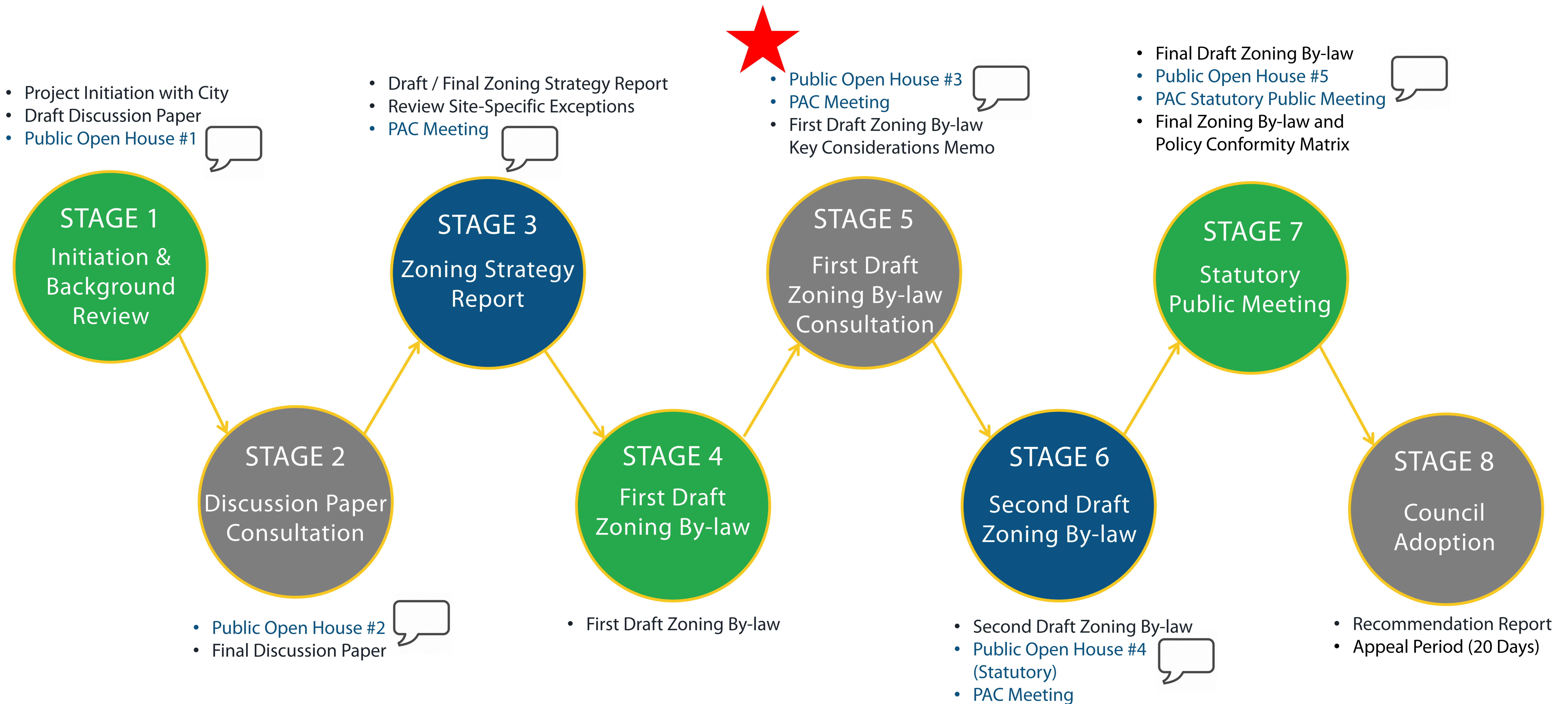
En tant que résident / propriétaire, la ville souhaite entendre vos commentaires sur la première ébauche du règlement de zonage.

Veuillez visionner la présentation vidéo et répondre au sondage en ligne sur le site Web de la ville. Les commentaires / questions supplémentaires peuvent être soumis en anglais ou en français à l'adresse planning@cornwall.ca.



Zoning By-law Review Process

The Zoning By-law Review process started in January 2020 and is anticipated to be completed by mid-2021.



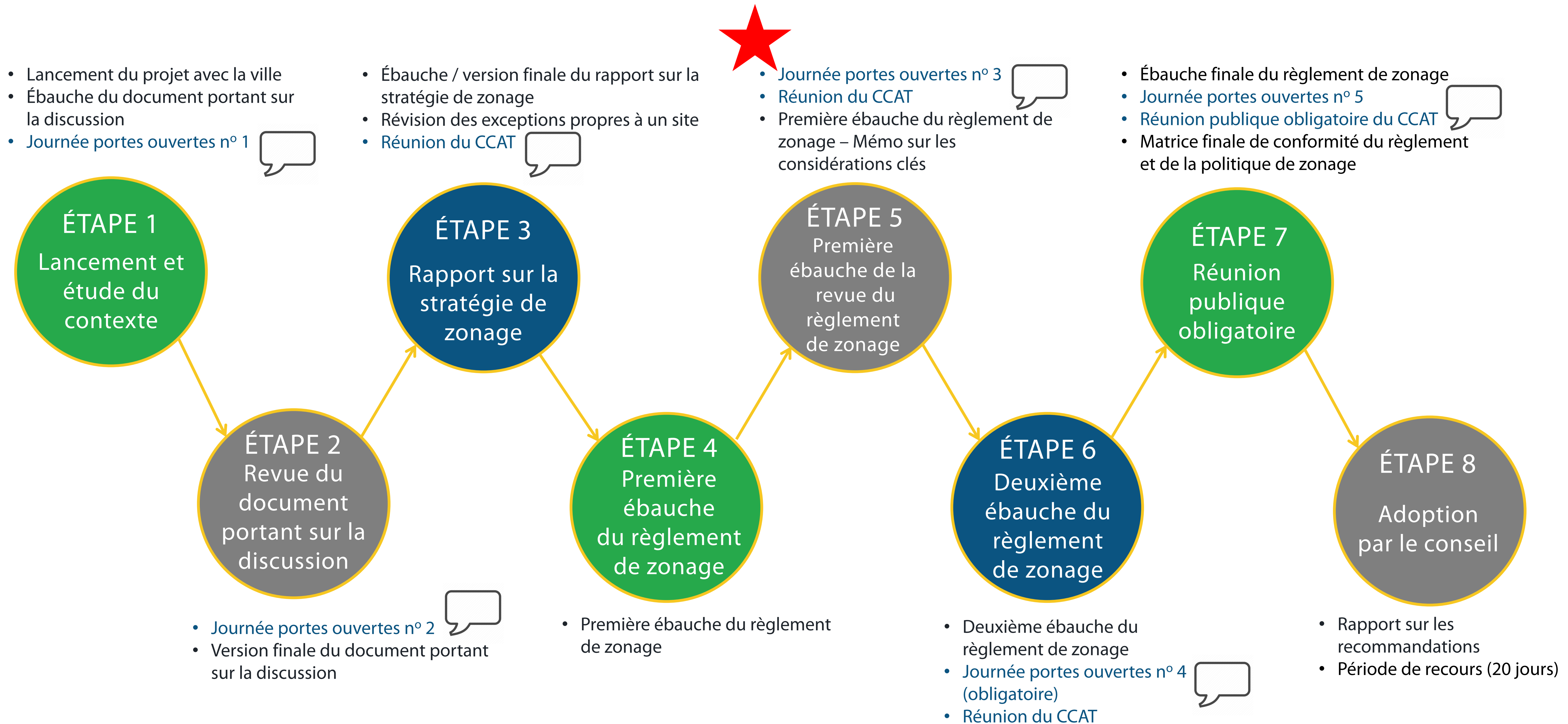
Processus de révision du règlement de zonage



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Le processus de révision du règlement de zonage a débuté en janvier 2020 et devrait prendre fin au milieu de l'année 2021.



Why is the Zoning By-law Being Reviewed?



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Examen du règlement de zonage détaillé

Under the Planning Act, a Zoning By-law must be updated within three (3) years of a new Official Plan coming into effect. The City's current Zoning By-law No. 751-1969, as amended, was approved in 1969.

The Zoning By-law must be reviewed and updated to conform with the City of Cornwall Official Plan (Approved 2018) and recently updated provincial regulations, and to:

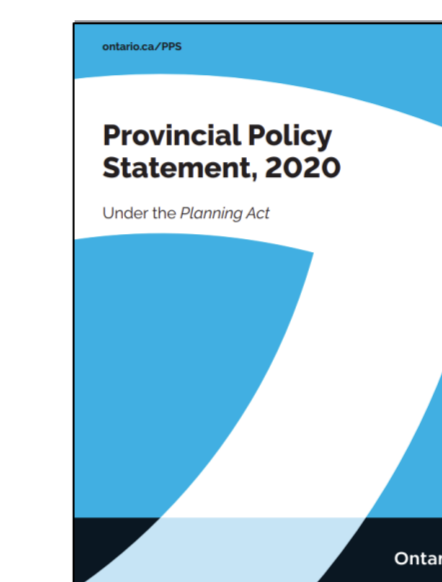
- Ensure definitions and zoning requirements are contemporary, and based on best practices
- Review site-specific exceptions which may no longer be relevant
- Improve user-friendliness

General,
high-level

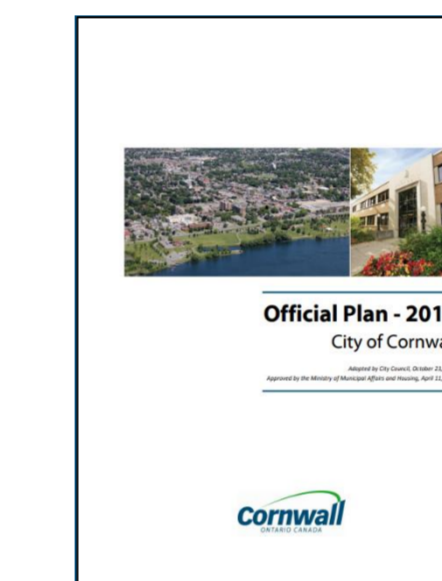
Provincial



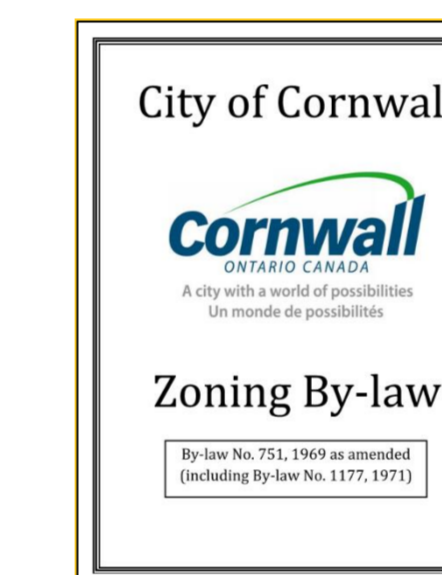
Planning Act – Provincial legislation that sets ground rules for land use planning in Ontario



Provincial Policy Statement, 2020 – Provides policies for matters of provincial interest, that all municipalities must be consistent with.



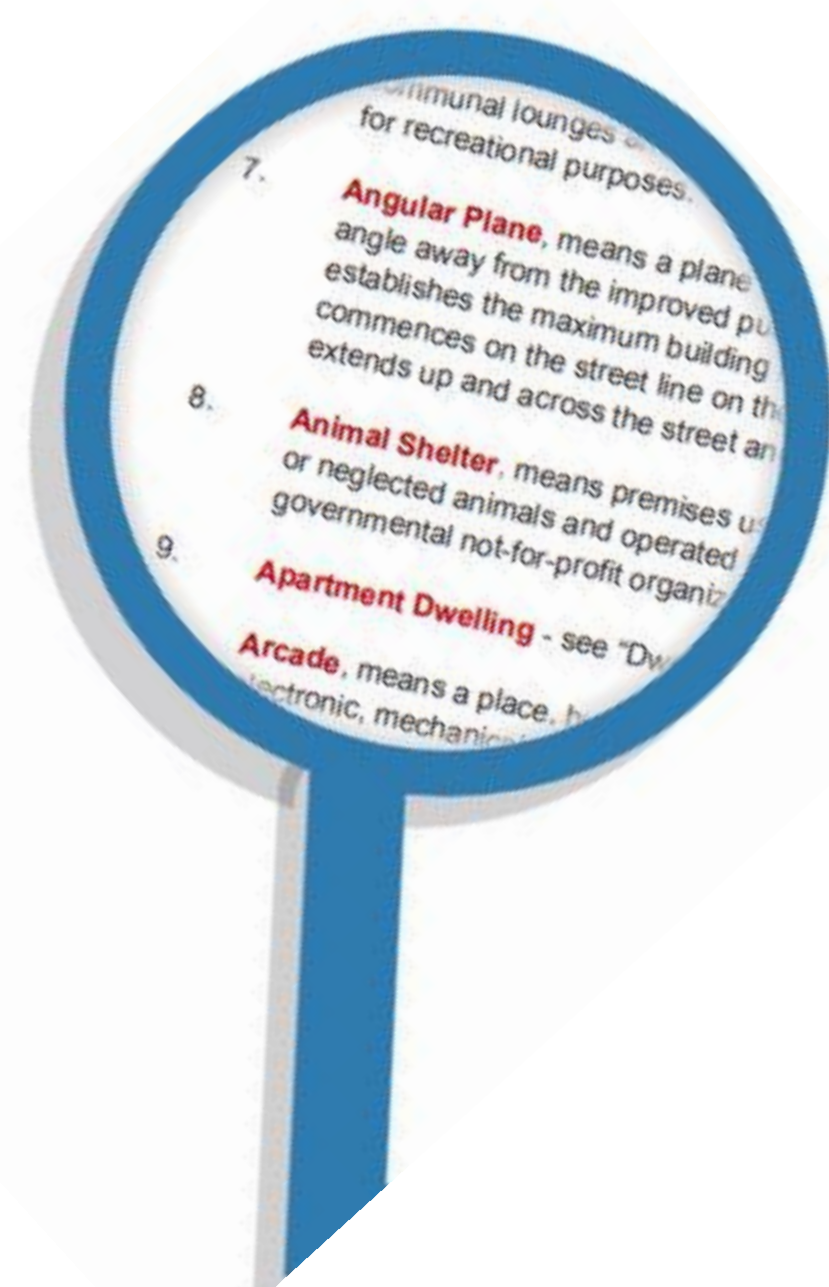
City of Cornwall Official Plan – Establishes a long-term vision, objectives, land use designations, and policies to manage growth and development



City of Cornwall Zoning By-law – Implements the Official Plan, and sets out permitted uses and performance standards (e.g. setbacks, heights, parking) for each Zone

Detailed,
site-specific

Municipal



Pourquoi le règlement de zonage est-il révisé?



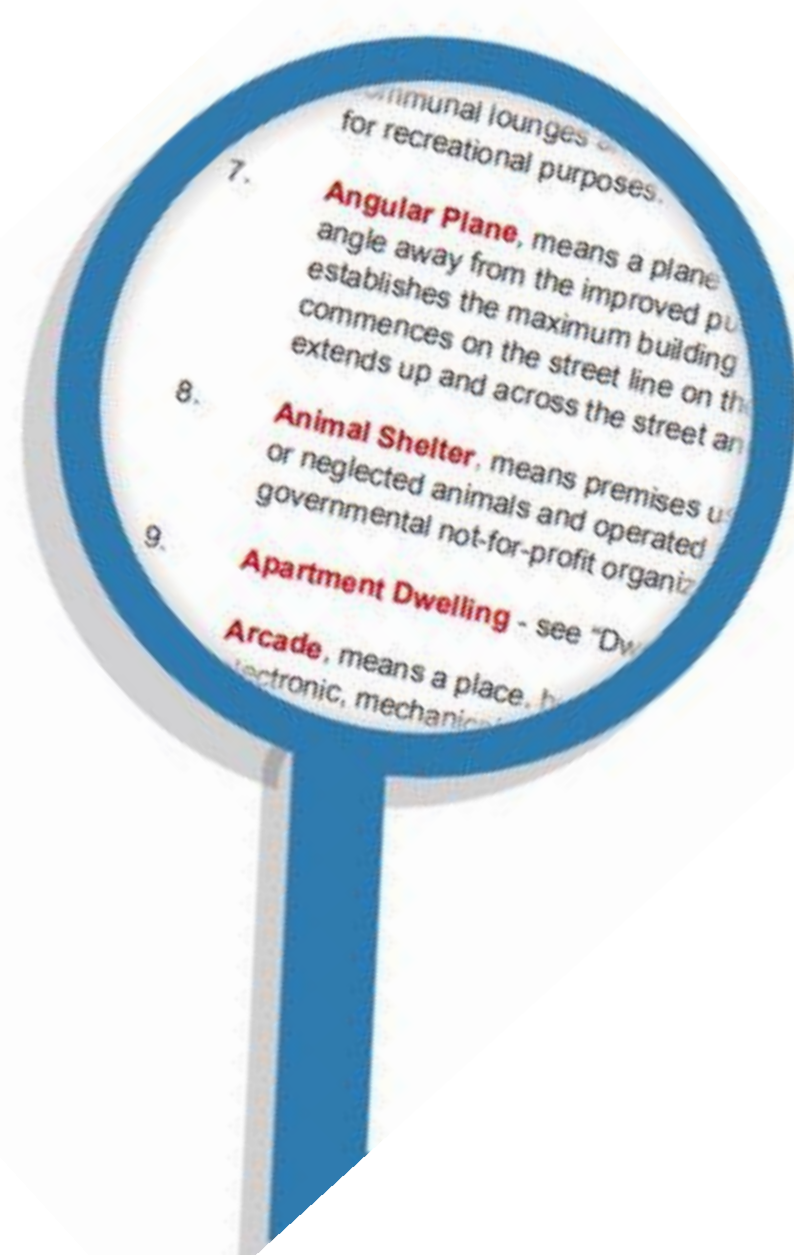
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Examen du règlement de zonage détaillé

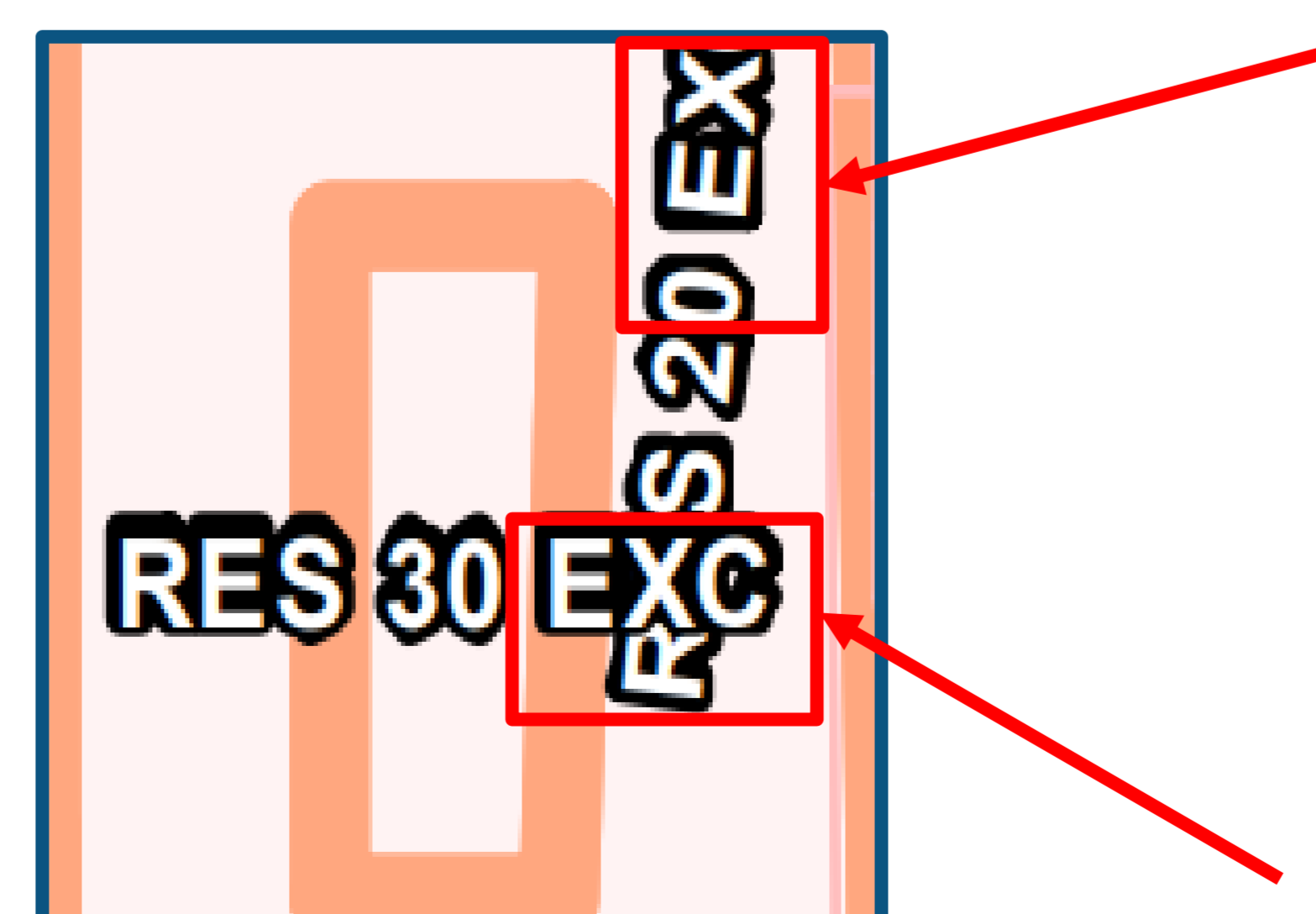
Conformément à la Loi sur l'aménagement du territoire, un règlement de zonage doit être mis à jour dans les trois (3) ans à compter de la date d'entrée en vigueur du nouveau Plan officiel. Le règlement no 751-1969 en vigueur de la ville, comme modifié, a été approuvé en 1969.

Le règlement de zonage doit être revu et mis à jour pour être conforme au plan officiel de la ville de Cornwall (approuvé en 2018) et aux règlements provinciaux récemment mis à jour, et pour :

- S'assurer que les définitions et les exigences de zonage sont contemporaines et fondées sur les pratiques exemplaires



- Étudier les exceptions propres à un site qui peuvent ne plus être pertinentes



Général,
de haut
niveau

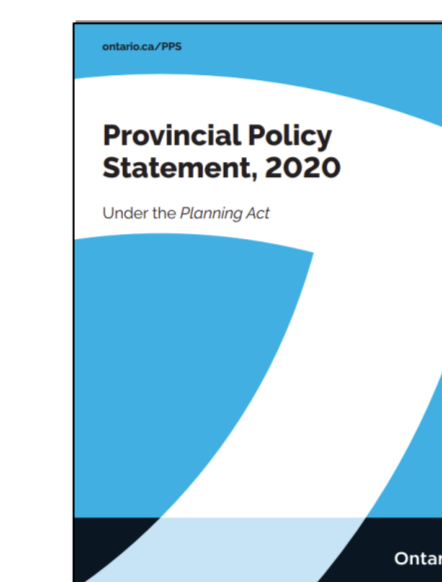
Provincial

Municipal

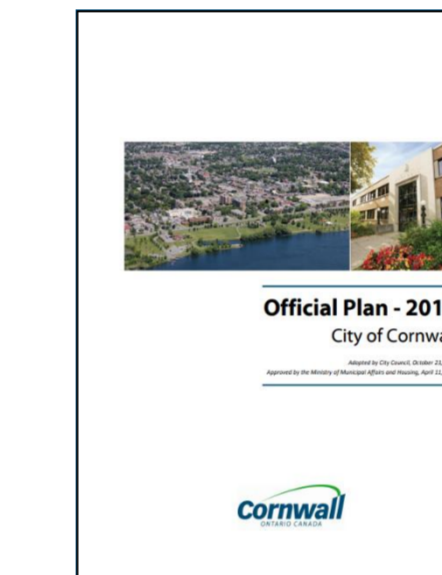
Détaillé,
propre à un site



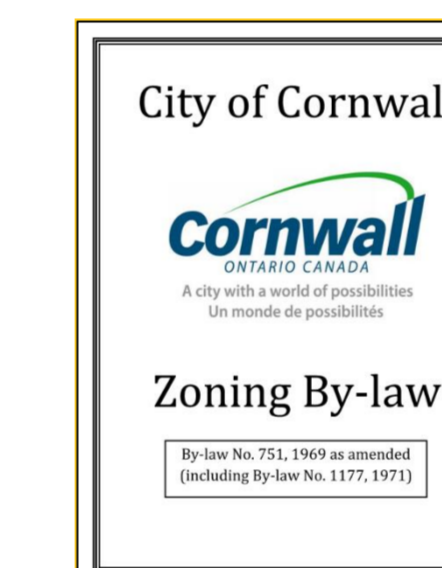
Loi sur l'aménagement – Loi provinciale qui fixe les règles de base de l'aménagement du territoire en Ontario.



Déclaration de principes provinciale de 2020 – Fournit des politiques pour les questions d'intérêt provincial, que toutes les municipalités doivent respecter.



Plan officiel de la ville de Cornwall – Établit une vision à long terme, des objectifs, des désignations d'utilisation des terres et des politiques pour gérer la croissance et le développement.



Règlement de zonage de la ville de Cornwall – Met en œuvre le plan officiel et définit les utilisations autorisées et les normes de performance (p. ex. retraits, hauteurs, stationnement) pour chaque zone.

- Améliorer la convivialité

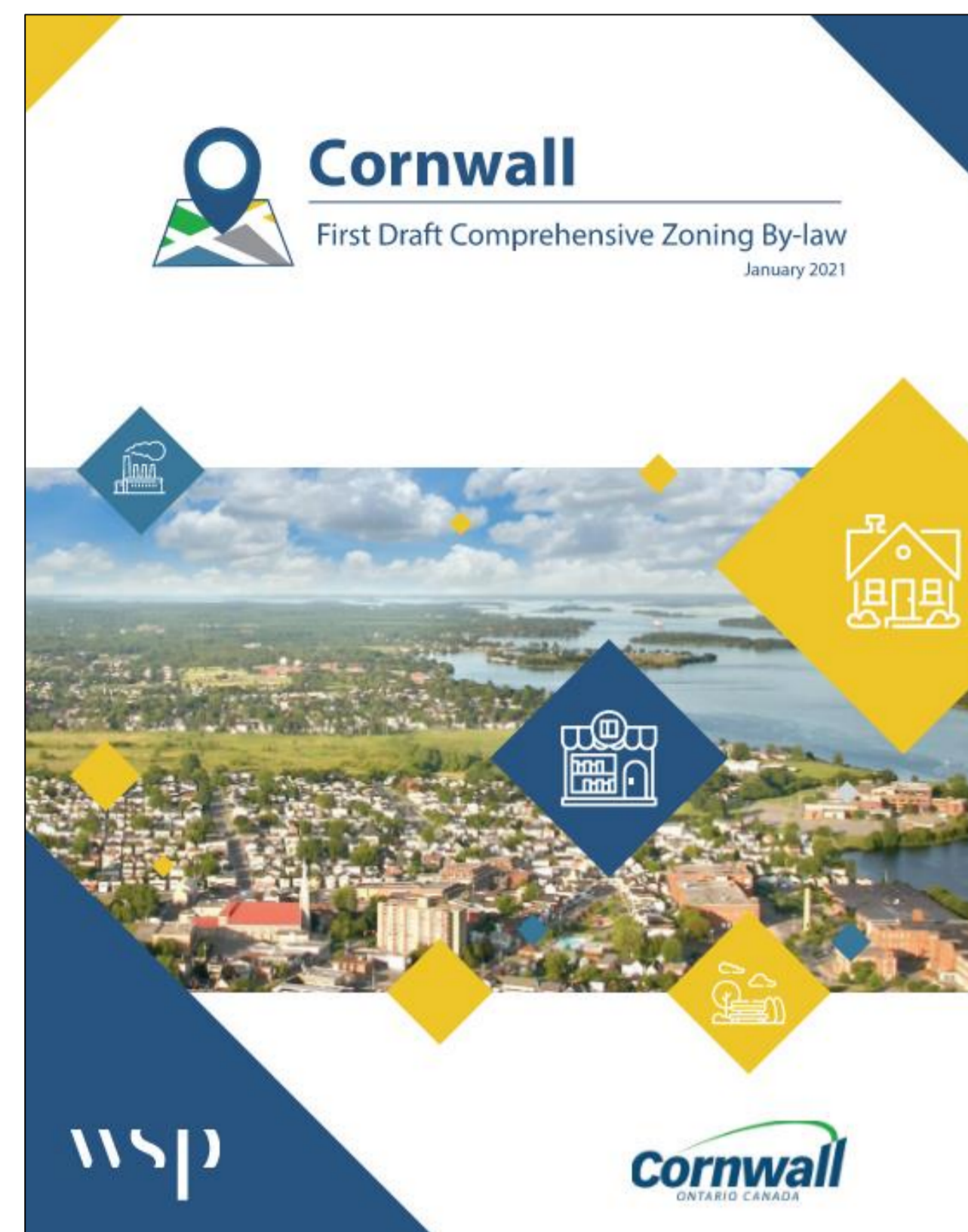


Overview of First Draft Zoning By-law



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

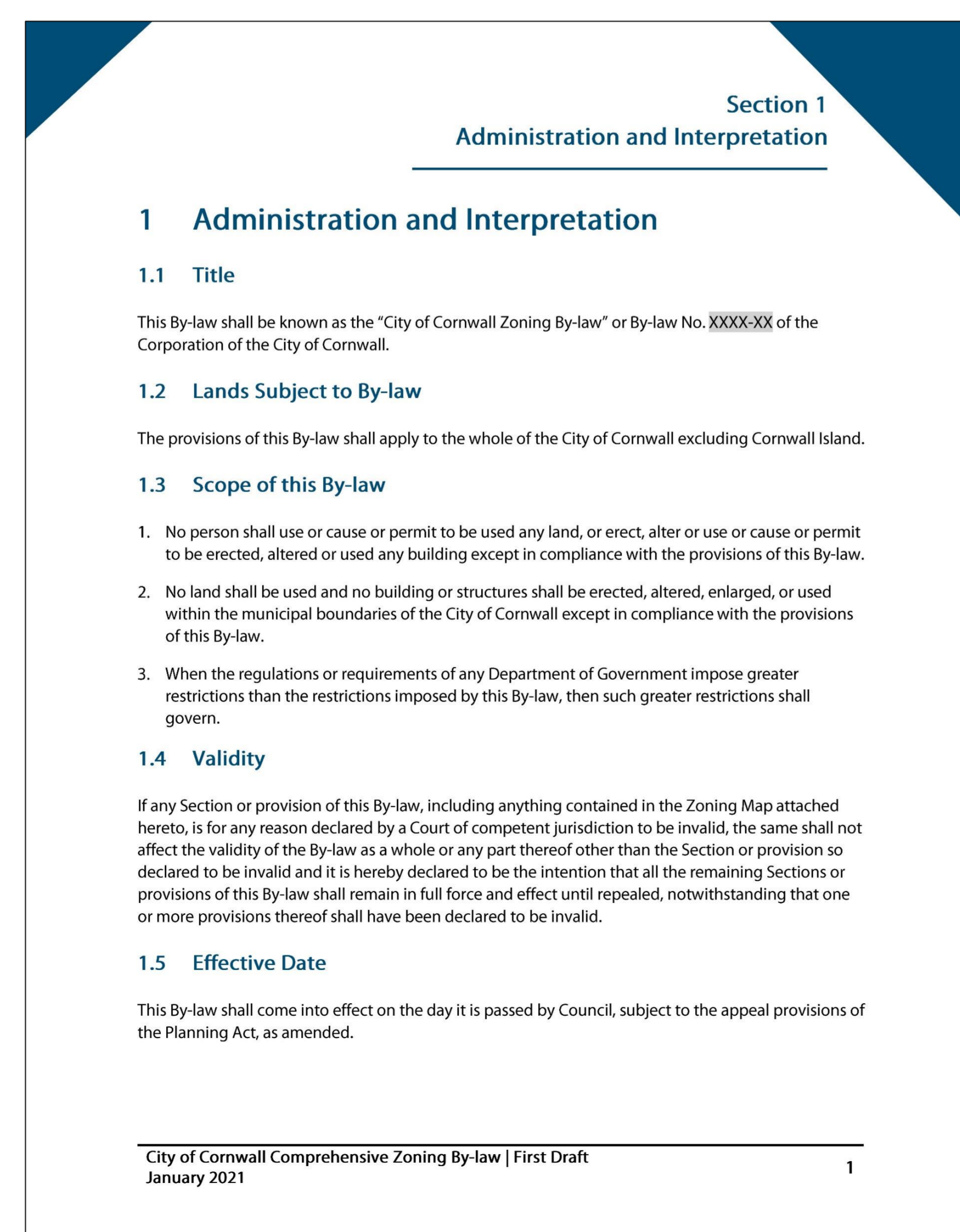


First Draft Zoning By-law (January 2021)

The First Draft Zoning By-law has been prepared based on the recommendations in the Zoning Strategy Report (September 2020).

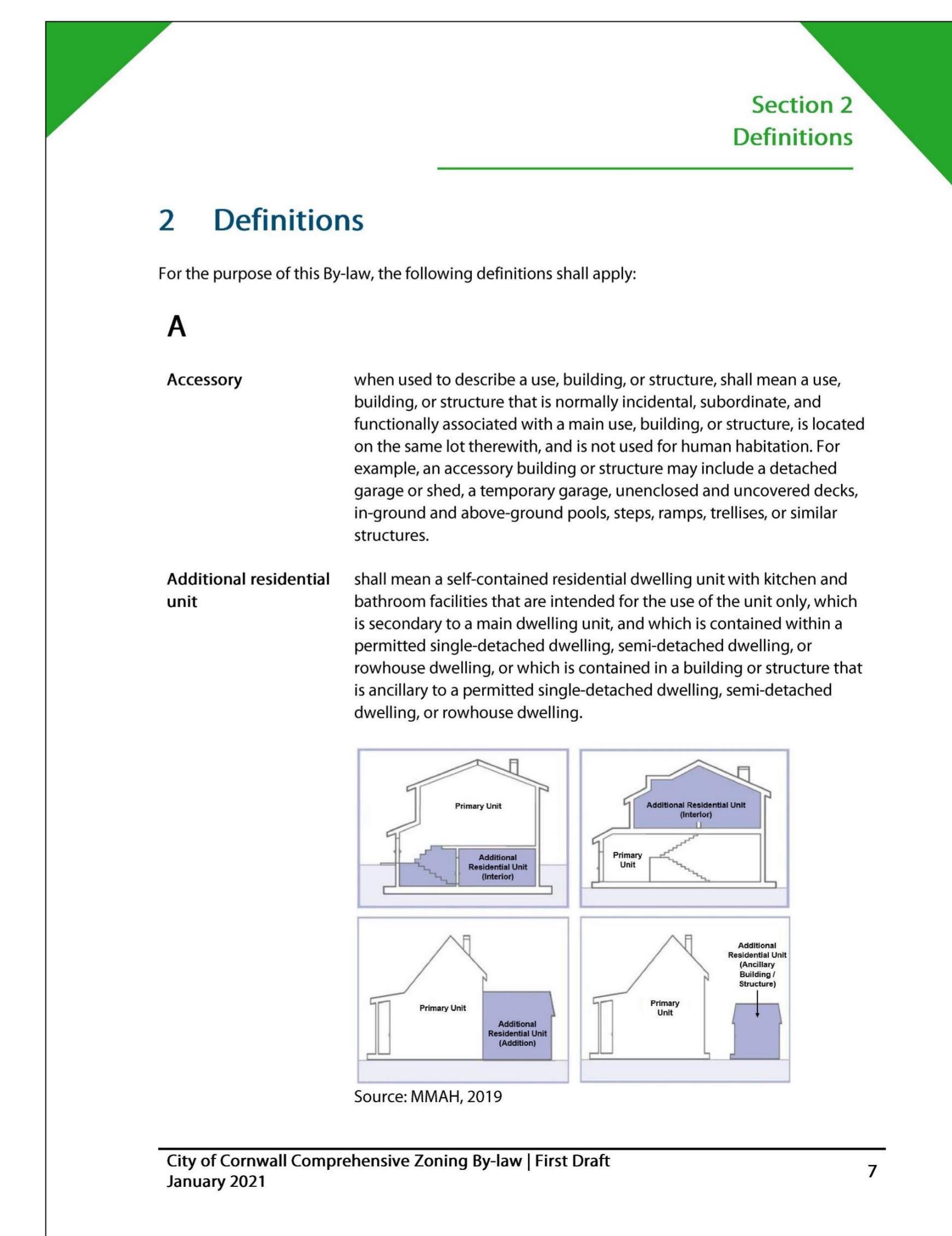
Section 1: Administration and Interpretation

- Describes how the Zoning By-law is implemented by the City
- 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
- Includes illustrations to help clarify certain definitions



Overview of First Draft Zoning By-law



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Examen du règlement de zonage détaillé

First Draft Zoning By-law (January 2021)

Section 3: General Provisions

- Contains provisions that may apply to all properties in all Zones, depending on the proposed development
- E.g. provisions for accessory buildings, parking

Sections 4 to 29: Zones

- There are 26 Zones organized by land use types (e.g. residential, commercial, employment, open space)
- Each Zone has its own Section in the Zoning By-law which establishes:
 - Permitted Uses
 - Zone Standards (e.g. minimum lot area, setbacks, building height)
 - Additional Provisions (e.g. provisions for specific uses)
 - Exception Zones (provisions for specific properties)

Section 3
General Provisions

3 General Provisions

3.1 Accessory Uses, Buildings, and Structures

1. Accessory uses, buildings, or structures are permitted in any Zone, provided that they exist to aid and contribute to the main use on the lot to carry out the function of that main use.
2. Accessory uses, buildings or structures shall be located on the same lot as the main use to which they are accessory to.
3. An accessory building or structure shall only be permitted to be located to the rear or to the side of a main building.
4. Any building or structure which is attached to the main building shall not be considered accessory for the purposes of this By-law.
5. Accessory uses, buildings, and structures shall be subject to the following provisions:

Provision	Requirement			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
a) Maximum height	Residential uses: 4.6 m or 1 storey Other permitted uses: No restriction	4.6 m or 1 storey	Same as main building	Agricultural and other permitted uses: No restriction Residential uses: Same as for Residential Zones
b) Maximum size	Residential uses: Total area of all accessory buildings not to exceed 10% of the lot area, with a	Commercial uses: Total area of all accessory buildings not to	Total area of all accessory buildings not to exceed 20% of the lot area	Agricultural and other permitted uses: No restriction

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Section 4
Residential 10 (RES 10) Zone

4 Residential 10 (RES 10) Zone (Low Density)

The Residential 10 (RES 10) Zone is intended to implement the low density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits single-detached dwellings and some institutional uses.

All structures and buildings erected, altered or used in a RES 10 Zone shall comply with the regulations of this Section.

4.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Community centre
- Dwelling, single-detached
- Hospital
- Place of worship
- School

4.2 Zone Standards

Provision	Requirement	
	Single-detached Dwelling	Other Permitted Uses
a) Minimum Lot Frontage		
i. Where both public water supply and sanitary sewers are available	15 m	
ii. Where either public water supply or sanitary sewers are available, but not both	22.5 m	
iii. Where neither public water supply nor sanitary sewers are available	38.1 m	

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Overview of First Draft Zoning By-law

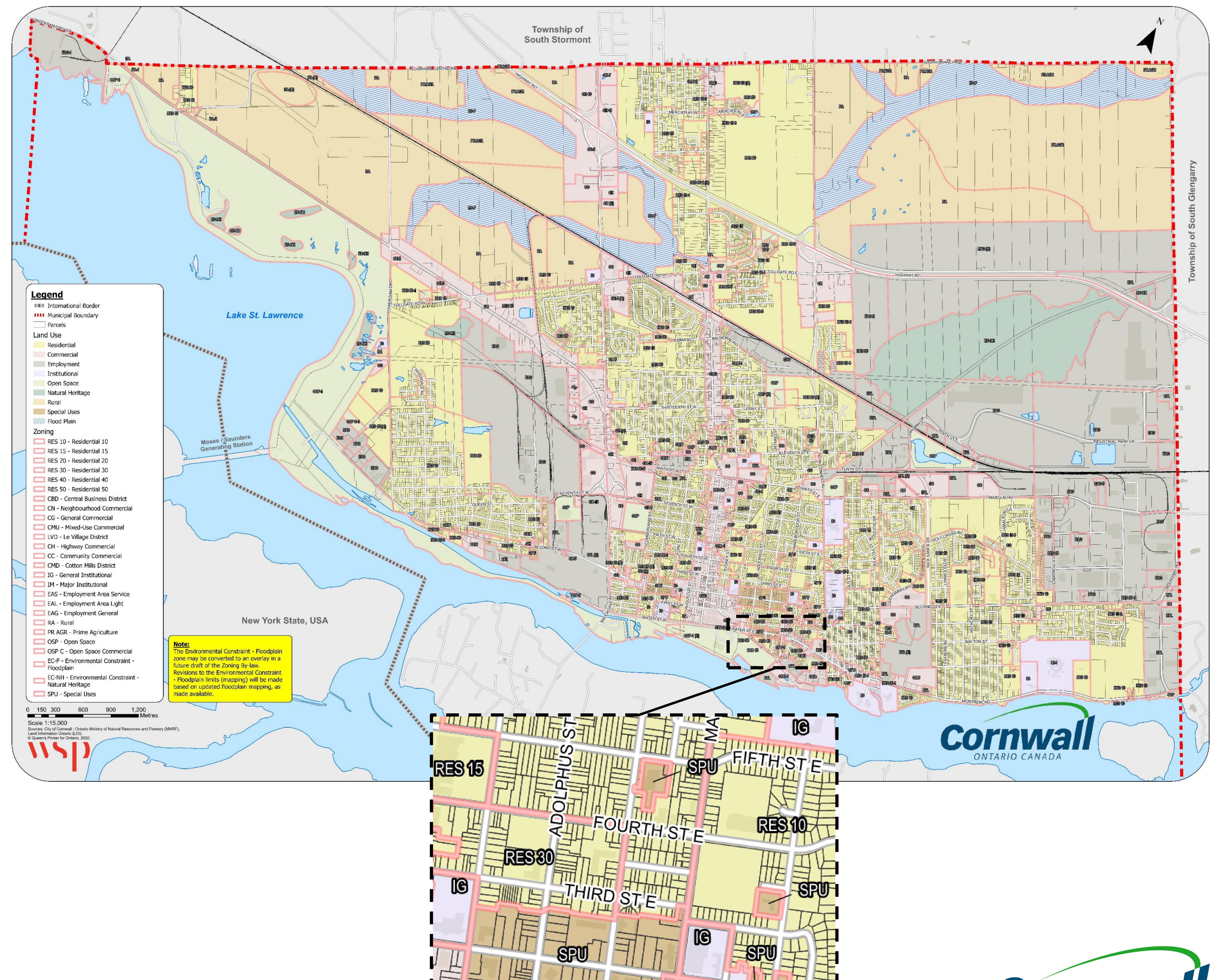


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Comprehensive Zoning By-law Review
Examen du règlement de zonage détaillé

First Draft Zoning Map (January 2021)

- The Zoning Map illustrates the proposed zoning for all properties in the City of Cornwall
- The Legend lists the Zone acronyms used on the map
- Zone boundaries are outlined in pink 
- Zones (e.g. residential, commercial) are also colour coded by land use type
- Once finalized and approved by Council, the Zoning Map will be converted to an Interactive Map on the City's website



How to Use the Zoning By-law

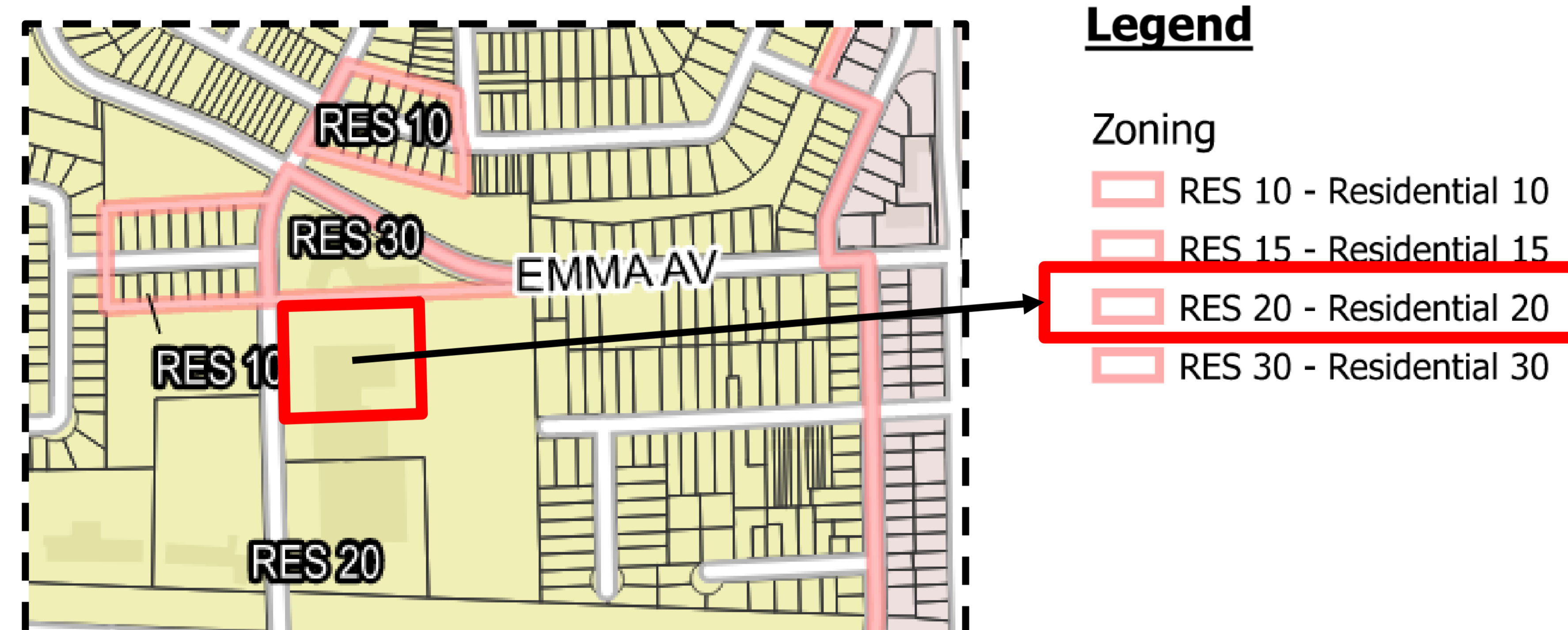


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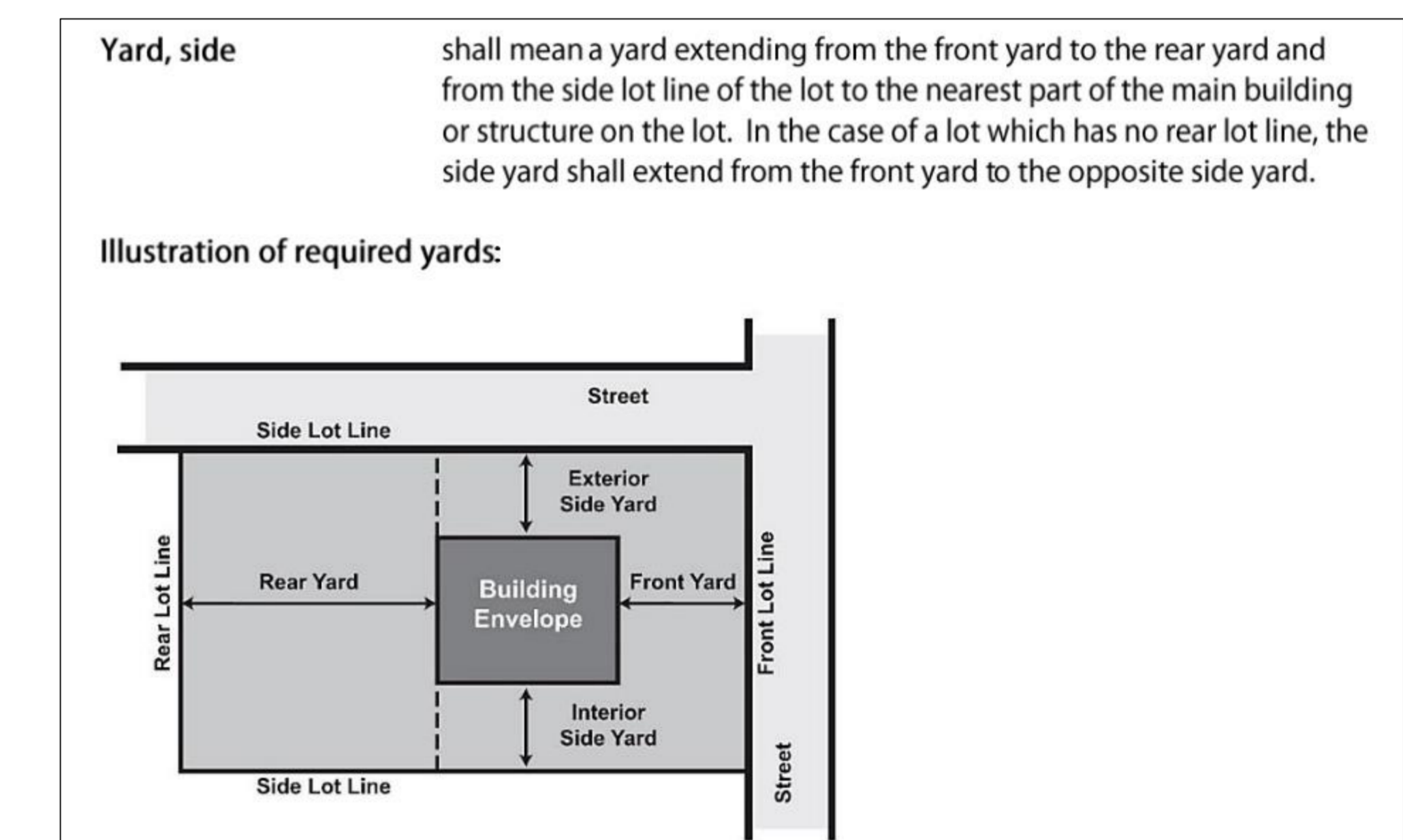
Comprehensive Zoning By-law Review
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Determine What Zoning Applies to your Property

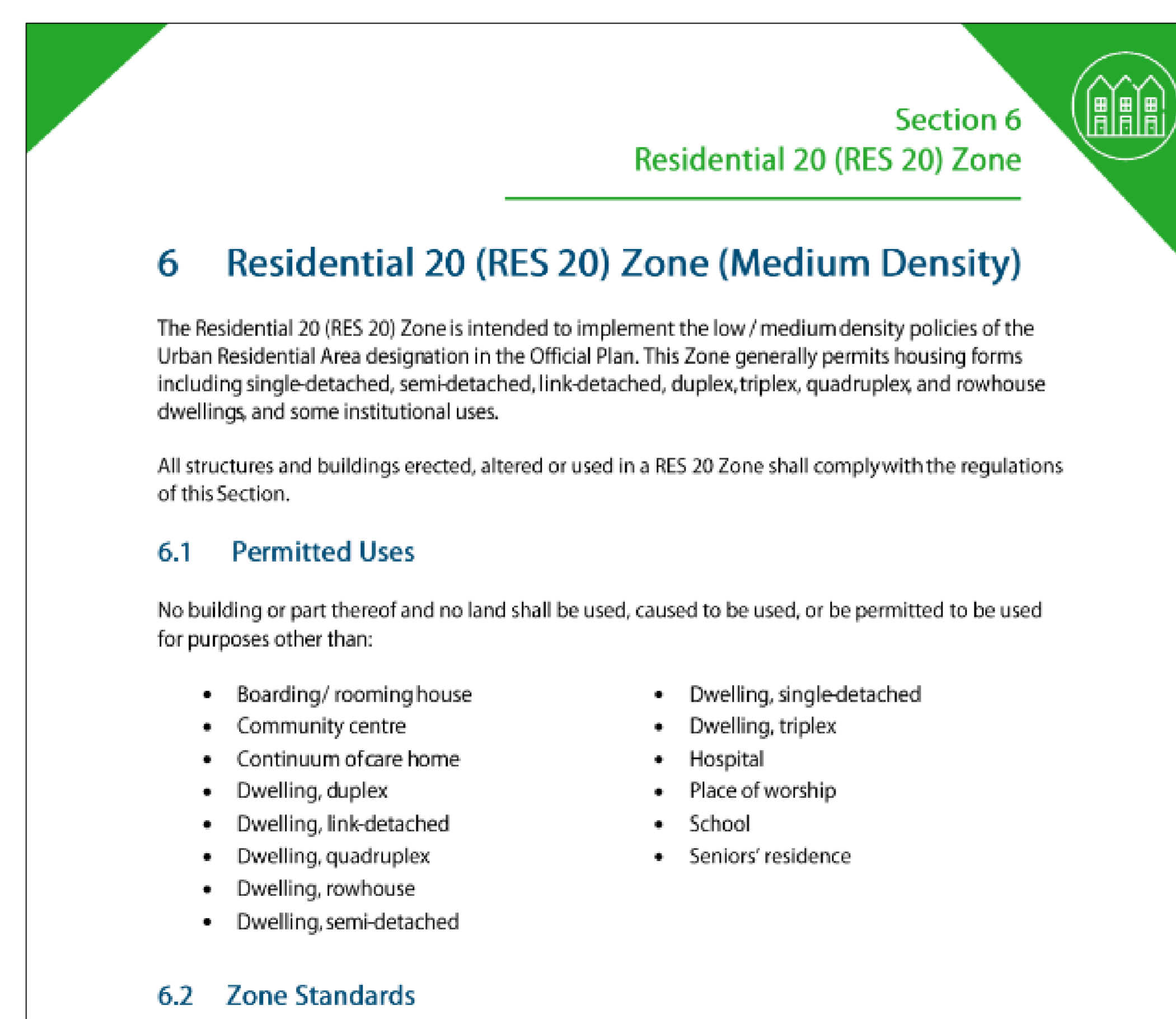
1 Find your property on the First Draft Zoning Map and use the legend to determine what Zone your property is in.



3 Use Section 2: Definitions to help clarify the meaning of a permitted use, or other zoning terms (e.g. side yard).



2 In the Zoning By-law, go to the Zone (Sections 4 to 29) to find the provisions that apply to your property, such as permitted uses and lot standards for development.



4 Review all of Section 3: General Provisions to determine if any other provisions apply to your proposed development (e.g. if you need to determine parking requirements).

3.19.7 Minimum Parking Space Requirements

1. Off-street vehicle parking must be provided for any land use at the rate set out in the following table, except that commercial uses in the Central Business District Zone and Le Village District Zone are subject to half of the minimum parking space requirements:

Land Use	Minimum Number of Parking Spaces
Residential Uses	
Additional residential unit	1 space per dwelling unit
Apartment dwelling	1 space per dwelling unit
Boarding / rooming house	1 space per boarding / rooming unit

Key Changes – Improved Document Format



Cornwall

Comprehensive Zoning By-law Review
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1

Each Section of the Zoning By-law is colour coded and labelled in the top right corner for easier document wayfinding. Each Zone is represented by an icon.

2

Each Zone contains a preamble which describes the intent of the Zone and its relationship to the City's Official Plan, and the type of development that is generally permitted.

3

Permitted uses have been simplified and are organized alphabetically.

4

Zone standards (e.g. minimum lot area, setbacks, building heights) are organized in tables for each permitted use. The Zoning By-law consistently uses metric measurements.

5

"Site-specific exceptions", or provisions that only apply to specific properties, will be organized in a separate section under each Zone. Each exception will be numbered (e.g. RES 15-1, RES 15-2) in the Zoning By-law and on the Zoning Map.

Site-specific exceptions will be added as part of the Second Draft Zoning By-law.

1



Section 5
Residential 15 (RES 15) Zone

5 Residential 15 (RES 15) Zone (Low Density)

The Residential 15 (RES 15) Zone is intended to implement the low density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits housing forms including single-detached, semi-detached, and duplex dwellings, as well as some institutional uses.

All structures and buildings erected, altered or used in a RES 15 Zone shall comply with the regulations of this Section.

5.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Community centre
- Dwelling, duplex
- Dwelling, semi-detached
- Dwelling, single-detached
- Hospital
- Place of worship
- School

5.2 Zone Standards

Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
a) Minimum Lot Frontage				
i. Where both public water supply and sanitary sewers are available	15 m	18 m (9 m per dwelling unit)	15 m	15 m
ii. Where either public water supply or sanitary sewers are available, but not both	20 m	30 m	30 m	20 m

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January 2021

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2

3

4

5

5.4 Exception Zones

Note: Exception Zones are currently under review and will be made available in the Second Draft Zoning By-law

Key Changes – Definitions and Illustrations



Cornwall

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

Section 2: Definitions of the Zoning By-law has been revised to better explain the different terms used in the Zoning By-law, and to delete or replace outdated definitions.

Every permitted use listed under the Zones now has a corresponding definition. Similar permitted uses have been grouped under a single term.

Some definitions have illustrations to assist in understanding their meaning, as shown below.

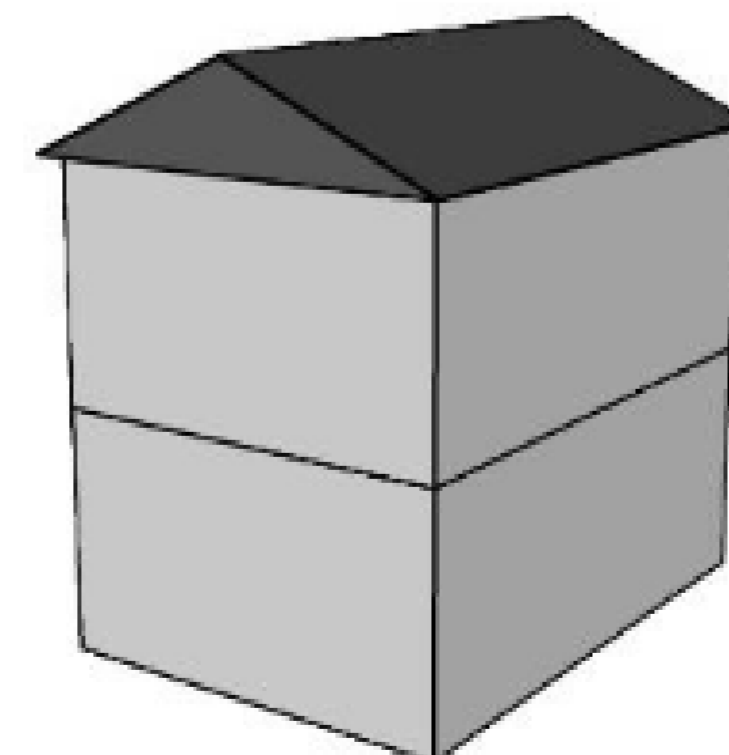
5.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

- Community centre
- Dwelling, duplex
- Dwelling, semi-detached
- Dwelling, single-detached
- Hospital
- Place of worship
- School

Dwelling, duplex

shall mean a residential building divided horizontally into two dwelling units.

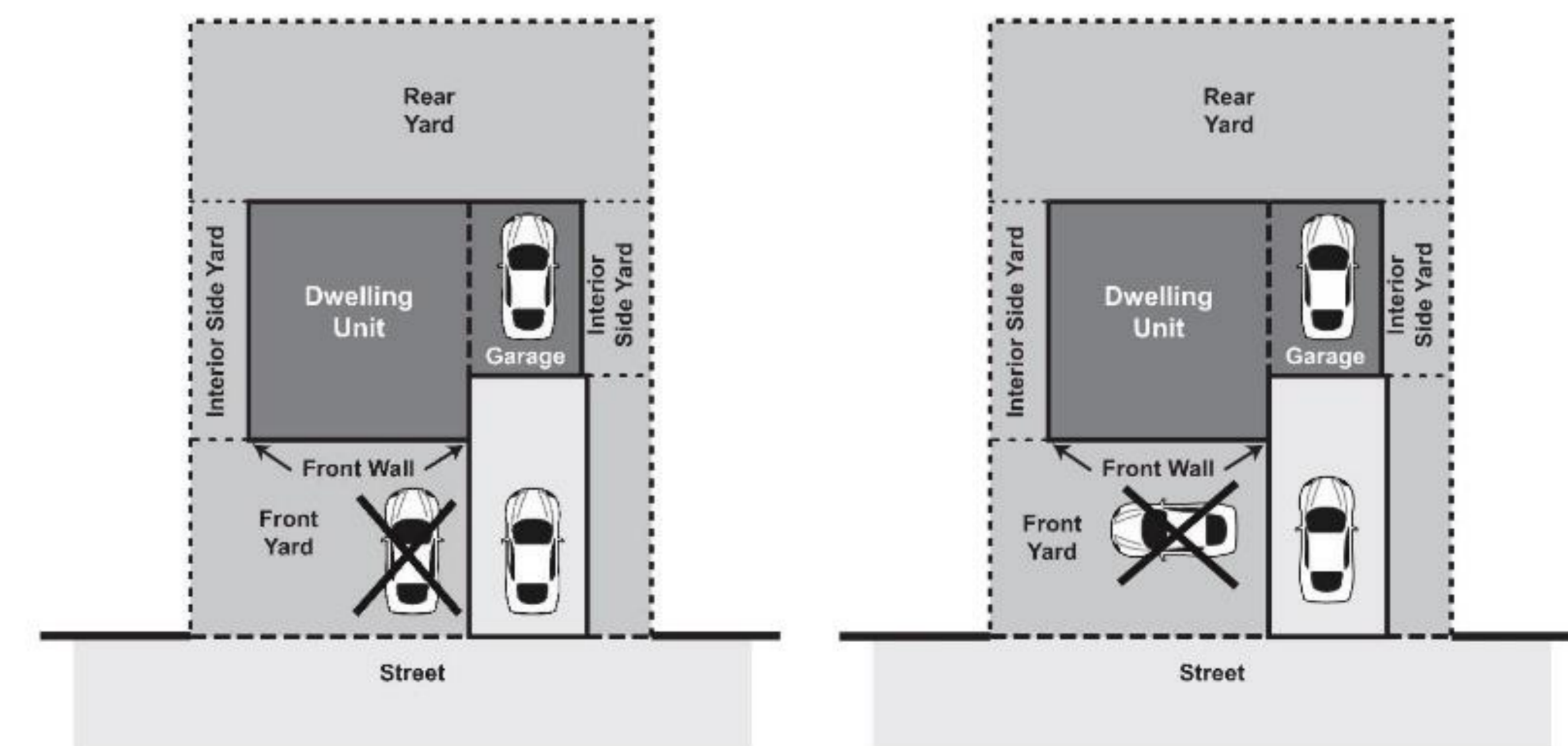


Section 3: General Provisions also includes illustrations to help explain certain zoning provisions.

For example, the illustration below helps to show where vehicle parking is not permitted in a required front yard.

3.19.2 Parking Location

4. Except as otherwise provided in this By-law, parking shall not be permitted in a required front yard or side yard, other than in a permitted driveway. In Residential Zones, no part of a driveway may be located between the front wall of the residential use building and the street. All of the area in a required yard not legally used for parking and/or storage shall be landscaped.



Key Changes – Zones



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The City's current Zoning By-law No. 751-1969 contains 32 Zones. The First Draft Zoning By-law contains 26 Zones. Some Zones have been deleted or consolidated, based on recommendations in the Zoning Strategy Report.

Zones Renamed

- Commercial 51 (COM 51) Zone – Renamed to Mixed-Use Commercial (CMU) Zone
- Commercial 70 (COM 70) – Renamed to Le Village District Zone
- Community Commercial – Shopping Centre (CC-SC) Zone – Renamed to Community Commercial (CC) Zone
- Cotton Mills District Redevelopment (CMDR) Zone – Renamed to Cotton Mills District (CMD) Zone
- Service Industrial (MS) Zone – Renamed to Employment Area Service (EAS) Zone
- Institutional 10 and 20 Zones – Renamed to General Institutional (IG) and Major Institutional (IM) Zones
- Open Space 10 (OSP 10) Zone – Renamed to Open Space (OS) Zone
- Environmental Constraint (Wetland Protection) (EC-WP) Zone – Renamed to Environmental Constraint – Natural Heritage (EC-NH) Zone
- Special Uses 20 (SPU) Zone – Renamed to Special Uses (SPU) Zone

Zones Deleted

- Commercial 42 (COM 42) Zone – Not in use
- Special Uses 99 (SPU 99) – Only used for one property, which has been changed to a site-specific exception in the Rural (RA) Zone

Zones Consolidated

- Commercial 10 / 11 / 12 Zones (COM 10 / 11 / 12) – Consolidated into a new General Commercial (CG) Zone
- Manufacturing 10 and 20 Zones (MFR 10 / 20) – Consolidated into a new Employment Area Light (EAL) Zone
- Manufacturing 30 and 40 Zones (MFR 30 / 40) – Consolidated into a new Employment Area General (EAG) Zone

Note: All other current Zones not listed here have been maintained

Key Changes – Building Heights



Cornwall

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

The City's current Zoning By-law No. 751-1969 regulates buildings heights in a variety of ways. General Provision 01-2-10 limits building height to 90 feet (approx. 27.5 metres, or 8 storeys), based on historic firefighting limitations which no longer apply. Some Zones also have specific maximum height provisions, while others use 'angular planes'.

For clarity, each Zone in the First Draft Zoning By-law has been updated with maximum building height standards.

Zone	Max. Building Height	Zone	Max. Building Height
Residential 10 / 15	10 m	Cotton Mills District	13.7 m
Residential 20 / 30	10 m to 13.5 m*	General Institutional	10 m to 13.5 m*
Residential 40	10 m to 27.5 m*	Major Institutional	27.5 m
Residential 50	4.5 m / 1 storey	Employment Area Service	10 m
Neighbourhood Commercial	10 m	Employment Area Light	10 m
General Commercial	12 m	Employment Area General	27.5 m
Central Business District	10 m to 27.5 m*	Prime Agricultural / Rural Area	10 m
Le Village District	10 m to 13.5 m*	Open Space / Open Space Commercial	10 m
Mixed-Use Commercial	10 m to 12 m*	Environmental Constraint – Natural Heritage	10 m
Highway Commercial	10 m	Environmental Constraint - Floodplain	10 m
Community Commercial	15 m / 3 storeys to 18 m / 4 storeys*	Special Uses	4 m to 12 m*

*Note: Maximum building height depending on use.

Key Changes – Accessory Uses, Buildings, and Structures

The City's current Zoning By-law No. 751-1969 contains general provisions for accessory uses, buildings, and structures, which are not the main use on a lot, but support or are associated with the main use. Other provisions are also contained under the Zones, and are not consistent (e.g. maximum height).

The First Draft Zoning By-law consolidates the provisions for accessory uses, buildings, and structures in Section 3.1 under the General Provisions, and organizes the provisions in a table by Zone.

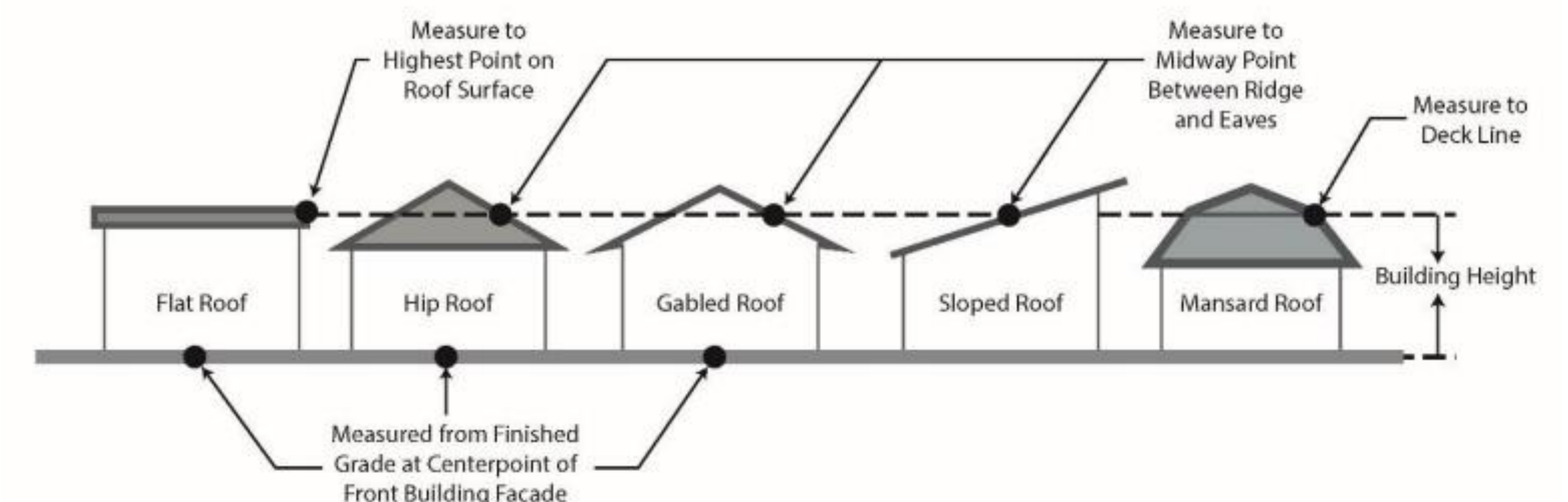
Provisions are included to address:

- Maximum height
- Maximum size
- Maximum number of accessory buildings on a lot
- Minimum setbacks
- Other provisions for specific Zones

Excerpt from table in Section 3.1(5):

Provision	Accessory Uses, Buildings, and Structures Requirement			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
a) Maximum height	Residential uses: 4.6 m or 1 storey	4.6 m or 1 storey	Same as main building	Agricultural and other permitted uses: No restriction
	Other permitted uses: No restriction			Residential uses: Same as for Residential Zones

In Section 2: Definitions, the definition for “building height” now includes an illustration to help explain how it is measured, depending on the type of building roof.



How Key Zoning Issues have been Addressed



Cornwall

Comprehensive Zoning By-law Review
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A number of key zoning issues were discussed in Public Open House #2 (May 2020) and in the Zoning Strategy Report. Here is how they have been addressed in the First Draft Zoning By-law, informed in part based on previous online survey results.

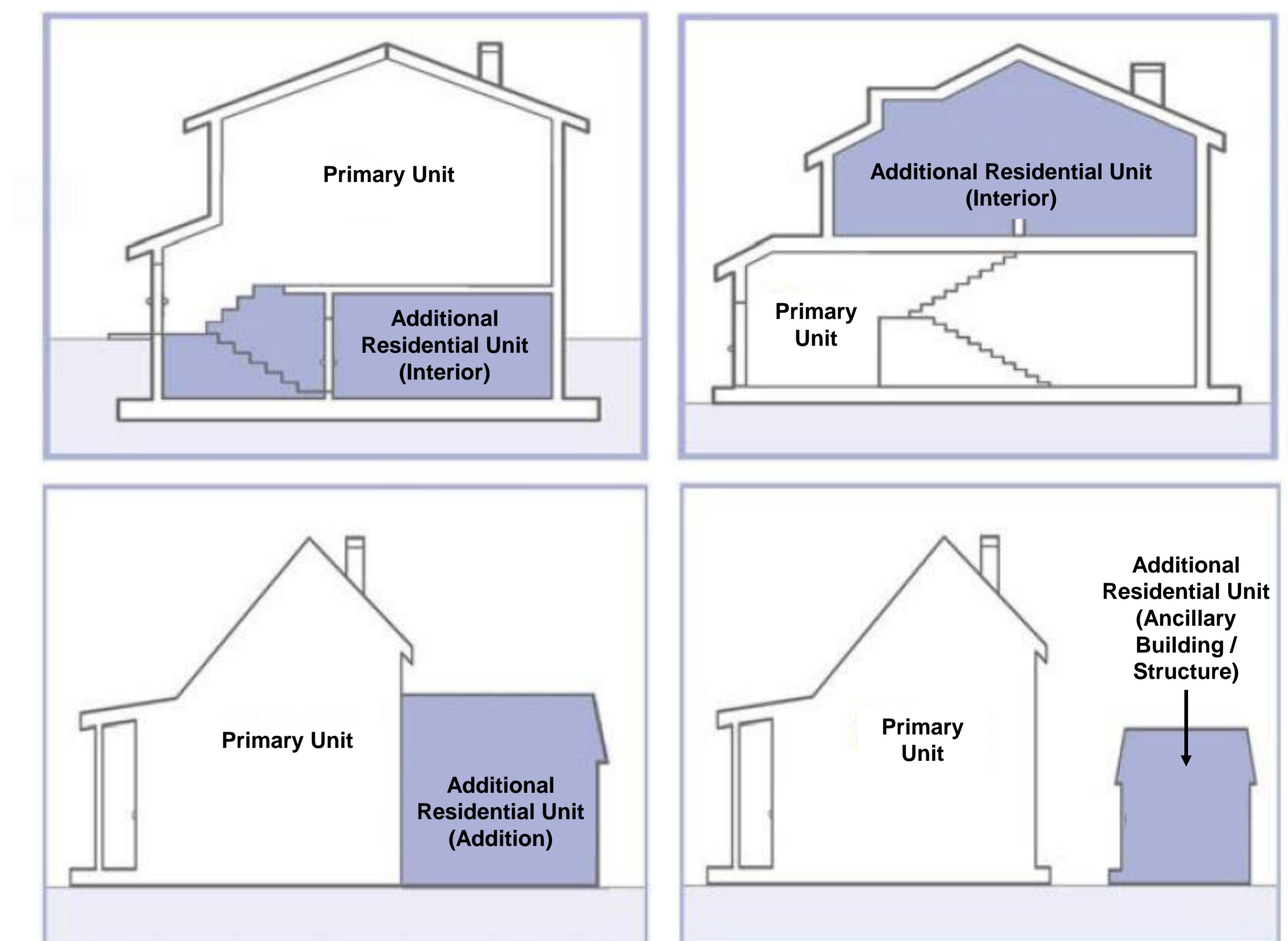
For more introductory information on these issues, please review the Public Open House #2 materials or the Zoning Strategy Report on the City's website.

Additional Residential Units

“Additional residential units” are self-contained residential units with a private kitchen, bathroom facilities, and sleeping areas, and are required to be permitted by municipalities under the Planning Act.

In the First Draft Zoning By-law, additional residential units:

- Are permitted in all detached, semi-detached, and row (town) houses, and in a building or structure ancillary to these housing types, where adequate services are available. “Ancillary” means buildings or structures that are secondary and complementary to a house (e.g. a detached garage). This means that two additional residential units, other than the main unit, are permitted on a lot.
- Require a Building Permit, and must comply with the Ontario Building Code, Fire Code, the City's Zoning By-law, and other City by-laws (e.g. Property Standards By-law).
- Require one (1) parking space for each additional residential unit, which may be provided through tandem parking.

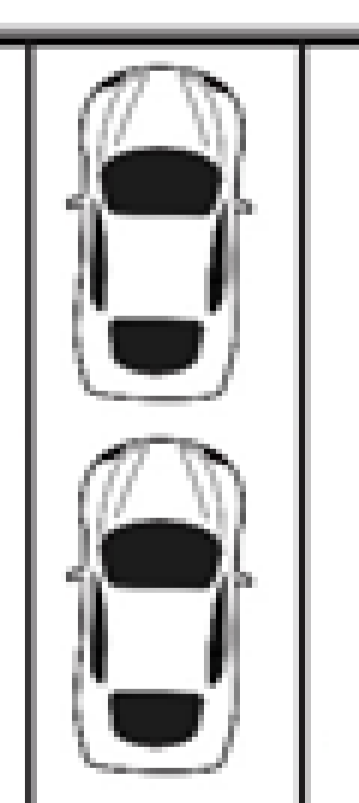


Source: Adapted from MMAH, 2019



Source: Curbed Boston

“Tandem parking” means a parking space that is only accessed by passing through another parking space from a street, lane, or driveway. For example, tandem parking may include two vehicles parked in a single width driveway, one behind the other.



How Key Zoning Issues have been Addressed



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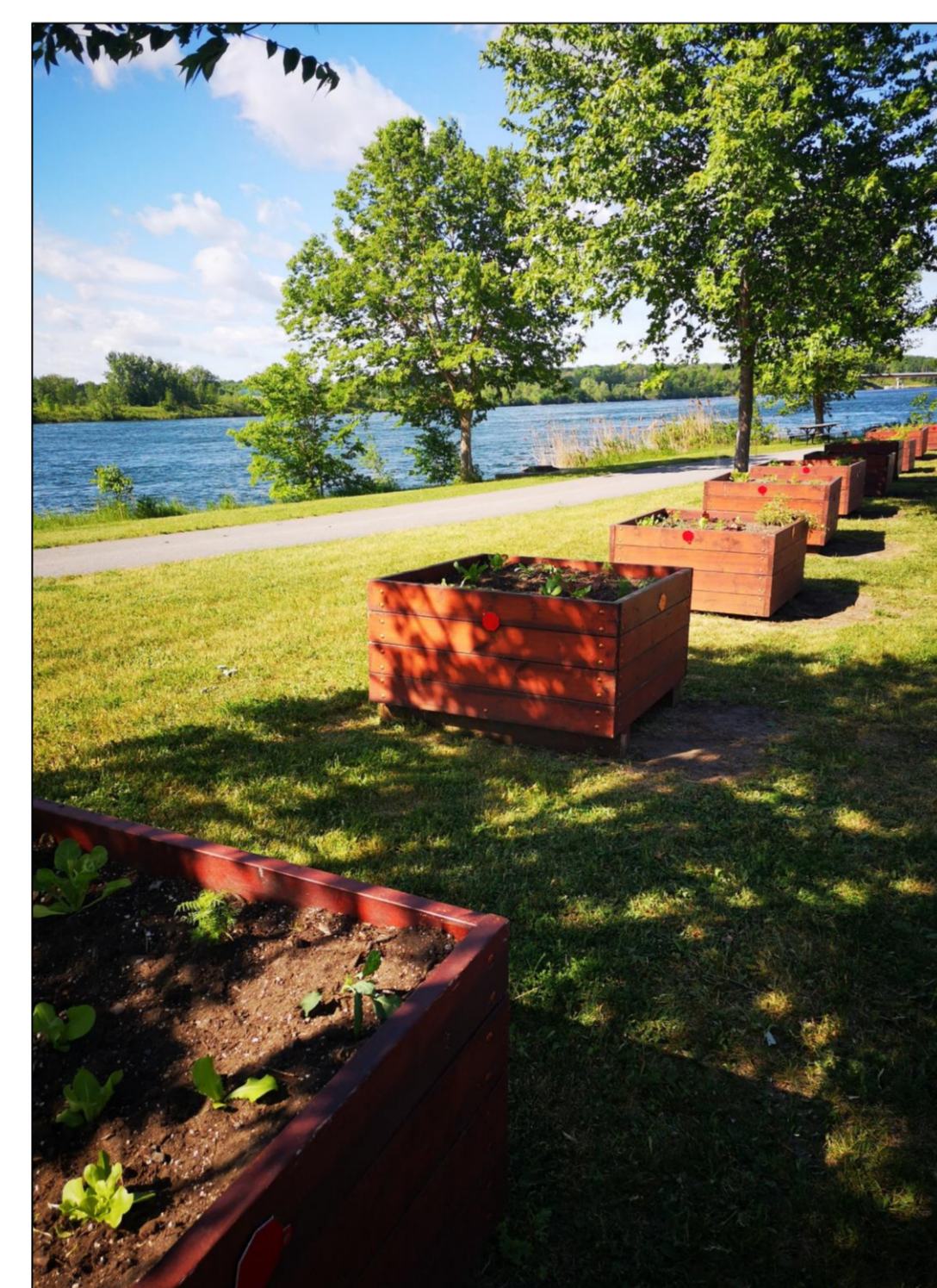
Community Gardens

Community gardens shall be permitted on public or private lands in all Residential, Commercial, Institutional, Open Space and Rural Zones. They shall also be permitted in Employment Zones, subject to minimum distance separation requirements.

Restrictions apply on lands in the floodplain, and within proximity to a waterbody, stormwater management facility, and Provincially Significant Wetland.



SVCHC Hamilton Crescent Community Garden Project, 2017, Cornwall, ON

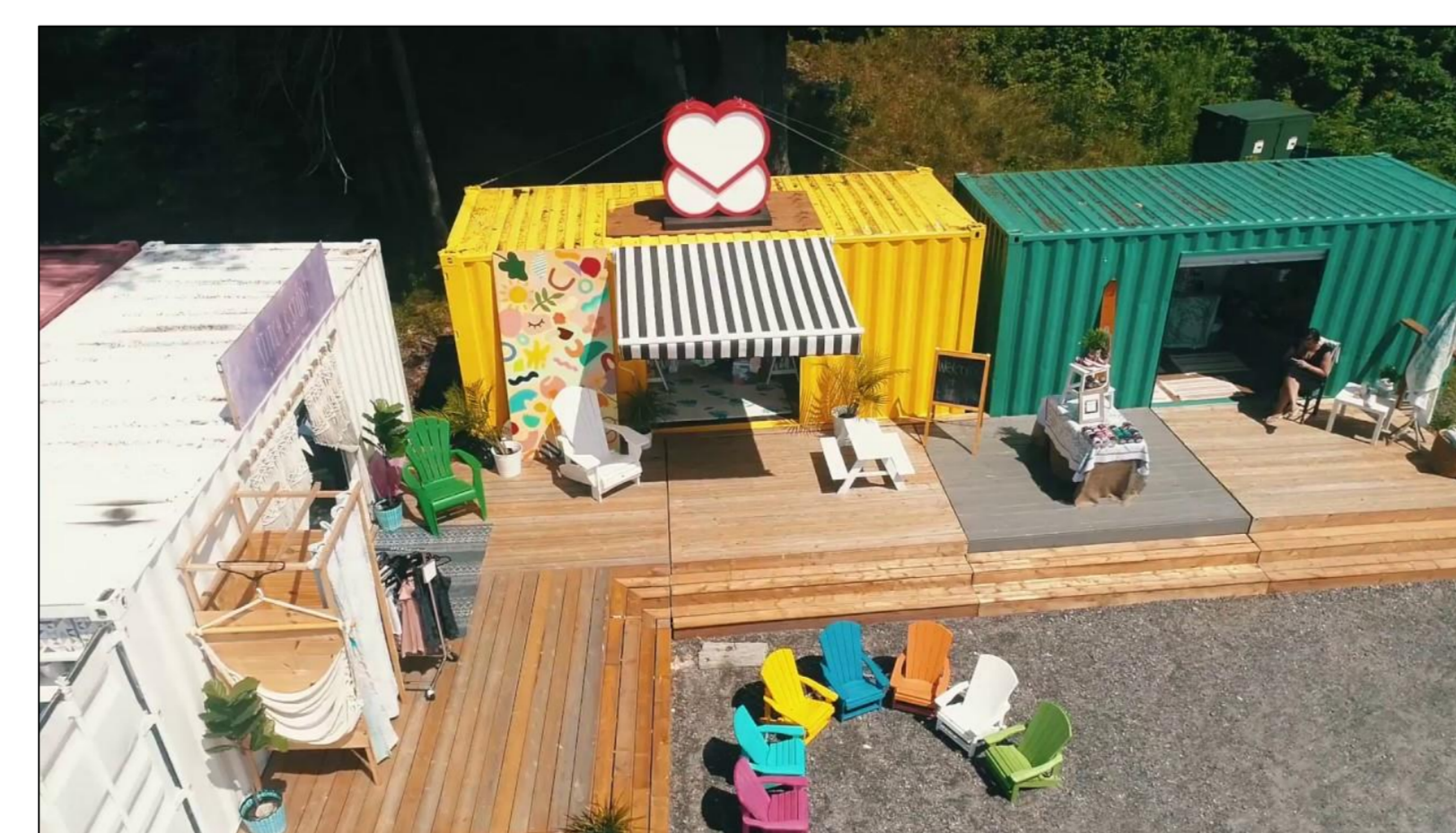


Edible Cities Community Garden Boxes, 2020, Cornwall, ON

Pop-up Shops

Pop-up shops, or “temporary sales uses”, are permitted, subject to licensing requirements:

- In community or conference centres, hotels / motels, Commercial Zones where retail sales are permitted, parks and open spaces, performance and exhibition spaces, recreational and athletic facilities, schools, temporary markets, and associated parking lots.
- In temporary structures and tents, including marine (shipping) containers.
- For a duration to be determined on a case-by-case basis.



SWS Pop Up Village, Wallace Bay, Muskoka, ON

Short-term Accommodations

Any concerns related to the potential impacts of short-term accommodations like Airbnb (e.g. noise, party houses, parking issues) will continue to be addressed by the City through existing municipal by-laws (e.g. Noise By-law, Traffic and Parking By-law), rather than through the Zoning By-law.

Tiny Homes

The City’s existing Zoning By-law and the First Draft Zoning By-law do not require a minimum size for dwelling units in any Zone. This means that dwellings of any size, including a tiny home, would be permitted provided other zoning provisions are met (e.g. minimum lot area, setbacks).



MMAH, 2019

Tiny homes require a Building Permit, and must comply with the Ontario Building Code, Fire Code, the City’s Zoning By-law, and other City by-laws.

Vincent Massey Drive

Additional uses shall be permitted along Vincent Massey Drive from Demontigny Street to the Canadian National Railway (zoned Highway Commercial), to allow for more flexible development and a transition from the Community Commercial Zone to the east. These uses include a cinema, retail food store, retail store, and personal service establishments.

SHARE YOUR INPUT PARTAGEZ VOTRE CONTRIBUTION



Cornwall

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



Share Your Input / Partagez votre contribution

1

Review the First Draft Zoning By-law and Zoning Map on the City's website: <https://www.cornwall.ca/zoningreview>.
Examinez la première ébauche du règlement de zonage et le plan de zonage sur le site web de la ville :
<https://www.cornwall.ca/examenzonage>.

2

View the video presentation on the City's website. A written transcript of the presentation is also available.
Regardez la présentation vidéo sur le site Web de la ville. Une transcription écrite de la présentation est également disponible.

3

Please visit the City's website to complete an online survey and share your thoughts on the First Draft Zoning By-law: <https://www.surveymonkey.com/r/CornwallFirstDraftZBL>

Veillez consulter le site Web de la ville pour remplir un sondage en ligne et partager vos réflexions sur la première ébauche du règlement de zonage.

4

If you have additional questions, comments, or suggestions for issues to be considered in the Zoning By-law Review, or if you would like more information on the Zoning By-law Review process, please email planning@cornwall.ca. Your email can be submitted in English or in French.

Si vous avez des questions, des commentaires ou des suggestions supplémentaires concernant les questions à prendre en compte dans le cadre de l'examen du règlement de zonage, ou si vous souhaitez obtenir de plus amples renseignements sur le processus d'examen du règlement de zonage, veuillez envoyer un courriel à planning@cornwall.ca. Votre courriel peut être présenté en anglais ou en français.

Thank you for your participation! Merci pour votre participation!

HOW TO STAY INVOLVED COMMENT RESTER IMPLIQUÉ



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Stay informed on future Public Open Houses:
Restez informé des prochaines journées portes
ouvertes :



City website:

<https://www.cornwall.ca/zoningreview>

Site Web de la ville :

<https://www.cornwall.ca/examenzonage>



Newspaper notices:

Avis dans les journaux :

Standard-Freeholder, Seaway News, The Seeker



Community bulletins

Bulletins communautaires



Twitter, Facebook, Instagram

@CityofCornwall

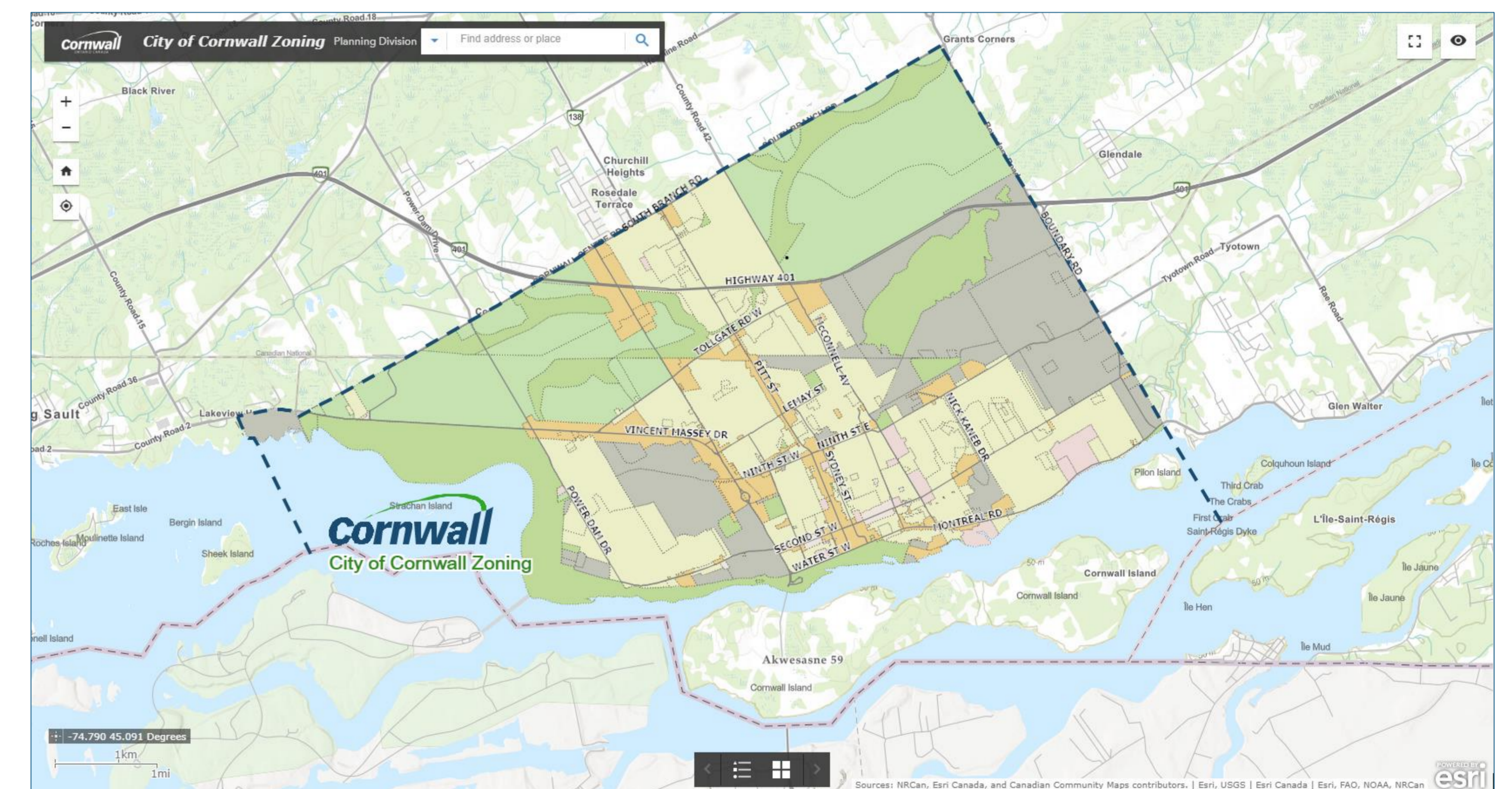


Find your existing zoning:
Trouvez votre zonage actuel :

<https://www.cornwall.ca/en/do-business/zoning.aspx?mid=11029>

Interactive Map:

Carte interactive :



Share your comments:
Faites-nous part de vos commentaires :

planning@cornwall.ca

613-930-2787

