

Welcome!  
Bienvenue!



**Cornwall**

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

Please browse the display boards to learn more about the Final Draft Zoning By-law (October 2021), prepared as part of the City of Cornwall's Comprehensive Zoning By-law Review.

Veillez parcourir les tableaux d'affichage pour en savoir plus sur l'ébauche finale du règlement de zonage (octobre 2021), préparée dans le cadre de la révision du règlement de zonage détaillé de la Ville de Cornwall.

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

Comments / questions can be submitted in English or French to [planning@cornwall.ca](mailto:planning@cornwall.ca).

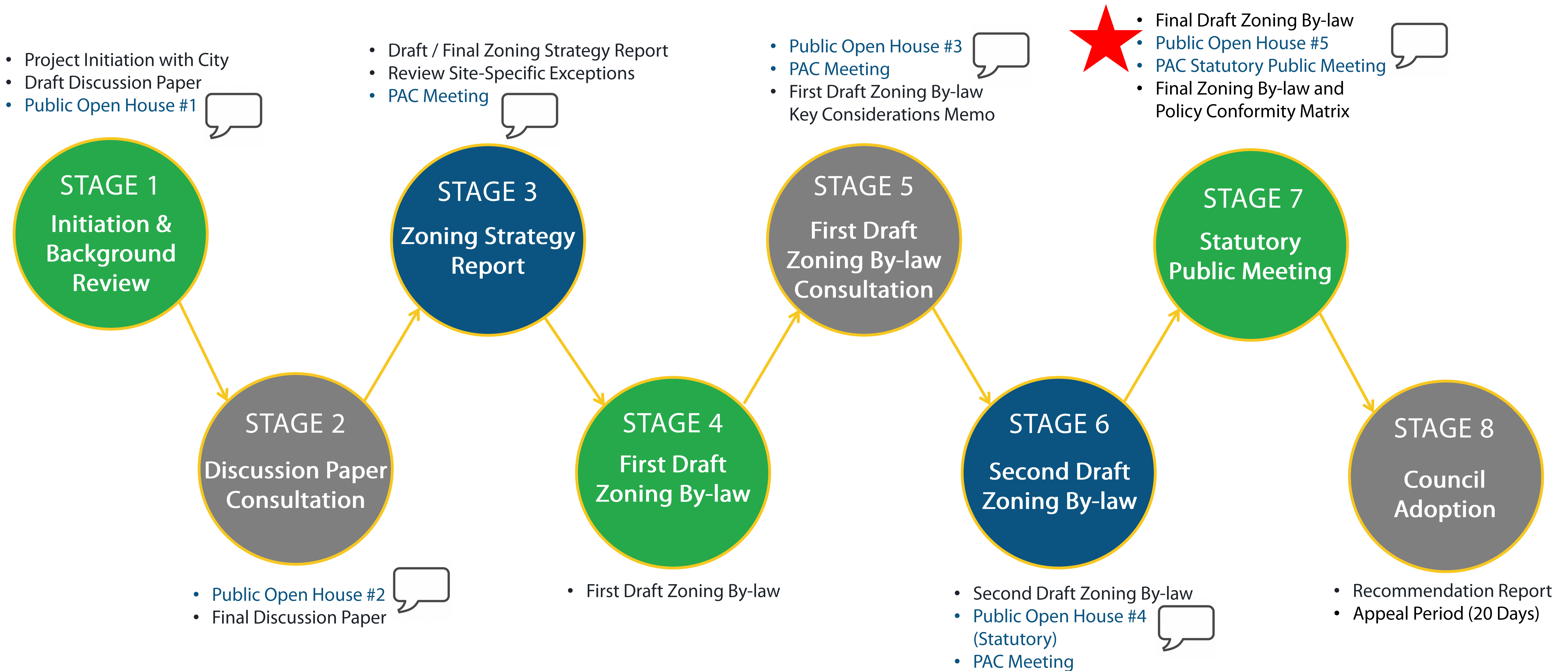
En tant que résident / propriétaire, la ville souhaite entendre vos commentaires sur l'ébauche finale du règlement de zonage.

Les commentaires / questions peuvent être soumis en anglais ou en français à l'adresse [planning@cornwall.ca](mailto: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 the end of 2021.



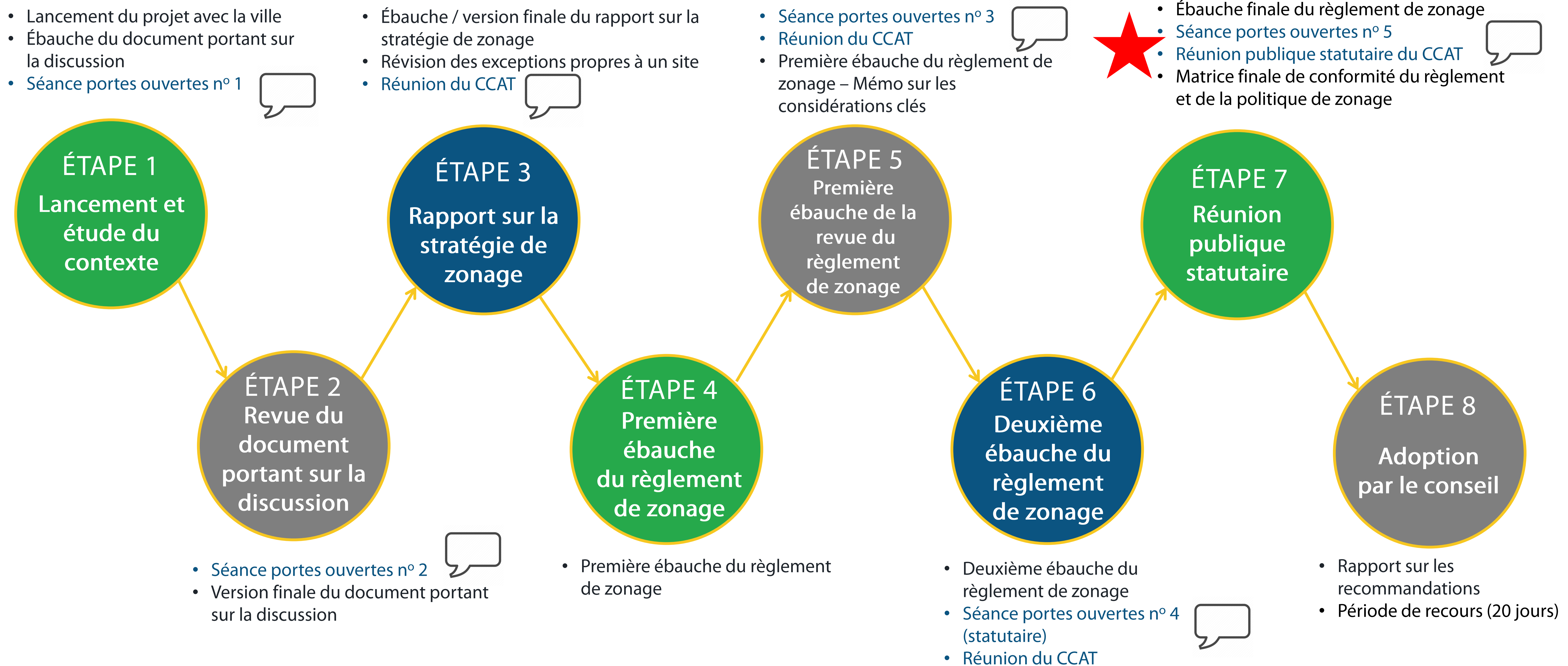
# Processus de révision du règlement de zonage



## Cornwall

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

Le processus de la révision du règlement de zonage détaillé a débuté en janvier 2020 et sera achevé à la fin de 2021.



# Why is the Zoning By-law Being Reviewed?



## Cornwall

Comprehensive Zoning By-law Review  
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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:

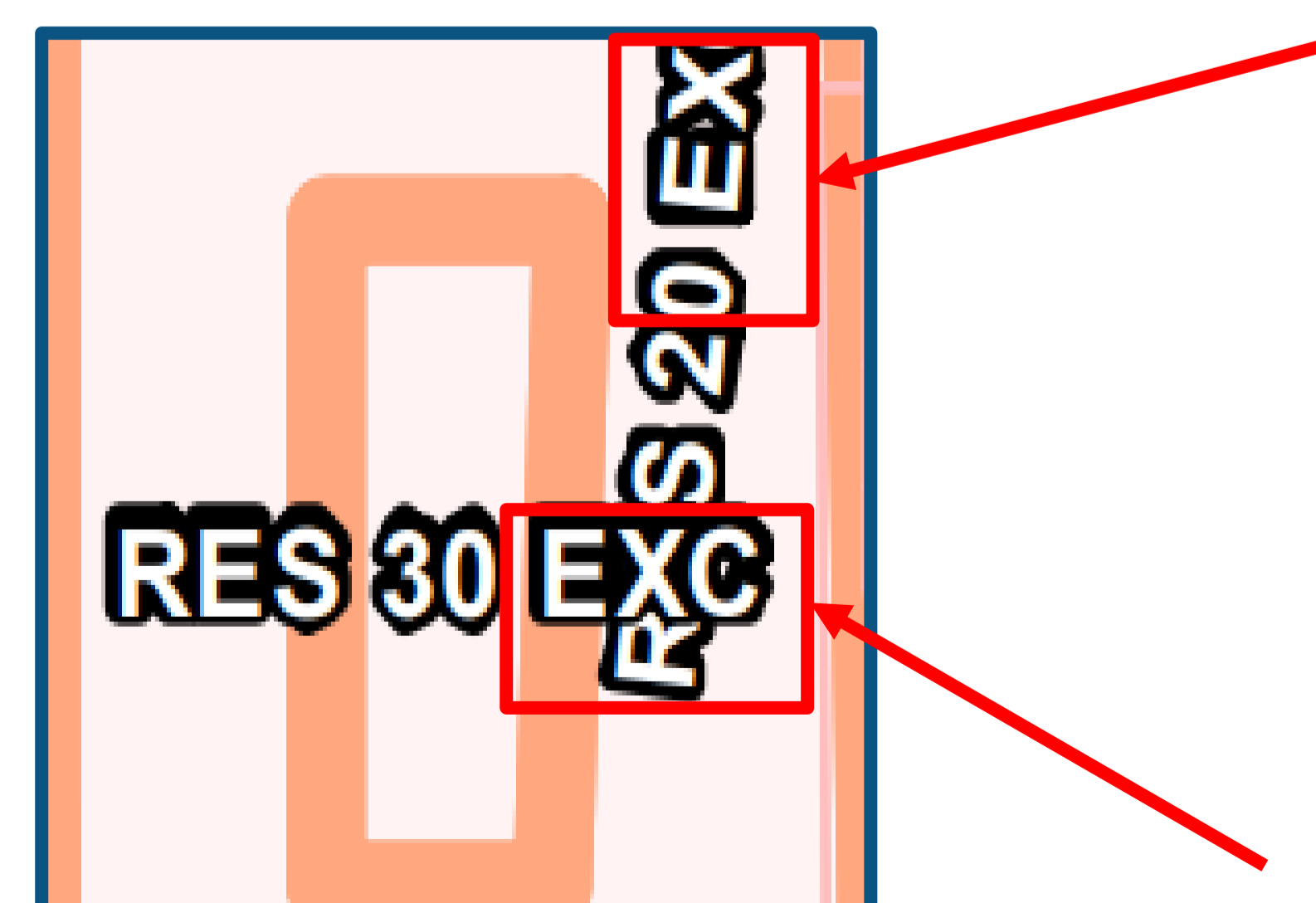
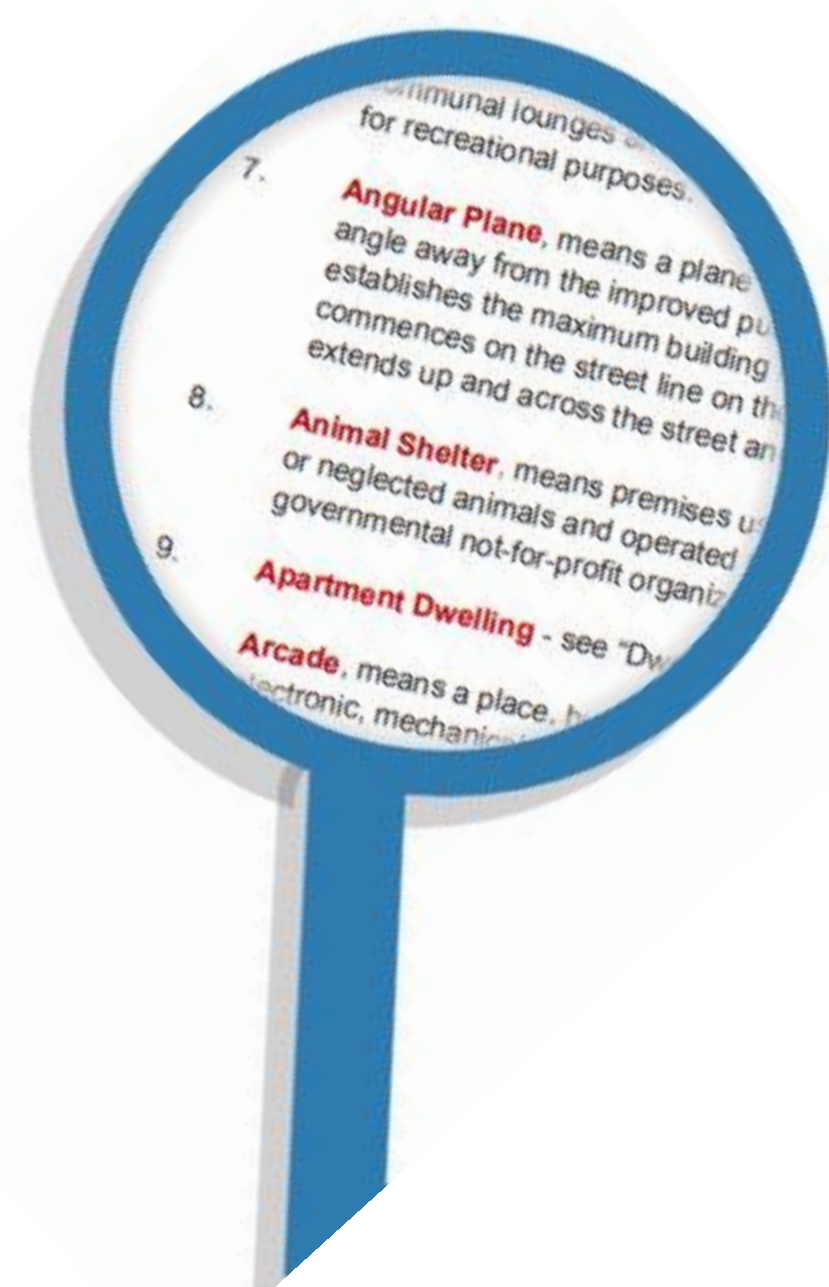
- Ensure definitions and zoning requirements are contemporary, and based on best practices
- Review site-specific exceptions which may no longer be relevant
- Improve user-friendliness

General,  
high-level

Provincial

Municipal

Detailed,  
site-specific



# Pourquoi le règlement de zonage est-il révisé?



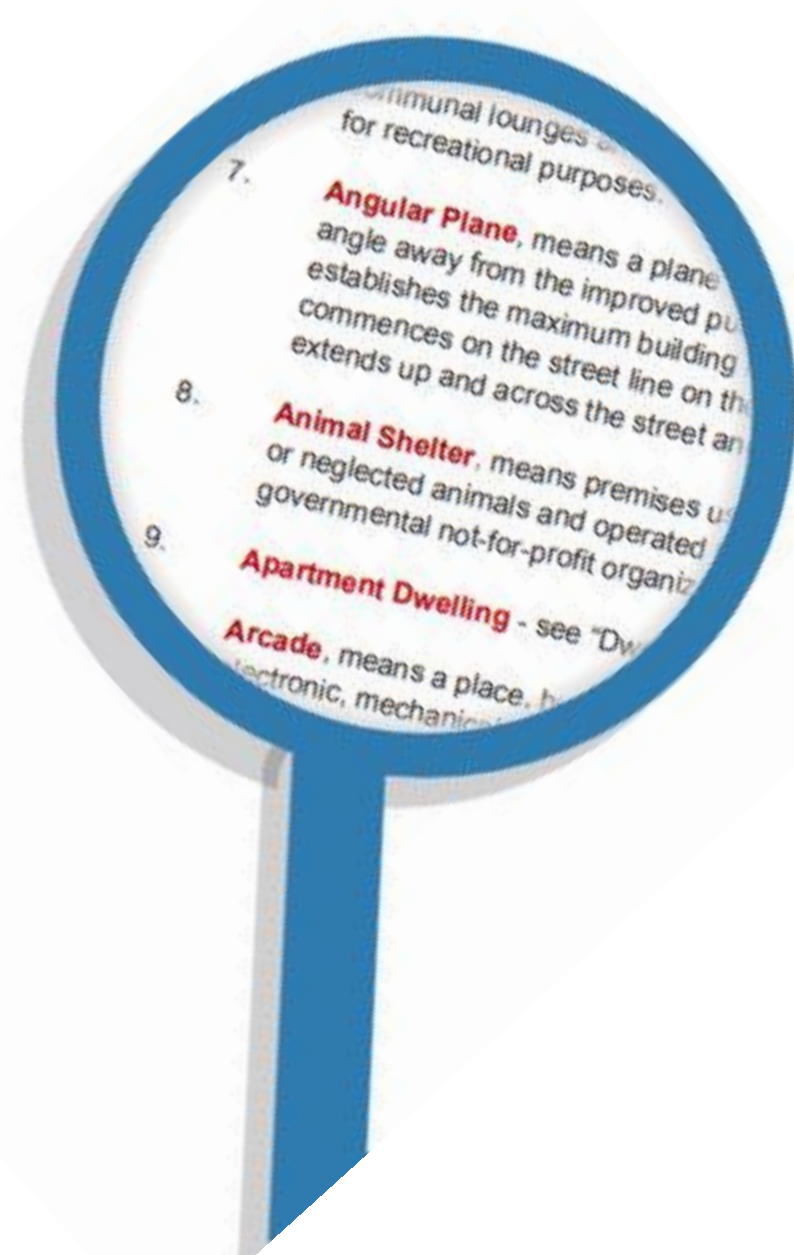
## Cornwall

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Examen du règlement de zonage détaillé

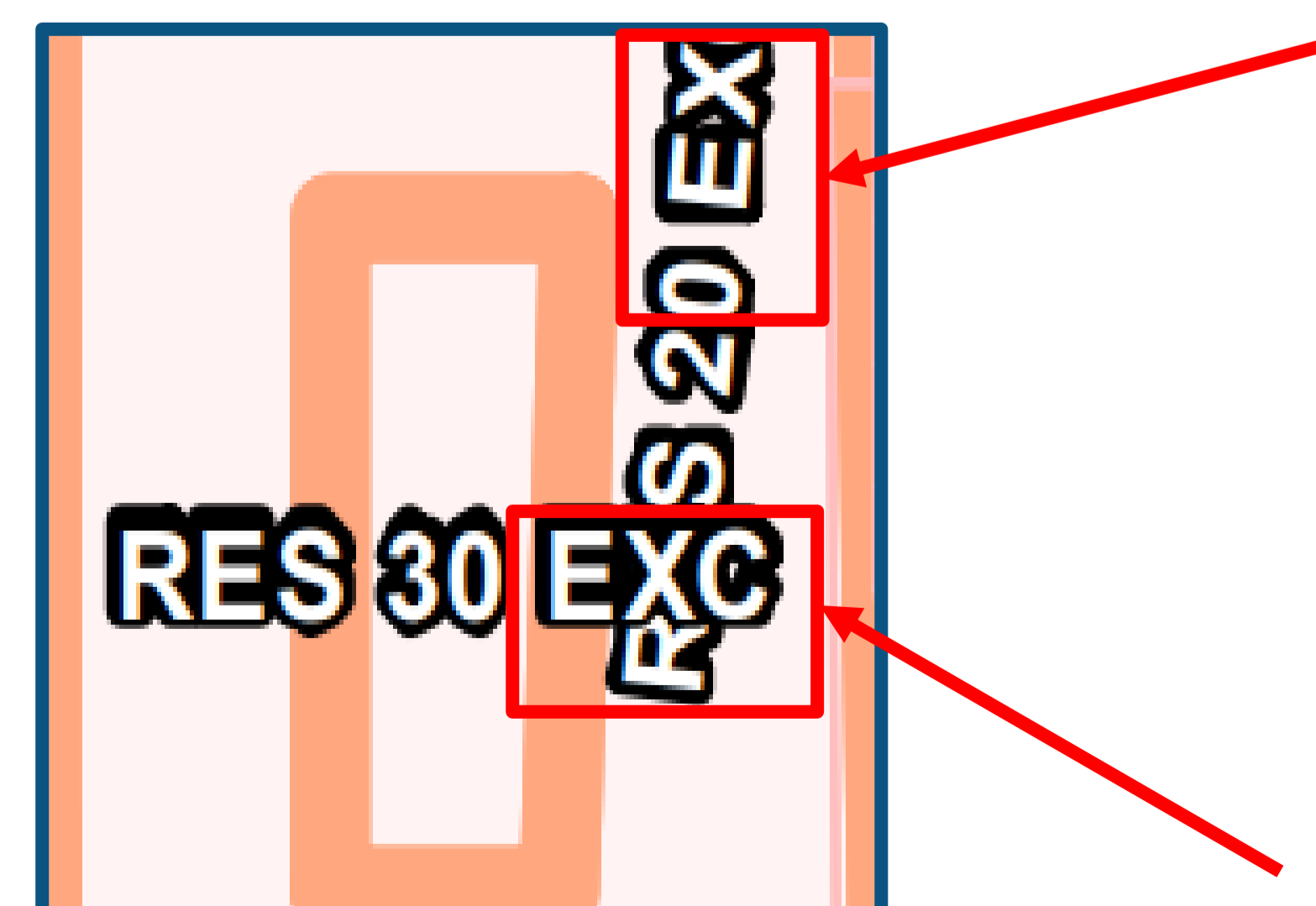
Conformément à la Loi sur l'aménagement du territoire, un règlement de zonage doit être mis à jour dans les trois (3) ans à compter de la date d'entrée en vigueur du nouveau Plan officiel. Le règlement no 751-1969 en vigueur de la ville, comme modifié, a été approuvé en 1969.

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

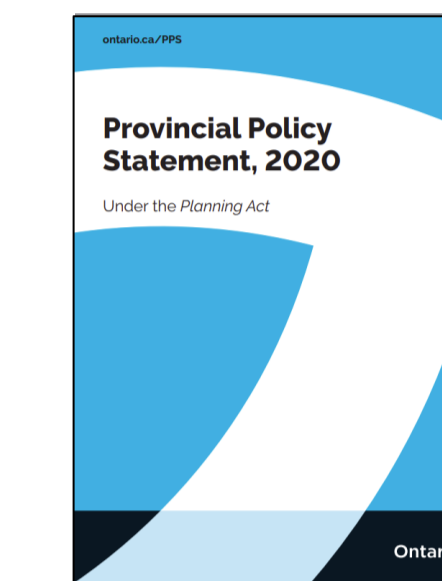
Provincial

Municipal

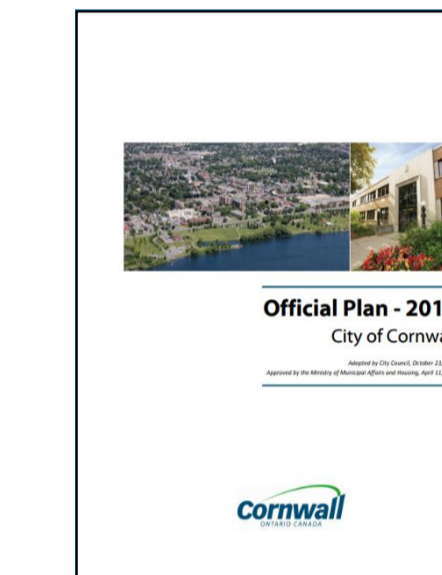
Détaillé,  
propre à un site



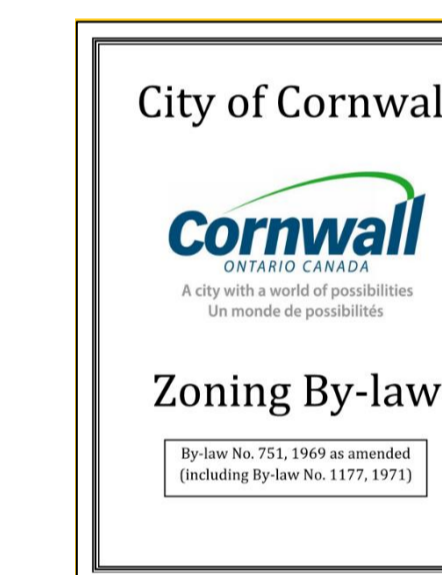
**Loi sur l'aménagement** – Loi provinciale qui fixe les règles de base de l'aménagement du territoire en Ontario.



**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

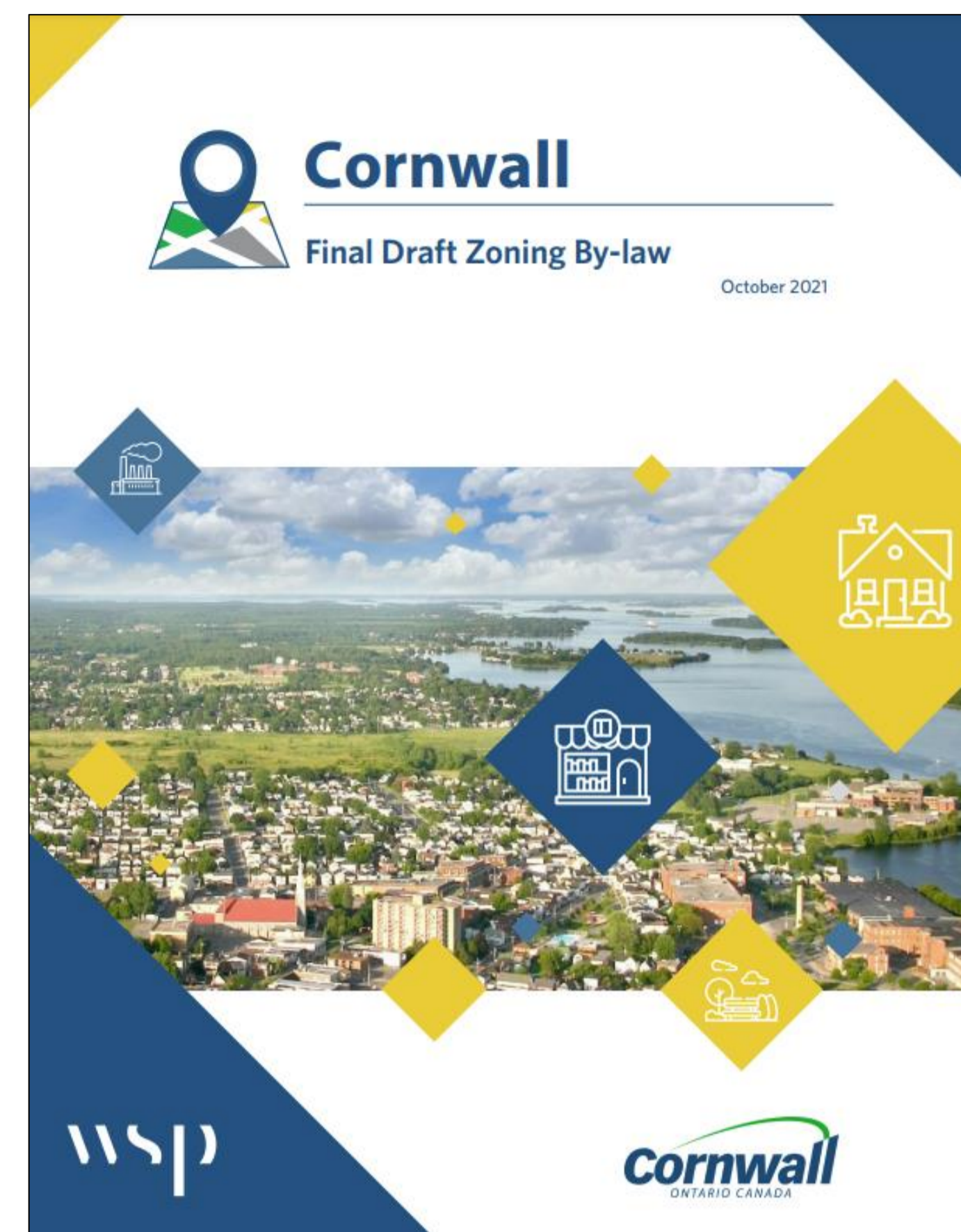


# Overview of Final Draft Zoning By-law



**Cornwall**

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



## Final Draft Zoning By-law (October 2021)

The Final Draft Zoning By-law has been prepared based on comments received from City staff, the City's Planning Advisory Committee, the Technical Advisory Committee for the project, and members of the public on the Second Draft Zoning By-law (August 2021). An online Statutory Public Open House was held in from August 30 to September 10, 2021 to obtain public comments on the Second Draft Zoning By-law.

Revisions to the Second Draft Zoning By-law (August 2021) are shown as follows:

- Additions are highlighted in **blue**
- Deletions are shown in **red strikethrough**

Example:

- c) The total area occupied by driveways, walkways, and surface parking shall not exceed 40% of the area of the entire front yard, and interior side yard if applicable in the case of a dwelling with an attached garage which extends beyond the front wall of the living space of the dwelling, as illustrated in the following figure below. In the case of rowhouse dwellings located on interior streets, 60% may be used on lots up to and including 6 m wide, and 50% on lots over 6 m wide. ~~In no case shall these provisions result in a driveway that is less than 3 m wide.~~ On lots with converging lot lines (pie-shaped lots), the permitted ratio of hard surfacing to landscaped area is permitted to be 50%.

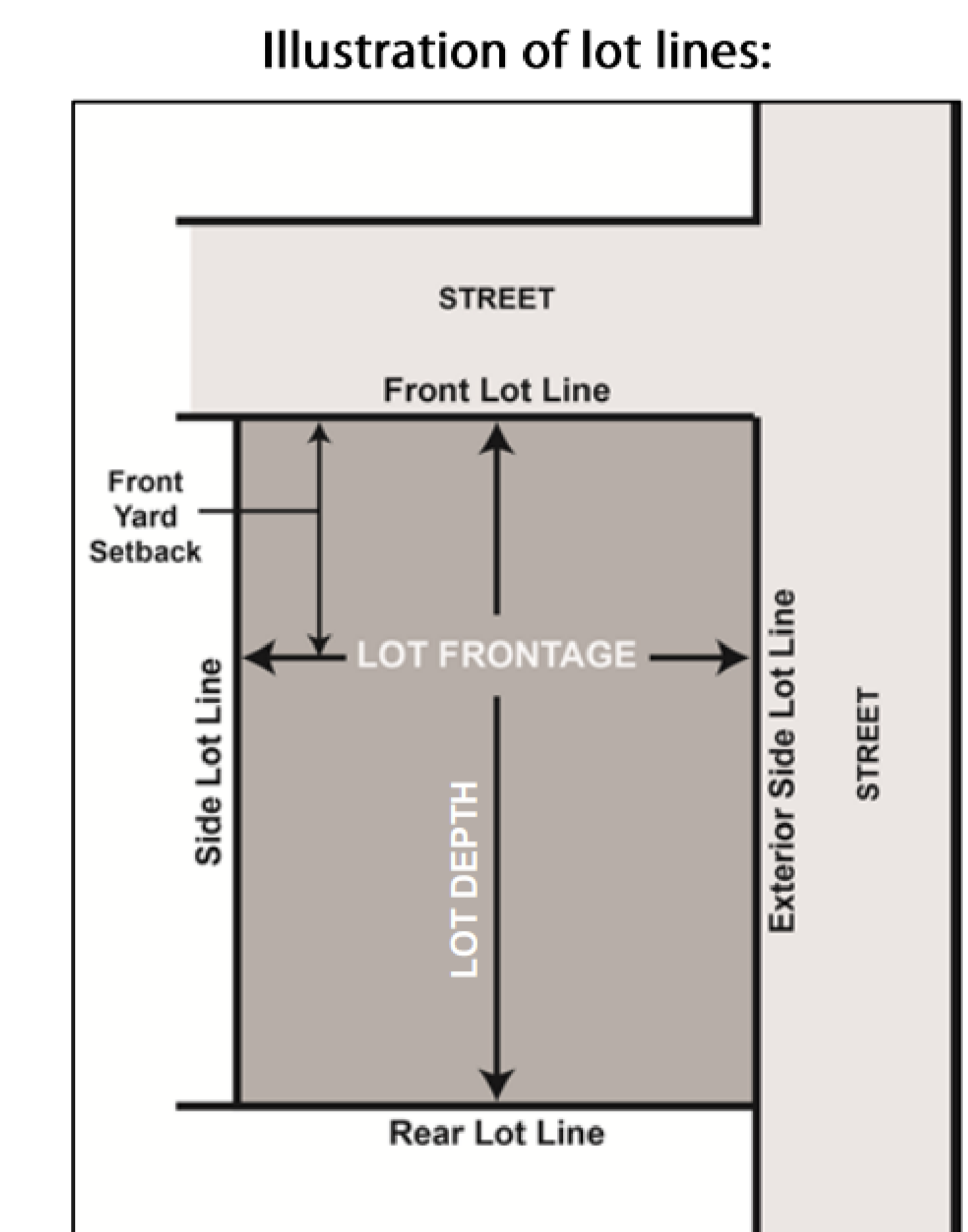
In no case shall these provisions result in a driveway that is less than 3 m wide or more than 6 m wide at street line, except that for narrow frontage lots, such as for rowhouse dwellings with a single garage, a driveway shall have a maximum width of 3.5 m.

## 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 Final Draft Zoning By-law



**Cornwall**

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## Final Draft Zoning By-law (October 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 (like sheds or detached garages), 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

All lands used, and all structures and buildings erected, altered or used within the City of Cornwall shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

3.1 Accessory Uses, Buildings, and Structures

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

Provision	Requirements for Accessory Uses, Buildings, and Structures			
	Residential, Institutional, and Open Space Zones	Commercial and Special Uses Zones	Employment Zones	Agricultural Zones
a) Maximum height	Residential and other permitted uses: 4.65 m or 1 storey, except that flat-roofed buildings or structures shall have a maximum height of 4 m  Other-permitted uses: No restriction	4.65 m or 1-storey, except that flat-roofed buildings or structures shall have a maximum height of 4 m	Same as main building	Agricultural and other permitted uses: No restriction  Residential uses: Same as for Residential Zones

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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, as well as any other applicable provisions in this By-law.

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
- Day care centre
- Dwelling, single-detached
- Hospice
- 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 m	

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# Overview of Final Draft Zoning By-law

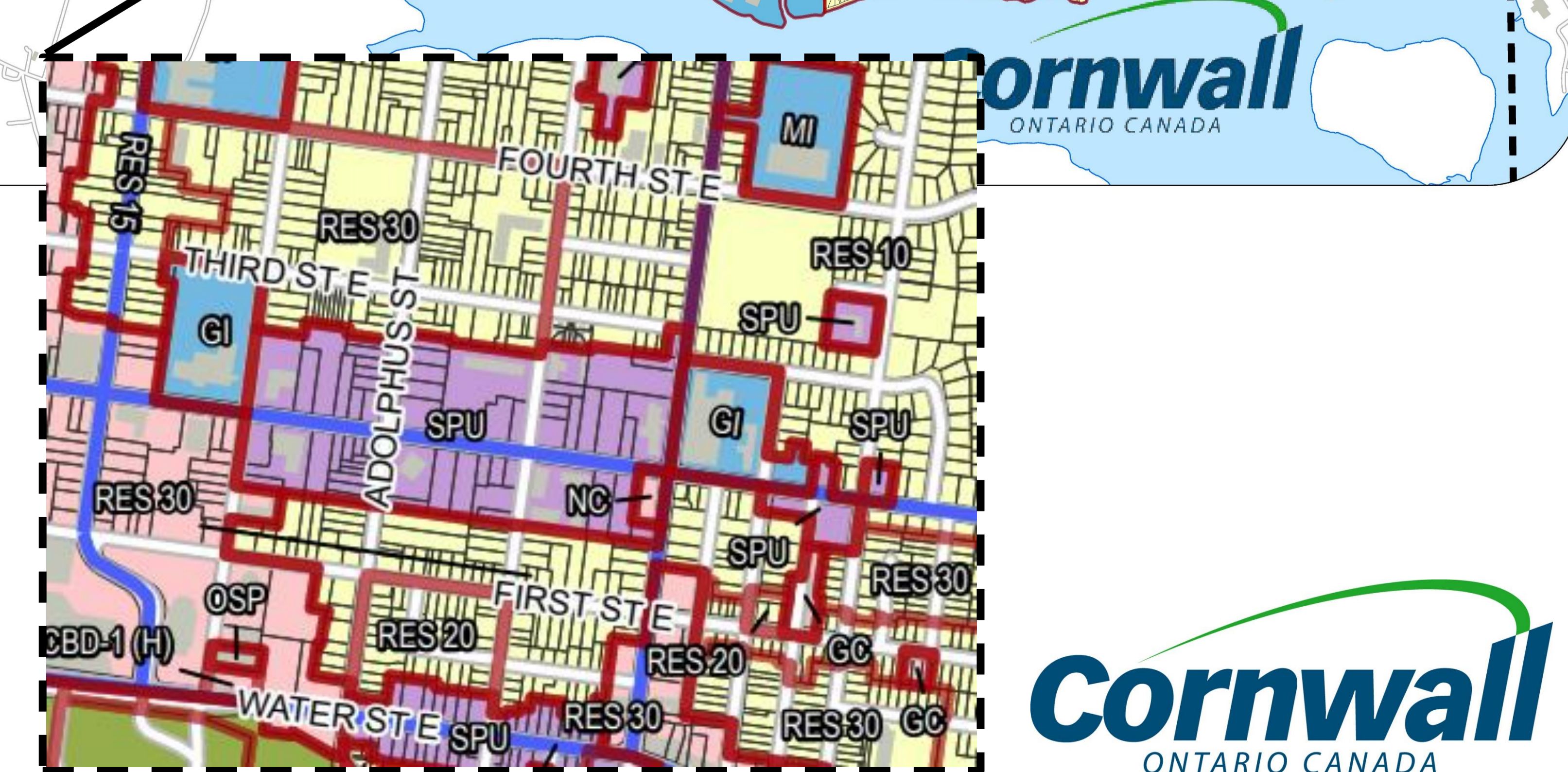
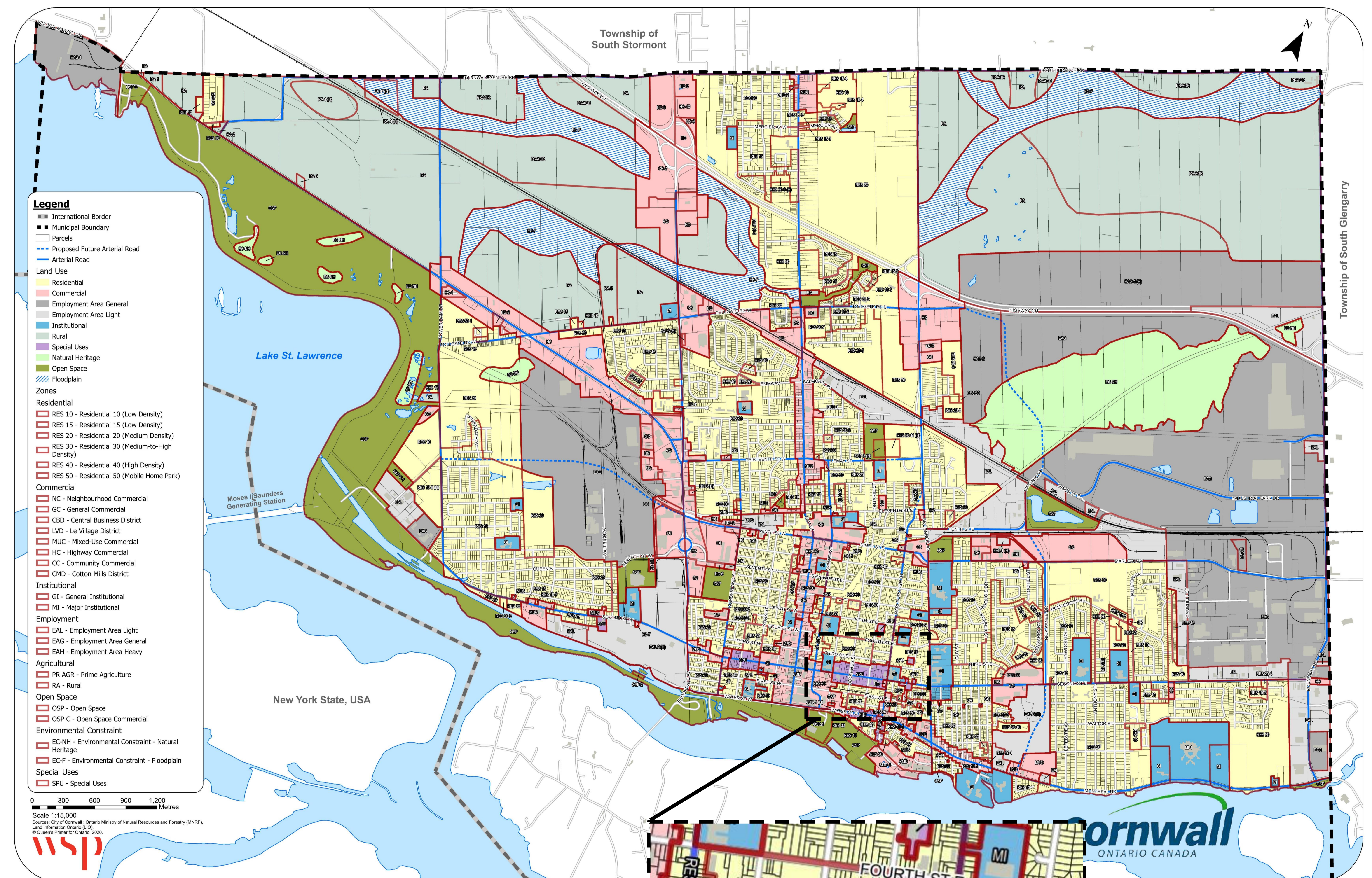


## Cornwall

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## Final Draft Zoning Map (October 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 red 
- 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 CornwallMaps website



**\*All property owners should review the proposed zoning for their properties and contact City staff with any concerns\***



# How to Use the Zoning By-law

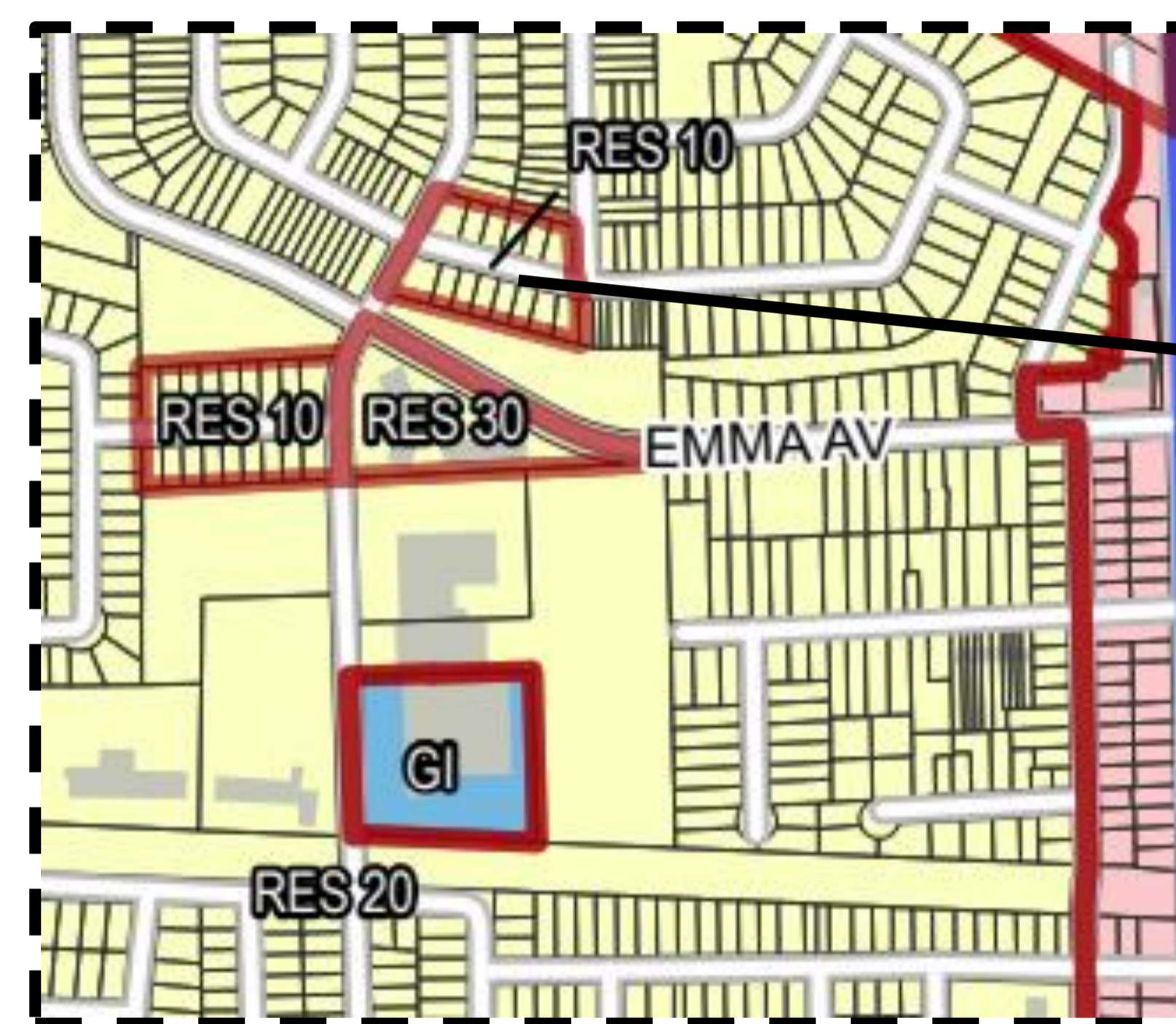


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## Determine What Zoning Applies to your Property

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



### Legend

Zones

Residential

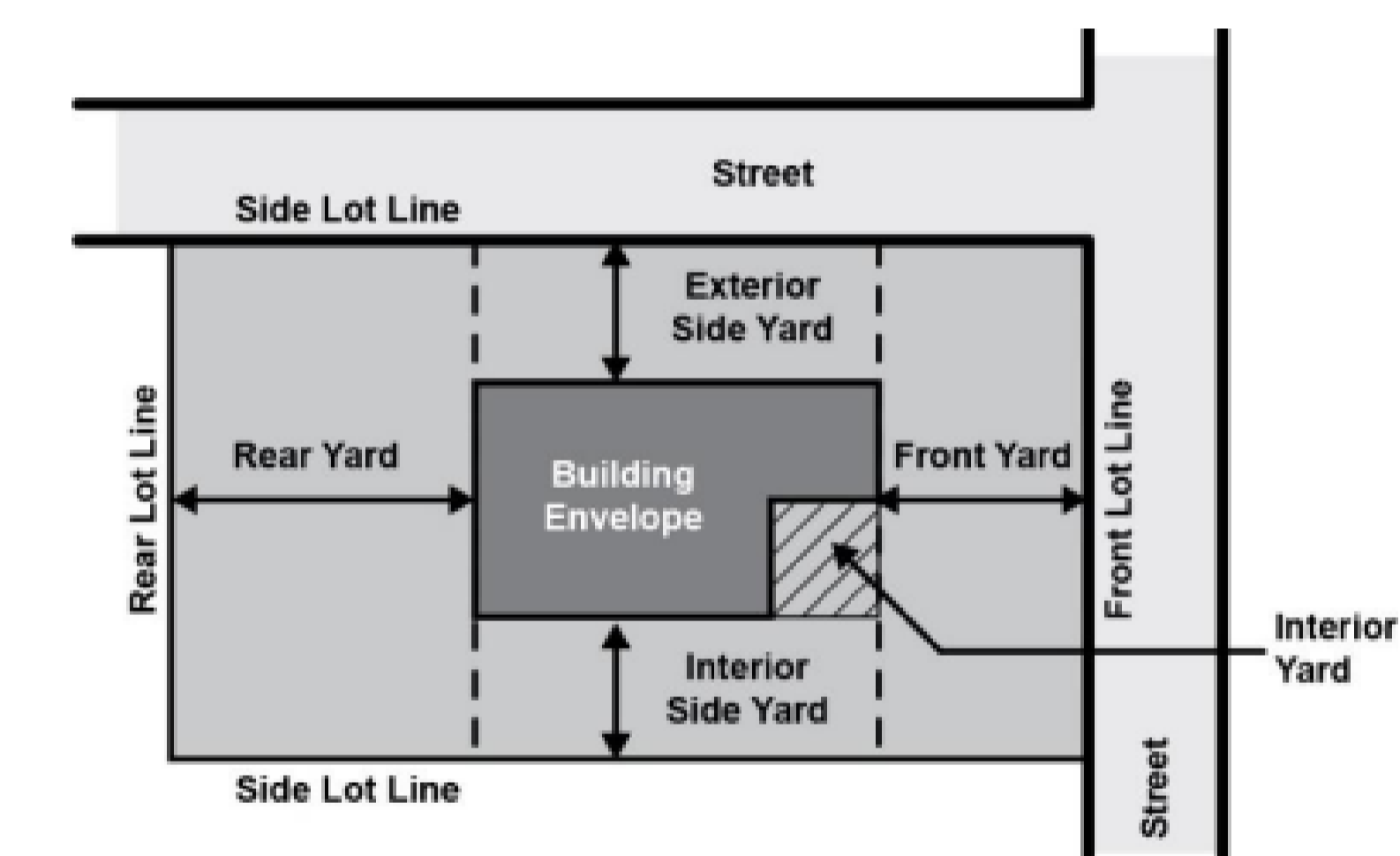
- RES 10 RES 10 - Residential 10 (Low Density)
- RES 15 RES 15 - Residential 15 (Low Density)
- RES 20 RES 20 - Residential 20 (Medium Density)
- RES 30 RES 30 - Residential 30 (Medium-to-High Density)
- RES 40 RES 40 - Residential 40 (High Density)
- RES 50 RES 50 - Residential 50 (Mobile Home Park)

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

Yard, exterior side

shall mean a yard of a corner lot extending from the front yard to the rear yard between an exterior side lot line and the nearest point of any main building or structure on the lot.

Illustration of required yards:



**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.

Section 6  
Residential 20 (RES 20) Zone

### 6 Residential 20 (RES 20) Zone (Medium Density)

The Residential 20 (RES 20) Zone is intended to implement the low / medium density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits housing forms including single-detached, semi-detached, link-detached, duplex, triplex, quadruplex and rowhouse dwellings, and some institutional uses.

All structures and buildings erected, altered or used in a RES 20 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

#### 6.1 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:

- Boarding / rooming house
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, duplex
- Dwelling, link-detached
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex
- Hospice
- Hospital
- Place of worship
- School
- Seniors' residence

#### 6.2 Zone Standards

##### 6.2.1 Low-density Residential Uses

Provision	Requirement for Low-density Residential Uses					
	Single-detached Dwelling	Semi-detached Dwelling	Duplex Dwellings	Link-detached dwelling	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
a) Minimum Lot Frontage						
i. Interior lot	15 m	18 m (9 m per	15 m	18 m (9 m per	20.5 m, plus 4.8 m per	33.5 m

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**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).

#### 3-20-73.19.7 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 (50%) of the minimum parking space requirements:

Land Use	Minimum Number of Parking Spaces
<b>Residential Uses</b>	
Additional residential unit	1 space per dwelling unit
Apartment dwelling	0.75 spaces per dwelling unit
Boarding / rooming house	1 space per boarding / rooming unit
Continuum of care home	0.25 spaces per dwelling unit
Duplex dwelling	1 space per dwelling unit

# Key Changes – Improved Document Format



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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, are organized in a separate section under each Zone. Each exception is numbered (e.g. RES 15-1, RES 15-2) in the Zoning By-law and on the Zoning Map.

**\*All property owners with site-specific exceptions in the City's current Zoning By-law should review the Exception Zones.**

Some exceptions have been deleted, if outdated or the property has been built out.\*

1

Section 5  
Residential 15 (RES 15) Zone



2

### 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, as well as any other applicable provisions in this By-law.

3

#### 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
- Day care centre
- Dwelling, duplex
- Dwelling, semi-detached
- Dwelling, single-detached
- Hospice
- Hospital
- Place of worship
- School

4

#### 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 (15 m per dwelling unit)	30 m	20 m

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5

#### 5.4 Exception Zones

##### 5.4.1 RES 15-1

Zoning By-law Section	Exception No./ Zoning Map Reference	By-law No.
RES 15	RES 15-1	078/00
Property Location: 112 St. Felix Street (Lots 341, 342) and 114 St. Felix Street (Lot 343), Registered Plan 79, fronting on Belmont Street and St. Felix Street		
Uses		
i. Duplex dwellings shall be permitted.		
Standards		
ii. Minimum lot area: 445 m <sup>2</sup> .		

# Key Changes – Section 3: General Provisions



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The following describes key changes made in the Final Draft Zoning By-law, from the previous Second Draft Zoning By-law presented through the Statutory Public Open House held from August 30 to September 10, 2021.

## Section 3.11 Lands Subject to Flooding

The City's current Zoning By-law No. 751-1969 contains provisions which apply to specific identified lands which are subject to flooding, including those lands adjacent to the Boales Drain.

The provisions, including required setbacks and elevation details, have been modernized in consultation with the Raisin Region Conservation Authority.

## Parking Requirements

Several general provisions with parking requirements have been revised, to help clarify provisions for residents and developers.

### Section 3.19.5 Parking Areas, Parking Lots, and Parking Aisles

A provision has been added to permit charging stations in parking areas and parking lots, provided that the minimum number of parking spaces required for a use is met.

### Section 3.19.7 Minimum Parking Space Requirements

Minimum parking space requirements have been provided for new permitted uses added to the Employment Zones: assembly operation; business accelerator / incubator; co-working space; data centre; food processing; and manufacturing.

### Section 3.19.9 Minimum Bicycle Parking Space Requirements and Provisions

Requirements for the minimum number of bicycle parking spaces have been revised for certain uses, to require a minimum number of spaces, plus additional spaces in excess of a specific gross floor area.



Electric car charging station –  
Source: [www.choosecornwall.ca](http://www.choosecornwall.ca)

# Key Changes – Section 3: General Provisions



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The following describes key changes made in the Final Draft Zoning By-law, from the previous Second Draft Zoning By-law presented through the Statutory Public Open House held from August 30 to September 10, 2021.

## Section 3.21 Permitted Projections into Required Yards

Provisions to permit specific building features and structures to project into the minimum required yards on a lot have been revised as follows:

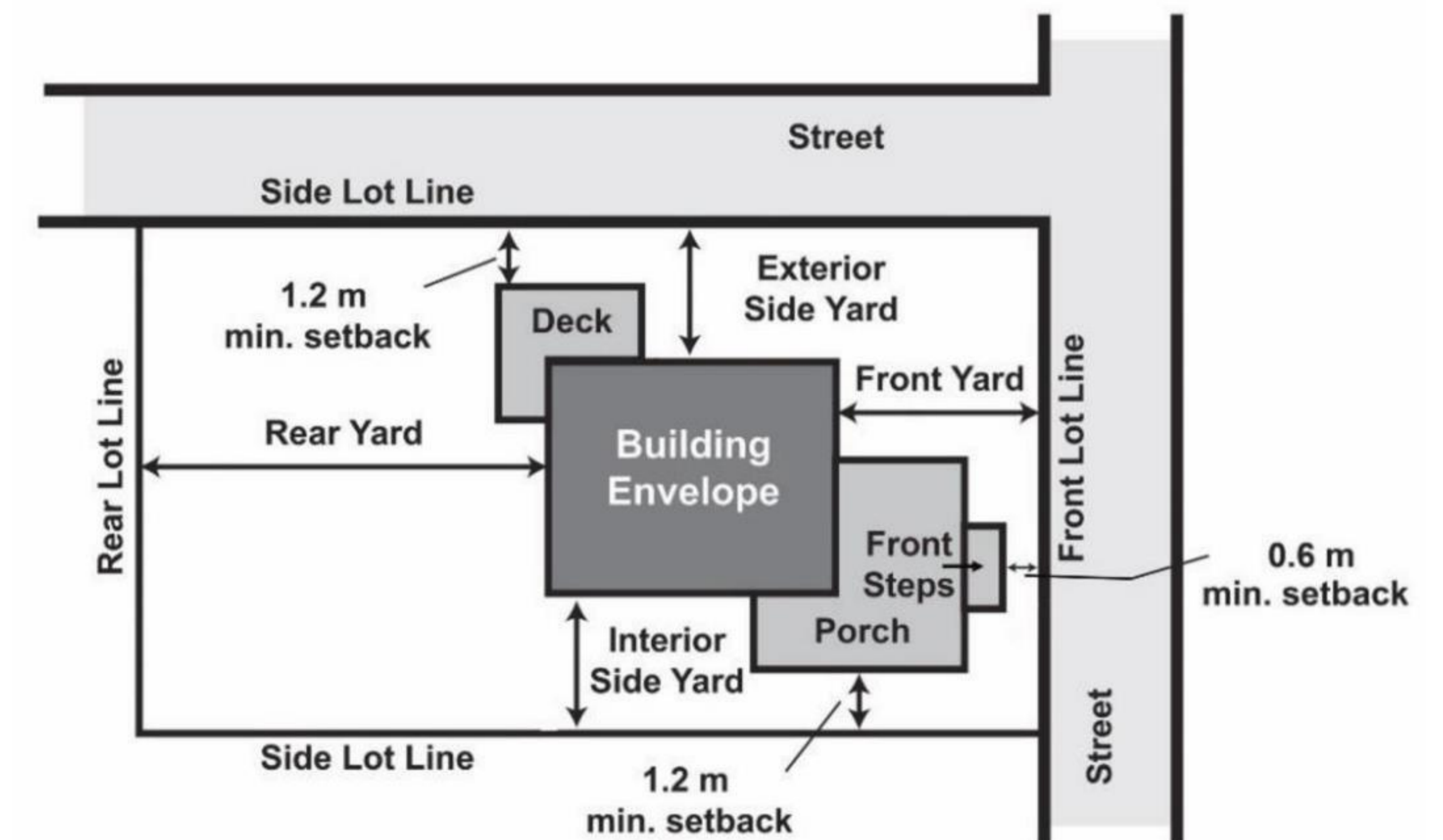
### Porches:

- In any required yard, they are permitted to project 1.8 m from the main building wall, but no closer than 1.2 m to a lot line.

### Decks:

- In a required rear yard, no limit as to how far they are permitted to project from the main building wall, but they can be no closer than 0.8 m to a lot line; and
- In all other yards, they are permitted to project 1.8 m from the main building wall, but no closer than 1.2 m to a lot line.

Example of permitted projections:



# Key Changes – Zones (Sections 4 to 29)



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Examen du règlement de zonage détaillé

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

## Zones Renamed

- Commercial 51 (COM 51) Zone – Renamed to Mixed-Use Commercial (MUC) Zone
- Commercial 70 (COM 70) – Renamed to Le Village District (LVD) 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
- Institutional 10 and 20 Zones – Renamed to General Institutional (GI) and Major Institutional (MI) 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 or Added

- Commercial 10 / 11 / 12 Zones (COM 10 / 11 / 12) – Consolidated into a new General Commercial (GC) Zone
- Service Industrial (MS), Manufacturing 10, and Manufacturing 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
- A new Employment Area Heavy (EAH) Zone has been added, and is reserved for future use

# Key Changes – Lot Standards in Zones



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## Lot Standards

### Minimum Interior Side Yard Setbacks

Provisions for minimum interior side yard setbacks have been clarified in all Zones where single detached, semi-detached, and duplex dwellings are permitted, depending on whether there is:

- An attached garage with living space above or behind it;
- An attached garage with no living space above or behind it;
- A carport; or
- No attached garage or carport.

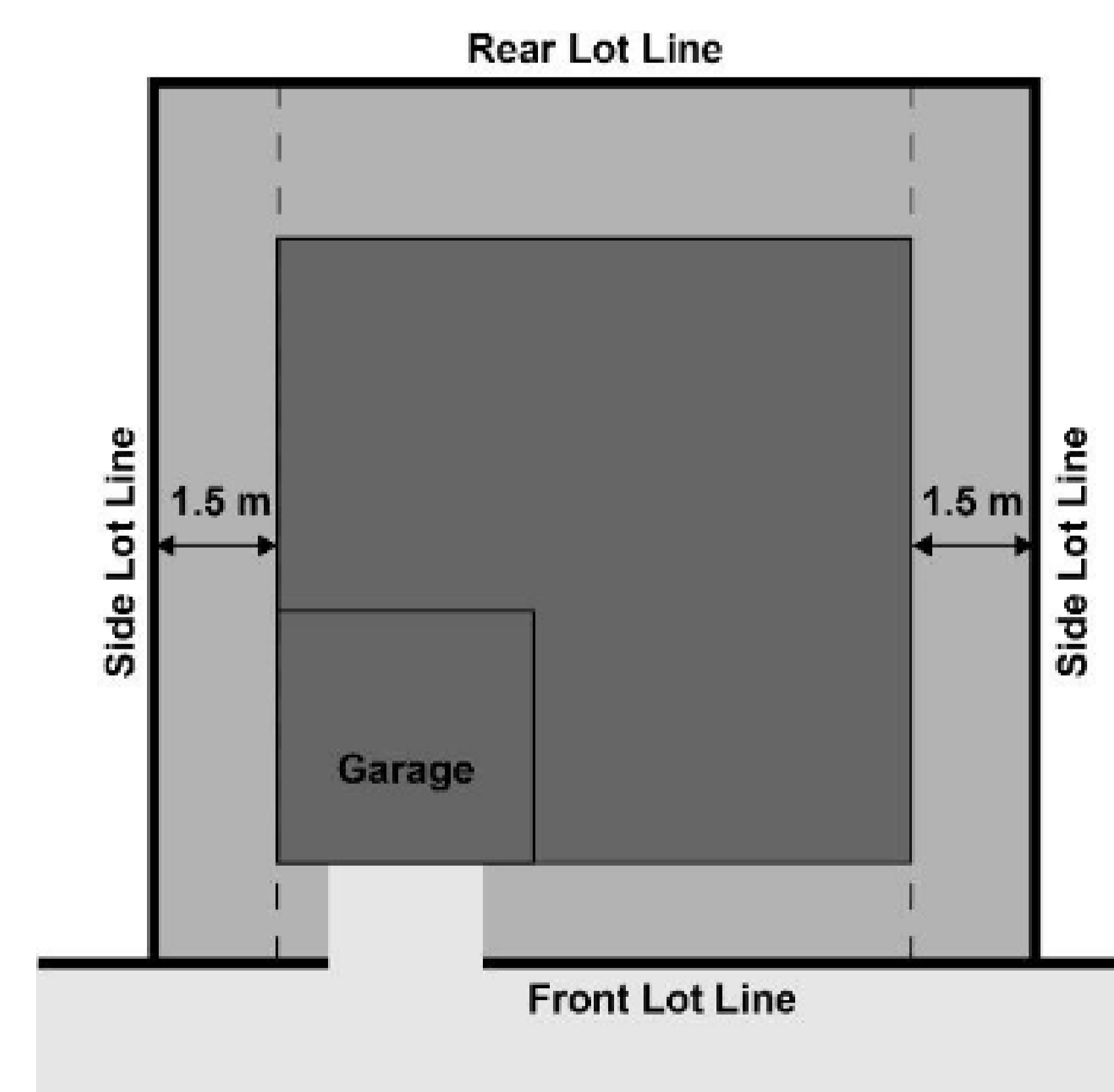
### Requirements for Cluster Rowhouse Dwellings

Provisions for private outdoor areas have been simplified. All cluster rowhouse dwelling developments are required to provide a private outdoor area per unit, but no minimum size is required.

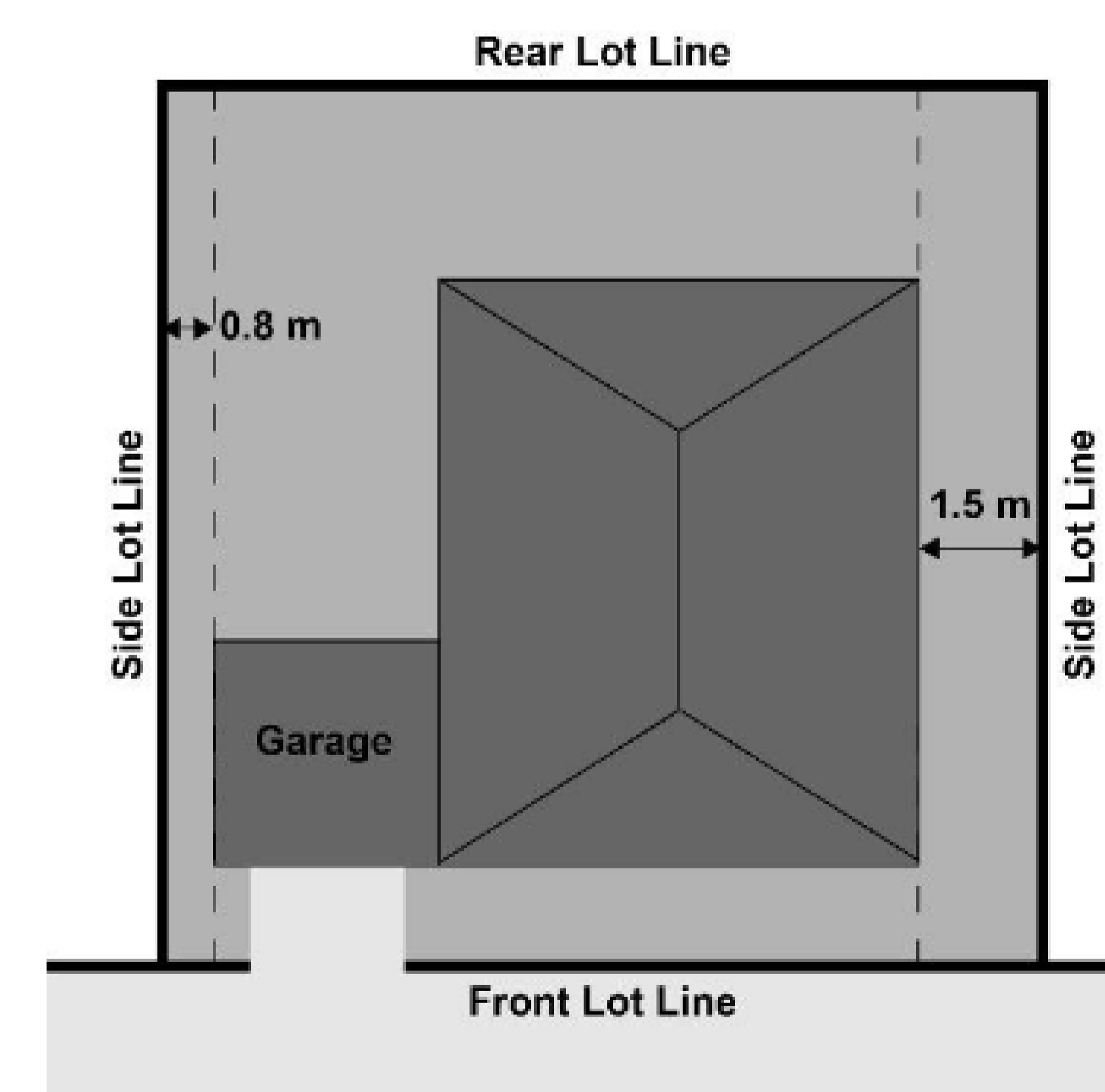
Cluster rowhouse dwelling developments will be required to provide 30% of the lot area as landscaped area.

The same provisions have been added to all Zones where cluster rowhouse dwellings are permitted.

Illustration of Section 4.2 d) Minimum Interior Side Yard Setback Requirements:



Section 4.2 d) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 4.2 d) ii): Where an attached garage is provided, but there is no living space above or behind the garage

# Key Changes – Permitted Uses in Zones



**Cornwall**

Comprehensive Zoning By-law Review  
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## Permitted Uses Added to Zones

The following permitted uses have been added to Zones:

**General Commercial (GC) Zone:**

- Bar

**Central Business District (CBD) Zone:**

- Art gallery, artist studio, funeral home, medical facility, and theatre

**Le Village District (LVD) Zone:**

- Art gallery, artist studio, automotive supply store, cinema, farmers' market, garden centre, medical facility

**Mixed-Use Commercial (MUC) Zone:**

- Artist studio, automotive supply store, farmers' market, garden centre, medical facility

**Community Commercial (CC) Zone:**

- Art gallery

**Cotton Mills District (CMD) Zone:**

- Art gallery, artist studio, bar, financial institution, and parking garage

**General Institutional (GI) Zone:**

- Commercial school

**Major Institutional (MI) Zone:**

- Continuum of care home
- Bar and restaurant, if incidental to other permitted uses

**Employment Area Light (EAL) Zone:**

- Assembly operation, business accelerator / incubator, commercial storage, contact centre, co-working space, data centre, financial institution, food processing, health club, hotel, manufacturing, and restaurant

**Employment Area General (EAG) Zone:**

- Assembly operation, business accelerator / incubator, commercial storage, contact centre, co-working space, data centre, food processing, health club, hotel, manufacturing, and restaurant

**Employment Area Heavy (EAH) Zone:**

- Assembly operation, cannabis production and processing facility, food processing, and manufacturing

**Open Space Commercial (OSP C) Zone:**

- Brewpub

# Share Your Input Partagez vos commentaires



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## Share Your Input / Partagez vos commentaires

1

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

2

Submit written comments to the City, or sign up to make oral submissions at the Statutory Public Meeting on November 15, 2021 by contacting the Planning Division at [edaniels@cornwall.ca](mailto:edaniels@cornwall.ca) by November 12, 2021.  
Veuillez soumettre des commentaires écrits à la Ville, ou s'inscrire pour faire des présentations orales lors de la réunion publique statutaire du 15 novembre 2021 en contactant la Division de l'urbanisme à [edaniels@cornwall.ca](mailto:edaniels@cornwall.ca) d'ici le 12 novembre 2021.

3

If you would like more information on the Zoning By-law Review process, please email [planning@cornwall.ca](mailto:planning@cornwall.ca).  
Your email can be submitted in English or in French.

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](mailto:planning@cornwall.ca). Votre courriel peut être présenté en anglais ou en français.

**Thank you for your participation! Merci de votre participation!**

# How to Stay Involved Comment rester impliqué



## Cornwall

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

Stay informed on the Zoning By-law Review process :  
Restez informé du processus de révision du règlement  
de zonage :



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

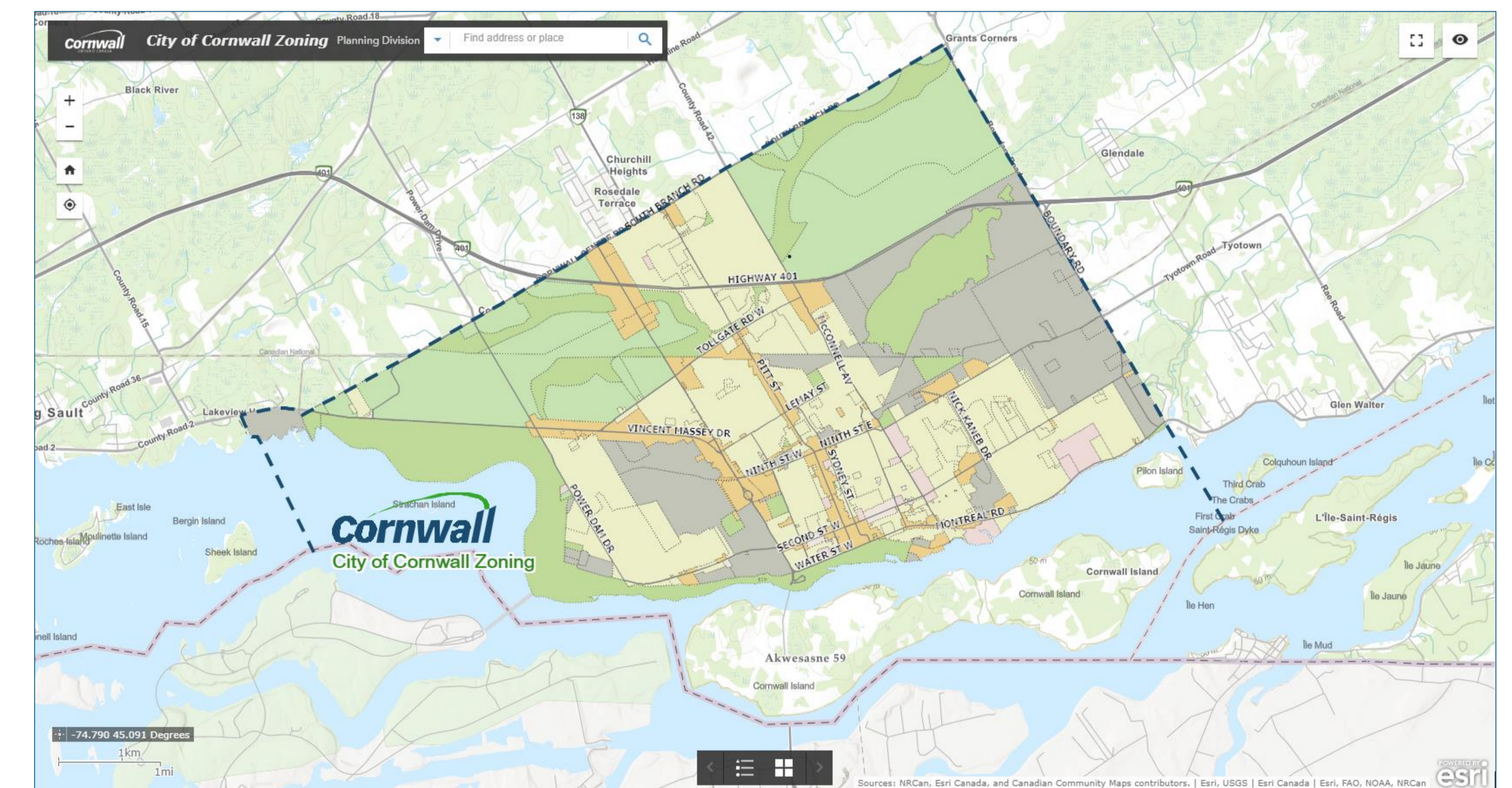
@CityofCornwall



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](mailto:planning@cornwall.ca)

613-930-2787

