



# Cornwall

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

## Final Zoning Strategy Report

September 2020



wsp

**Cornwall**  
ONTARIO CANADA



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**Examen du règlement de zonage détaillé**

## **Final Zoning Strategy Report**

September 2020

### **PREPARED FOR:**

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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, which was first approved by Council in 1969 and has been amended through the years. The Review is an opportunity to ensure that the Zoning By-law implements the vision of the City's Official Plan, and reflects current zoning best practices while updating or removing outdated and redundant zoning requirements. Through the Review, the Zoning Map and interactive mapping on the City's website will also be updated. Where appropriate, existing zoning provisions and requirements will be maintained.

A Zoning By-law is a legal document that regulates the use of land and future development in the City of Cornwall. It implements the City'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 the Cornwall. The 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 Cornwall, as well as permitted uses and performance standards (e.g. setbacks, heights, parking) for properties within specific Zones.

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. The City is now required to undertake a review of the Zoning By-law to conform to and implement the new Official Plan, and to reflect recent changes to provincial planning legislation, including the 2020 Provincial Policy Statement which came into full force and effect on May 1, 2020.

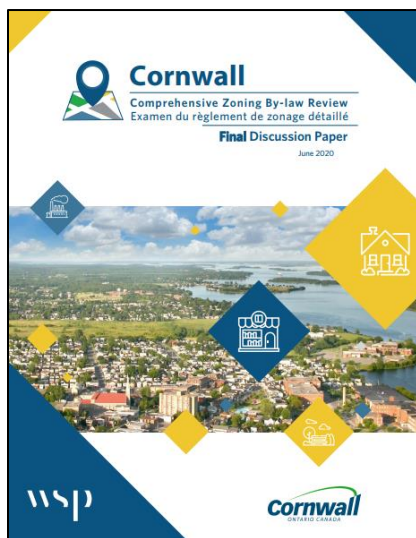
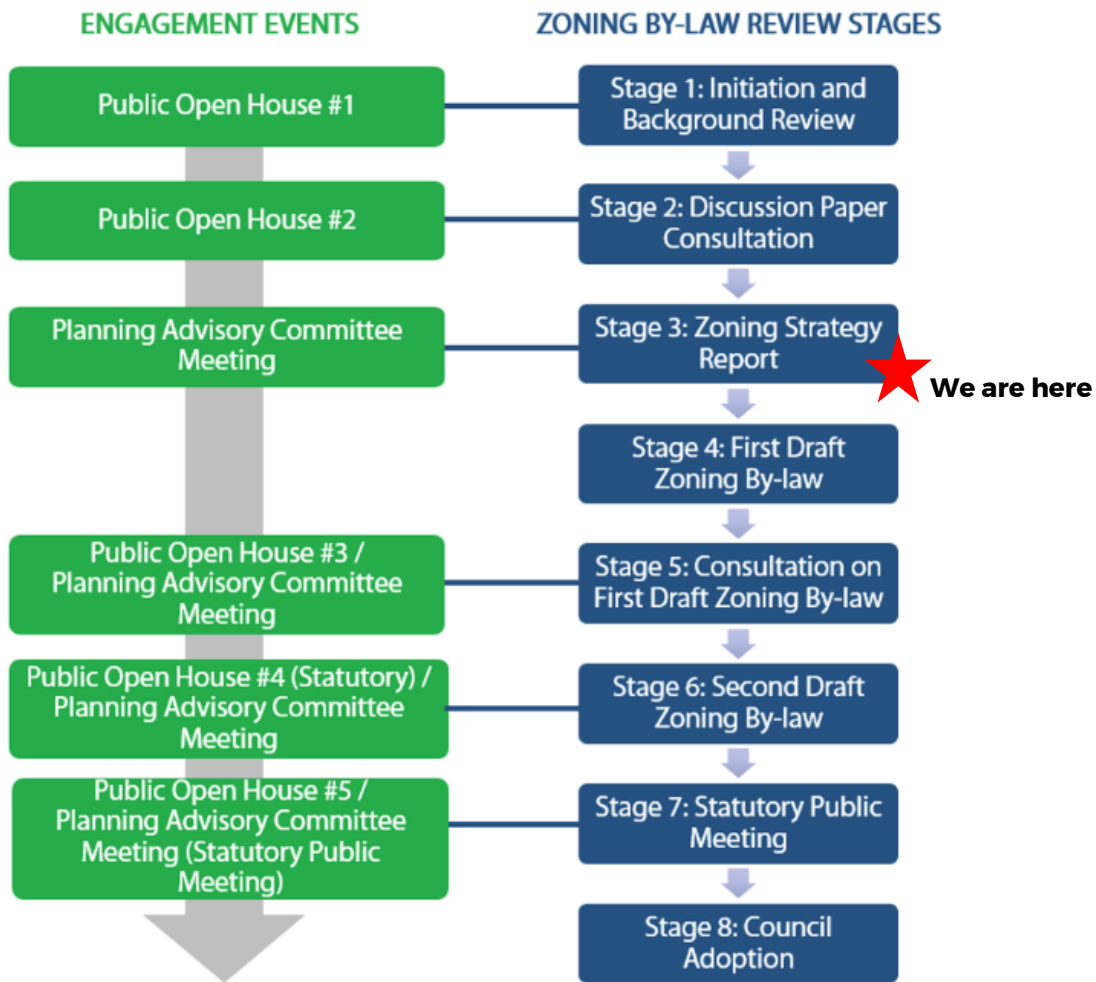
This project will result in a new Comprehensive Zoning By-law for the entire City of Cornwall, and the current Comprehensive Zoning By-law No. 751-1969 will be repealed.

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## 1.1 Project Process and Zoning Strategy Report Purpose

Throughout the Review process, there will be many opportunities for members of the community to share their feedback and help inform changes to the Zoning By-law, including through in-person and virtual public open houses and online surveys. A detailed overview of the Comprehensive Zoning By-law Review process, and the steps completed to date, is available on the City's website at [www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview). **Figure 1-1** provides a snapshot of the Review process.

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



To date, an in-person Public Open House was held on February 19, 2020 to launch the project. A Draft Discussion Paper was prepared in May 2020 to introduce the Zoning By-law Review process, and explored a series of key zoning issues and trends that need to be addressed in the City’s new Zoning By-law. A second Public Open House and survey were held online from May 19, 2020 to June 1, 2020, to present the Discussion Paper to the community, and to seek feedback on the following topics:

- Additional Residential Uses
- Tiny Homes
- Pop-up Shops
- Short-term Accommodations; and
- Vincent Massey Drive.

A total of 360 responses to the online survey were received, including three (3) hard copy responses. Following the survey, the responses were summarized in an “As We Heard It” Brief, and the Discussion Paper was finalized in June 2020, which are available on the City’s website.

This Zoning Strategy Report (“Report”) builds on the Discussion Paper and will guide the preparation of the City’s new Zoning By-law. It includes a series of recommendations which direct how key zoning issues will be addressed. A number of recommendations integrate the community input received through the online survey. The symbol, at right, has been used throughout this Report to indicate where community input has directly informed recommendations.



The recommendations in this Report are not intended to represent an exhaustive list of proposed revisions to the Zoning By-law, but rather, are intended to identify key areas for updates and improvements. This Report will require the endorsement of the City’s Planning Advisory Committee (PAC), before a First Draft Zoning By-law is prepared.

## 2 Policy and Legislative Conformity

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. A thorough discussion of the policy and legislative context is provided in the Discussion Paper (June 2020) available on the City’s website.

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### 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. Key changes in the new Provincial Policy Statement which will need to be considered as part of the Zoning By-law Review include:

- 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 which includes a wide range of housing types, forms, and arrangements (e.g. single detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings) (6.0 Definitions);
- 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);

- 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 areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses [...] (Policy 1.3.2.2); and
- Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas (Policy 1.3.2.3).

The Zoning By-law is required to be consistent with the Provincial Policy Statement, and must also conform to the City’s Official Plan.

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## 2.2 City of Cornwall Official Plan (2018)

The City of Cornwall Official Plan (2018) provides a vision, objectives, and an overall 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.

Recommendations to achieve conformity with the City’s Official Plan are provided throughout this Report. A detailed Conformity Matrix is provided as **Appendix A**, which lists all policies of the Official Plan that are applicable to the Comprehensive Zoning By-law Review, and includes specific recommendations for implementation through zoning, where appropriate.

## 3 Zoning By-law Format and Structure

Given that the City’s existing Zoning By-law is over 50 years old, the review provides an opportunity to improve the look and usability of the document. Recent municipal Zoning By-laws have been prepared with emphasis on being user-friendly and accessible documents. The format and structure of the current Zoning By-law should be modernized and improved to create a document that is easy to navigate and interpret by residents, developers, and agencies, and to administer by City staff and Council.

### Recommendation 1

- a. Prepare the new Zoning By-law document using legible fonts with a consistent style and size, avoid the use of italics and excessive capitalization, and incorporate colours and images that provide high contrast and clarity. A proposed template for the new Zoning By-law is included in **Appendix B**.
- b. Include images / diagrams throughout the Zoning By-law, where appropriate, to illustrate certain definitions and zoning provisions so that they can be clearly interpreted.

- c. Consolidate individual sections of the Zoning By-law into one continuous document, to improve the ability to search for key terms and provisions, and to emphasize that the Zoning By-law should be read in its entirety to determine which provisions apply to a particular property and proposed development.
- d. Reformat page numbering to be continuous, rather than section-based, for easier navigation.
- e. Create digital hyperlinks in the Table of Contents, and introduce coloured section dividers and icons to promote easier navigation and wayfinding through the document.
- f. In Section 1 General, reorganize provisions in alphabetical order for ease of navigation.
- g. Number provisions consistently throughout the document.
- h. Limit the number of provisions which require the reader to jump between sections.
- i. Use metric units (e.g. metres) consistently throughout the provisions.
- j. Establish a consistent structure for each Zone:
  - Include a preamble at the beginning of each Zone to describe the general purpose and intent of the Zone;
  - Organize performance standards (e.g. minimum setbacks and yard requirements) in tables;
  - Move site-specific exceptions (e.g. those provisions that often begin with “Notwithstanding [...]” into a separate section at the end of each Zone.
- k. Include a “User Guide” in the Zoning By-law document to help inform the reader on how to use and interpret the Zoning By-law. The following key elements should be included:
  - An overview of the overall function and purpose of the Zoning By-law, and its relationship to the City’s Official Plan and other municipal by-laws 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;
  - Steps in using the Zoning By-law, including how to:
    - Determine the Zone for a property;
    - Interpret the zoning code for your property, including any suffixes (e.g. RES 20-h);
    - Determine what uses are permitted in the Zone;
    - Identify the general provisions and Zone provisions that apply; and
    - Use the definitions in the Zoning By-law to clarify the meaning of permitted uses and other terms.

## 4 Definitions

A clear and comprehensive Definitions section in the Zoning By-law is critical to ensuring that the By-law can be easily understood and implemented. The current Zoning By-law is missing definitions for many key terms (e.g. permitted uses) which are used in the document. Many terms and definitions are out of date, are overly specific, or contain provisions and development standards within the definition itself. The Definitions section should be updated to assist in interpreting the new Zoning By-law.



### Recommendation 2

- Every permitted use referenced in the general provisions (i.e. Section 1 General of the current Zoning By-law) and listed under the individual Zones should have a corresponding definition.
- Permitted uses which are similar and/or overlapping in nature should be grouped under one broader definition. For example, the broader term “Retail Store” could replace the terms “Retail Shop/Store” and “Department Store, Retail Store, Service Store” which are used in the current Zoning By-law.
- In some instances, definitions should be revised to represent more generic uses. For example, the current Zoning By-law definition for “Business and Professional Office” should simply be “Office”.
- Definitions should not include zoning provisions or development standards. For example, the definition for “Home Occupation” contains provisions for maximum floor area and prohibiting exterior signage on a building; these should be moved to the appropriate Zoning By-law Section.
- Where appropriate, illustrations should be included to help interpret definitions, especially when definitions relate to technical zoning concepts. At a minimum, illustrations should be added for definitions related to building height; lot lines (see Figure 4-1); yards; dwelling types; and sight triangles.

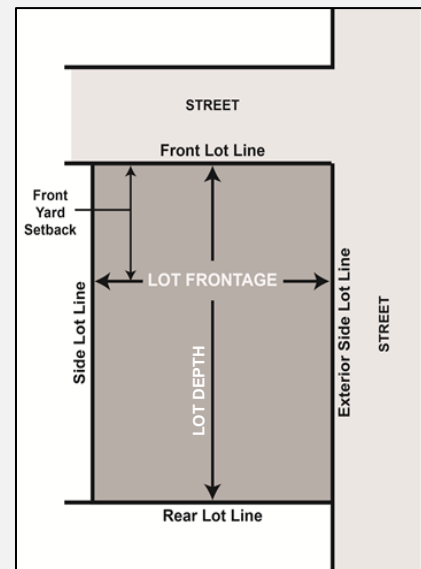


Figure 4-1: Illustration of lot lines (WSP)

## 5 General Provisions

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### 5.1 Accessory Buildings and Structures

The Zoning By-law contains regulations for accessory buildings and structures such as detached garages, decks, greenhouses, pools, etc. Currently, accessory buildings and structures are regulated in terms of maximum:

- Height (3 metres from grade to eave and 5 metres from grade to peak);
- Size in a Residential Zone (60 m<sup>2</sup>);
- Number (3);
- Cumulative area (93 m<sup>2</sup>); and
- Lot occupancy (10%).

Some Zones also include specific additional or alternate regulations related to accessory buildings and structures. Based on a review of minor variances between January 2014 and May 2020, a relatively large number of minor variance applications were submitted and approved to vary the provisions related to accessory buildings and structures. The majority of these variances were seeking relief from the maximum size provisions (37%) and maximum height provisions (37%) for accessory buildings and structures.

A review of comparable municipal zoning by-laws (City of Ottawa, City of Kingston, City of Brockville and Town of Cobourg) found that the City of Cornwall's maximum building height requirement for accessory buildings and structures may be too specific, in that it prescribes a maximum height from grade to eaves and a maximum height from grade to peak, instead of a single maximum height requirement. In addition, the municipalities reviewed, with the exception of the City of Ottawa, do not prescribe a maximum size for accessory buildings or structures. Instead, the size of accessory buildings and structures are regulated based on maximum lot coverage only.

#### Recommendation 3

- a. Simplify the existing regulations for accessory buildings and structures, such as maximum height.
- b. Consider removing or increasing the maximum accessory buildings and structure size requirement, and instead relying on maximum lot occupancy to ensure the appropriate scale of accessory buildings and structures.

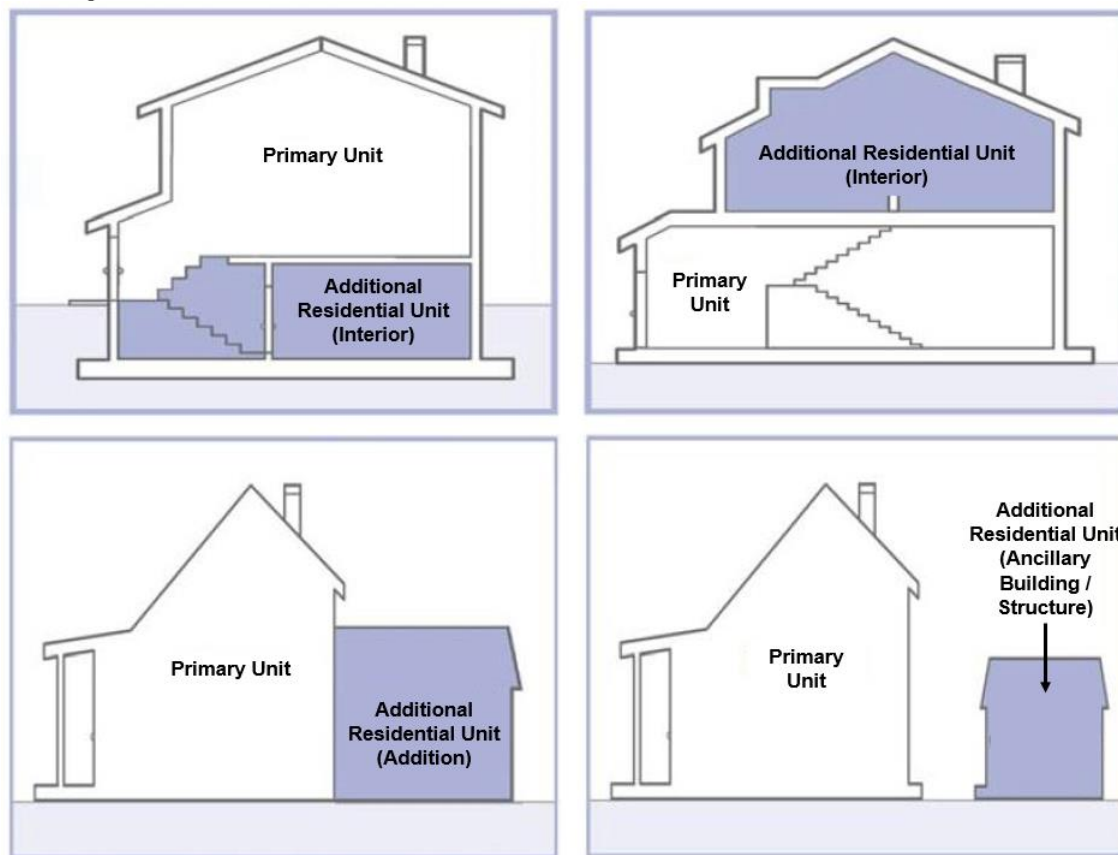
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### 5.2 Additional Residential Units

"Additional residential units" (formerly referred to as second units or secondary dwelling units) are 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 5-1**. Additional residential 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 5-1: Examples of additional residential units within a primary dwelling unit and within an ancillary building / structure (MMAH, 2019)**



The Planning Act requires that Zoning By-laws authorize additional residential units in detached, semi-detached and rowhouses (i.e. townhouses), in both the primary dwelling and in ancillary buildings or structures (e.g. a coach house, above a laneway garage, or granny flat). 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 rowhouse.

Based on community input on additional residential units received through the online survey conducted as part of Online Public Open House #2, the majority (69%) of respondents supported the requirement for additional residential units to have a dedicated parking space. Beyond parking, respondents’ concerns related to additional residential units included: privacy and potential overlook into adjacent yards; design and compatibility with the existing neighbourhood; adequate amenity space on a property; and the availability of municipal services.



#### Recommendation 4

- a. In accordance with the Planning Act, revise the existing general provision for “Accessory Apartments in Houses” to permit one (1) additional residential unit in new and existing detached, semi-detached and rowhouses (i.e. townhouses), as well as one (1) additional residential unit in ancillary buildings or structures, subject to the availability of adequate servicing and other Building Code and Fire Code requirements.
- b. Require that each additional residential unit in a dwelling or accessory structure provide a dedicated parking space, and prohibit the development of a new driveway for the additional residential unit.
- c. Permit the dedicated parking space for an additional residential unit to be provided through tandem parking, in accordance with Ontario Regulation 299/19 under the Planning Act.
- d. Require setbacks from lot lines for additional residential units which are located in ancillary buildings or structures, to address potential privacy and overlook concerns on adjacent uses.
- e. Review minimum landscaped area provisions for lots where detached, semi-detached and rowhouses are permitted, to ensure that there would be adequate outdoor amenity areas for an additional residential unit.
- f. Require that additional residential units will not impact existing streetscape character.

### 5.3 Boarding Houses and Rooming Houses

The current Zoning By-law includes four (4) definitions related to boarding houses and rooming houses, being “boarding house - new build”; “boarding house – conversion”; “rooming house – new build”; and “rooming house – conversion.” A number of these definitions are quite lengthy and contain specific provisions, however, the principal differences between these definitions are set out in Table 5-1.

Table 5-1: Boarding House and Rooming House Definitions

Use	Dwelling Type	Number of Renters	Meals Served
Boarding House - New Build	Any	3 - 20	Yes
Boarding House - Conversion	Single-detached and semi-detached	2 – 5 (max. of 3 in semi-detached)	Yes
Rooming House – New Build	Any	3 - 20	No
Rooming House - Conversion	Single-detached and semi-detached	2 – 5 (max. of 3 in semi-detached)	No

While the Zoning By-law's definitions make a distinction between boarding houses and rooming houses, as well as those which are new builds versus dwelling conversions, the permitted uses in the Zones do not make such distinctions. For example, the Residential 20, 30 and 40 Zones permit "Rooming, Lodging or Boarding House", but not the defined terms in Table 5-1. Therefore, it is unclear what types of boarding and rooming houses are permitted, and within what type of dwelling (i.e. single-detached or semi-detached). In addition, the Zoning By-law contains separate (but similar) parking provisions for boarding and rooming house conversions vs. new builds, so this needs further clarification.

The City of Cornwall Official Plan does not contain policies regarding boarding or rooming houses. A review of comparable municipal Zoning By-laws found that while some make the distinction between rooming houses and boarding houses, most Zoning By-law do not, as the only significant difference between these uses is that boarding houses typically serve meals whereas rooming houses do not. All Zoning By-laws reviewed (City of Kingston, City of Ottawa and City of Brockville) do not make a distinction between new builds and conversions.

A number of Zoning By-laws reviewed, specifically the City of Ottawa and City of Kingston's Draft Zoning By-law (2016), use the concept of "rooming units", which are defined as residential units that do not include exclusive kitchen and/or sanitary (bathroom) facilities. Regulating the size of boarding houses and rooming houses based on the number of boarding units and rooming units is more implementable and land use-oriented than regulating the number of people or renters in these uses, which is what the City of Cornwall Zoning By-law currently does.

#### **Recommendation 5**

- a. Simplify the existing definitions for "rooming house" and "boarding house" and locate associated provisions in the General Provisions section of the By-law, as opposed to imbedding provisions within the definitions.
- b. Introduce a new definition for "rooming units" and "boarding units", referring to units that do not include kitchen and sanitary (bathroom) facilities. This will allow for the development of general provisions that limit the number of rooming units and boarding units (which are distinct from dwelling units), within a rooming house or boarding house.

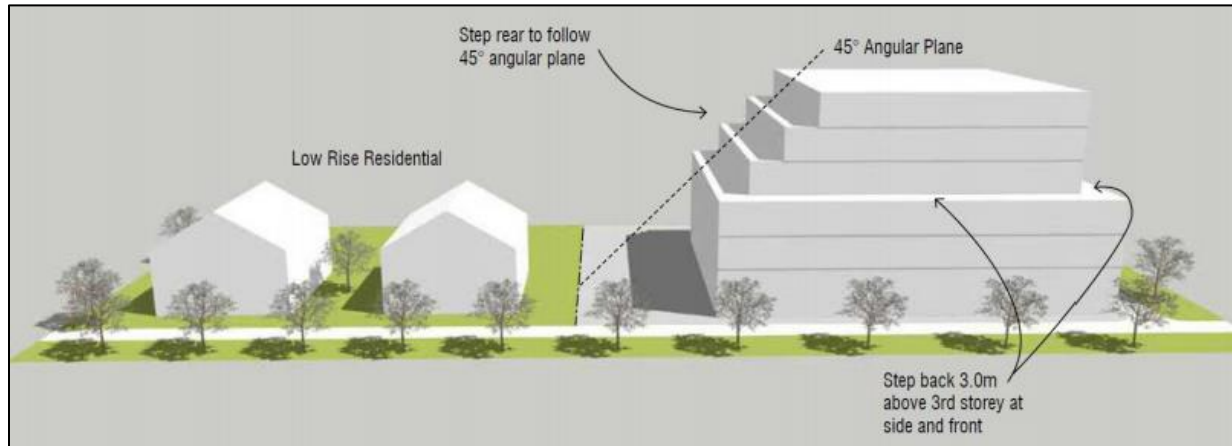
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## **5.4 Building Heights**

The current Zoning By-law uses a variety of approaches to regulate building heights. General Provision 01-2-10 limits building height to 90 feet (approximately 27.5 metres, or 8 storeys), which relates to historical firefighting limitations that are no longer applicable. The 90-foot height limitation may be overly restrictive in some areas where higher density development is envisioned in the Official Plan, and not restrictive enough for other areas (e.g. low-rise residential areas). Some Zones also have specific maximum height provisions, while others use the concept of 'angular planes' to regulate

height and massing. For context, an angular plane is a theoretical barrier, placed at an angle, that restricts the massing of a building to allow for light and air penetration at ground level. It ensures that building heights will not negatively impact the surrounding physical environment. As illustrated in Figure 5-2, angular planes are most often applied to mid-rise and high-rise building construction, and often results in “step backs”, such as stepped terraces on a building.

Figure 5-2: Example of an angular plane applied to a mid-rise building (Town of Wasaga Beach Downtown Development Master Plan display boards, 2017)



### Recommendation 6

- a. Delete the Zoning By-law’s general provision limiting building height to 90 feet across the City.
- b. Develop a maximum height provision for each Zone that is appropriate for the types of permitted uses, envisioned built form, and existing building heights of existing development in that Zone.

## 5.5 Community Gardens



Figure 5-3: Community Garden (Town of Bridgewater, NS, 2018)

Community gardens are generally defined as community-based and managed spaces for gardening and small-scale cultivation of fruits, vegetables, herbs, and other plants, for personal use or consumption. Community gardens can provide a range of benefits to residents related to physical and mental health, social interaction, and food security, and are considered an accessible and inclusive community activity. They contribute to community beautification and can be used as gathering or public green spaces, and also provide environmental benefits, such as supporting urban pollinator

populations. Community gardens are typically permitted in open space areas, and often as an interim use on underutilized properties, or on lands which are otherwise undevelopable.

Figure 5-4: Matty Eckler Community Garden, City of Toronto ([www.toronto.ca](http://www.toronto.ca))



The City's Zoning By-law does not currently address community gardens, however, the City's Official Plan encourages community gardens on hydro corridor lands, where compatible with surrounding land uses. Community gardens would also generally be permitted in the Open Space designation, as they can be considered a type of recreation, and the use as well as an accessory buildings or structure would maintain the overall open space character and function, and landscape features.

Based on a review of other municipal Zoning By-laws, relevant provisions are included below:

- **City of Ottawa Zoning By-law 2008-250:** Permits "urban agriculture", which means "a garden for the production of plants including vegetables, fruits, grains, flowers or herbs and includes a community garden." Associated provisions including limiting the height of buildings or structures developed exclusively as part of urban agriculture to 3.5 m or 4.5 m for a greenhouse in a non-residential zone; requiring minimum front and corner side yard setbacks of 3 m and setbacks of 1.2 m from all other lot lines; and a maximum lot coverage of 20%. Urban agriculture is permitted in all residential zones, institutional zones, open space and leisure zones, commercial and mixed-use zones, and rural residential / commercial / institutional zones. Urban agriculture is not permitted in environmental protection zones associated with wetlands, in the City's floodplain overlay area, or in industrial zones, due to potential soil quality issues.
- **Township of Russell Zoning By-law 2018-94:** Permits community gardens in all residential, institutional, leisure, open space, general and local commercial zones, provided that it is not a commercial operation and the produce grown is for personal use and consumption of the individual working in the garden. Further, no vehicles, equipment, building or structure of any sort is permitted within 1.5 m of a public street.

- **Township of Black River-Matheson Zoning By-law (2016):** Permits community gardens in all residential, rural, and open space zones, and they are also encouraged as a secondary use on hydro corridor lands, where compatible with surrounding land uses.
- **City of Kingston Draft Zoning By-law (2016; on hold pending the Central Kingston Growth and Infill Strategy):** Permits community gardens in all Zones, provided they are not a commercial operation, and that no building or structure is permitted within 1.5 metres of a street.

### Recommendation 7

- a. Add a definition for “Community Garden”, which establishes that the use is not intended to permit a commercial operation, or production for the intended sale of plants and produce.
- b. Include a general provision which permits community gardens in Residential, Commercial, Institutional, Open Space, and Rural Zones, including on public and private lands, other than lands with a history of potential contamination, unless remediation has taken place.
- c. If the City considers the above too permissive, the general provision could be limited to community gardens being permitted on public lands in any of the above Zones, other than any lands with a history of potential contamination, unless remediation has taken place.
- d. Consider permitting community gardens in Industrial / Employment Zones, subject to minimum distance separation requirements for Class I, II and III industries and sensitive land uses.
- e. Community gardens would not be permitted in any Environmental Constraint Zones.
- f. Add a general provision permitting community gardens as a secondary use on hydro corridor lands, subject to the primacy of the electricity transmission and distribution facilities and technical approval from the hydro provider through the Provincial Secondary Land Use Program (PSLUP).
- g. Prohibit community gardens within floodplains, within 30 metres of the top of bank of any watercourse or waterbody, and within 30 metres of a stormwater management facility or drainage swale.
- h. Based on direction from the Raisin Region Conservation Authority, prohibit community gardens within Provincially Significant Wetlands and within a 30 metre setback from the boundary of a Provincially Significant Wetland. Community gardens may be permitted beyond this 30 metre setback from the boundary of a Provincially Significant Wetland, subject to the completion of an Environmental Impact Study.
- i. Establish standards for community gardens such as minimum setbacks for any structures (e.g. raised beds, arbours) from the street, and height / size limitations and setbacks for accessory structures (e.g. a shed or greenhouse).

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## 5.6 Garden Suites

Garden Suites (sometimes referred to as ‘granny flats’) are single-unit detached residential structures containing bathroom and kitchen facilities that are ancillary to existing residential structures and are designed to be portable. Garden suites are often considered to be an affordable housing option for seniors by providing an opportunity to age in place with support from family members who may reside in the primary dwelling on a property.

Garden Suites are permitted through temporary use by-laws for a period of up to 20 years, which can be further extended by periods of three (3) years, in accordance with the Planning Act. The establishment of a garden suite also typically requires an agreement between the property owner and municipality addressing matters such as installation, maintenance and removal of the Garden Suite.

### Recommendation 8

- a. Add a general provision permitting Garden Suites in association with principal residential dwellings by way of a temporary zoning by-law amendment for a period of up to 20 years.

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## 5.7 Home Occupations

Home occupations are typically considered to be small-scale businesses or professions that are carried out in a home (e.g. an accountant, architect, teacher, or tutor). The Zoning By-law currently defines home occupations as “an occupation carried on entirely within a dwelling unit by the occupant thereof [...]”. The definition also includes a number of requirements for home occupations, notably that no person, other than residents of the dwelling, can be employed in the operation of the home occupation. Home Occupations are permitted in single-detached and semi-detached units only. Additionally, home occupations are required to provide parking at a rate of one (1) space per 300 ft<sup>2</sup> (i.e. 27.8 m<sup>2</sup>) used for the home occupation.

The City of Cornwall Official Plan permits home occupations in Urban Residential Areas, which are conducted within a dwelling and are compatible with a residential neighbourhood. In the currently Zoning By-law, provisions for home occupations are found both in the General Provisions and Definitions sections. One (1) home occupation conducted by the resident is currently permitted within a single-detached or semi-detached dwelling unit in all Residential Zones as well as the Rural Zone, and a number of Commercial Zones. Home occupations are limited to a maximum of 25% of the total floor area of the dwelling unit, and there cannot be any display or visible indication on the exterior of the dwelling that the use is being conducted, other than a sign with the resident’s name. The Zoning By-law also restricts any employees, other than the resident of the dwelling, from being employed as part of the home occupation. Concerns have been raised with respect to the number of employees associated with home occupations, as well as parking in Residential Zones.

A review of home occupation provisions in comparable municipalities found that the City of Cornwall's current approach of prohibiting employees other than the resident(s) is not uncommon, and is used by the City of Cobourg and City of Brockville. However, some municipalities permit one (1) non-resident employee in addition to the resident(s) for a home occupation use. (e.g. the City of Kingston and City of Ottawa). This more permissive approach may be reflective of existing situations where small home-based businesses or start-ups have an employee, but the scale of the business does not require being located in a traditional commercial space.

With respect to parking, some municipalities require home occupations to provide a dedicated parking space (e.g. City of Ottawa and City of Cobourg), while others do not (City of Kingston and City of Brockville). None of the municipal Zoning By-laws reviewed included parking space requirements for home occupations specific to home occupations located within apartment dwellings.

### **Recommendation 9**

- a. Delete the existing provision for home occupations from the Definitions section, and set out clear requirements (e.g. parking requirements) in the By-law's General Provision section.
- b. Permit home occupations to include one (1) non-resident employee in addition to the resident(s).
- c. Revise the parking provisions for home occupations, so that a dedicated parking space is only required for those home occupations where clients or customers are attended or served on site, and change the requirement from (1) space per 300 ft<sup>2</sup> to one (1) space per home occupation. This will ensure that all home occupations are required to provide an off-street parking space.
- d. Simplify existing tandem parking provisions for home occupations to permit tandem parking on a permitted driveway for all types of home occupations.
- e. Permit home occupations in all dwelling types, including in apartment dwellings. In practice, where an apartment dwelling includes a home occupation that serves clients or customers on site, the resident can arrange for a dedicated parking space through an agreement with their landlord, which, for example, could include the use of visitor parking during certain hours. However, this is an operational issue and does not need to be addressed in detail in the Zoning By-law.

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## **5.8 Parking and Driveways**

The following sections examine the existing parking, driveways, and related provisions in the Zoning By-law and includes recommendations for improvements in the new Zoning By-law.

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## 5.8.1 Motor Vehicle Parking Standards

### Residential Use Parking Rates

The General Provisions section establishes minimum parking space requirements based on the type of use. The parking space requirements for residential uses, primarily for low density residential uses, are lower than some comparable municipalities. Currently only one (1) off-street parking space is required per single-detached dwelling, semi-detached dwelling unit, duplex unit, or townhouse unit, whereas the City of Brockville and City of Cobourg Zoning By-laws require two (2) off-street parking space per unit for these dwelling types. It should be noted that while higher parking requirements can alleviate on-street parking concerns, requiring additional parking spaces can add to the cost of development and reduce permeable surfaces and landscaped areas.

The current Zoning By-law's parking space requirements for medium to high density residential development (1.33 spaces per unit) is generally similar to other municipalities reviewed.

#### Recommendation 10

- a. Maintain current parking space requirements for low density residential uses (e.g. single detached, semi detached, duplex, or townhouse units), except where specific on-street parking issues may have been identified in a particular Residential Zone.
- b. Simplify current parking space requirements for medium and high density residential uses by expressing with a single decimal place (e.g. 1.3 spaces per unit).
- c. Clearly establish required visitor parking rates for apartment dwellings.

### Non-Residential Use Parking Rates

The current parking requirements are expressed in different formats based on various ratios and units of measurement. For example:

- Restaurants are required to provide one (1) parking space for every six (6) seats;
- While personal service shops are required to provide one (1) parking space for every 28 m<sup>2</sup>; and
- Commercial shopping centres are required to provide 5.5 spaces per every 100 m<sup>2</sup>.

There are opportunities to simplify and standardize the way that these provisions are expressed in order to improve consistency and implementation, recognizing that in some cases it may be logical to base parking requirements on factors other than floor area (e.g. one (1) parking space for every guest room in a motel).

The City of Cornwall's existing standards generally appear to be comparable with other standards reviewed in municipalities of similar size and context.

### Recommendation 11

- a. Ensure that all permitted uses (including new uses) have a corresponding parking requirement.

### Parking Space Size Requirements

The Zoning By-law sets out requirements for the minimum length (5.5 m), width (2.75 m), and area (16.75 m<sup>2</sup>) of required parking spaces. A review of parking space size requirements in other municipalities found that the City of Cornwall's required parking space length and width is the same or only marginally different than other municipalities reviewed.

City Staff have indicated that the minimum area requirement of 16.75 m<sup>2</sup> can be problematic, given that it is larger than the area that the minimum dimensions of a 5.5 m x 2.75 m parking space would create (15.13 m<sup>2</sup>). While some other municipal Zoning By-laws reviewed stipulated a minimum area requirement in addition to minimum length and width (e.g. City of Cobourg – 15.5 m<sup>2</sup>), many others do not (e.g. City of Kingston, City of Brockville, and City of Ottawa).

### Recommendation 12

- a. Retain the current Zoning By-law's minimum requirements for parking space length (5.5 m) and width (2.75 m), but delete the minimum area requirement.
- b. Retain the current Zoning By-law requirement which permits a maximum 0.6 m parking overhang over a hard landscaped or curbed parking area or lot, not used for parking, walkways or sidewalks, but this shall be in addition to the required length (5.5 m) of a parking space.
- c. Review existing zoning provisions for minimum aisle widths, depending on angle of parking, based on best practices (e.g. City of Ottawa Zoning By-law).

### Barrier-Free Parking

The current Zoning By-law sets out provisions for "parking spaces for the physically challenged" in Section 01-3-14. These provisions must be updated to match the current standards required under the Accessibility for Ontarians with Disabilities Act.

The Act prescribes two types of accessible off-street parking spaces: Type A has a wider parking space for people using larger mobility devices, such as wheelchairs or scooters, and requires signage to identify parking spaces as "van accessible"; Type B has a standard parking space for people who do not need extra space because they do not use mobility devices. Off-street parking spaces also require access aisles, with high contrast diagonal line paintings. The Act also prescribes the number of accessible parking spaces a facility must have, based on the total number of parking spaces being provided. Some municipalities elect to exceed the minimum accessible parking requirements prescribed in the Act, as illustrated in **Figure 5-5**.

### Recommendation 13

- a. Update accessible parking provisions in accordance with the barrier-free parking requirements established in the Accessibility for Ontarians with Disabilities Act, including:
  - Number of barrier-free parking spaces required, depending on how many total parking spaces a use provides;
  - Minimum width and length of barrier-free parking spaces; and
  - Requirement for a 1.5 m access aisle.
- b. Add diagrams to illustrate barrier-free parking space requirements, as shown in the example in Figure 5-5.

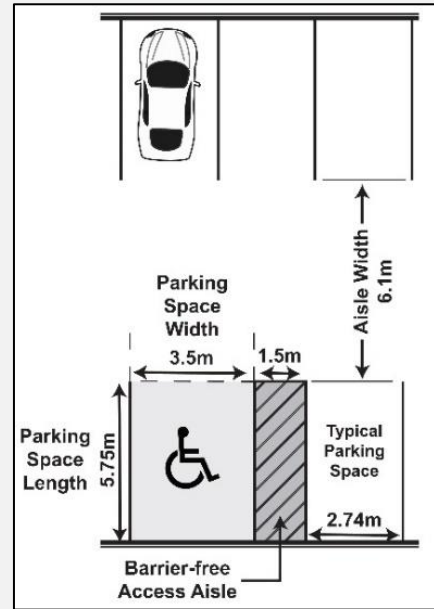


Figure 5-5: Illustration of barrier-free parking space size requirements in the City of Pembroke Zoning By-law 2020-05 (WSP)

### 5.8.2 Bicycle Parking Standards

The Official Plan directs that minimum standards for bicycle parking be established in the Business District Designation, specifically in the Downtown and Le Village areas. The City's 2010 Bicycle and Pedestrian Master Plan also recommends the establishment of bicycle parking requirements through local By-laws. Ensuring that future development provides adequate bicycle parking encourages this sustainable and healthy transportation choice.

A review of comparable municipal Zoning By-laws found that the City of Ottawa and City of Brockville both require bicycle parking in certain areas, and that standards in these two municipalities are almost identical. Requirements for apartment buildings are 0.25 spaces per unit, while requirements for retail stores and restaurants are 1 space per 250 m<sup>2</sup> of gross floor area (GFA). Schools are required to provide 1 space per 100 m<sup>2</sup> of GFA while other non-residential uses are required to provide 1 space per 1000 m<sup>2</sup> of GFA in Brockville and 1 space per 1500 m<sup>2</sup> of GFA in Ottawa.

### Recommendation 14

- a. Establish minimum bicycle parking standards, in consultation with City staff and based on best practices in other municipal Zoning By-laws, for appropriate commercial, multi-unit residential, and institutional development in the Central Business District Zone (Downtown area) and Commercial 70 Zone (Le Village area).

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### 5.8.3 Driveways

The City of Cornwall Zoning By-law does not currently define “driveway”, however, the term appears throughout the Zoning By-law provisions. Under Section 01-3-4 “Parking Restrictions in Yards”, for a dwelling containing one (1) to four (4) dwelling units, the total area occupied by driveways, walkways, and surface parking shall not exceed 40% of the entire front yard area defined by the main wall of the building from the front property line or required flankage of the yard adjoining the street, except in the case of interior street townhouses. In this case, 60% of the front yard area may be used on lots up to 20 feet wide, and 50% of the front yard area may be used on lots of over 20 feet wide. On lots with converging lot lines (pie shaped lots), the permitted ratio of hard surfacing to landscape area is permitted to be changed 50%. All remaining front yard area must be landscaped and cannot be used for parking purposes.

The provision in Section 01-3-4(3)(b) and (d) require a minimum driveway width of 10 feet (i.e. 3.05 m), and a maximum driveway width of 6 m (19.6 feet) except where a driveway leads to garage or carport, it may equal the width of that garage or carport. The provision in Section 01-3-5(4) requires that private residential driveways for one (1) and two (2) dwelling unit structures shall have a minimum width of 3 m (9.8 ft) and a maximum width of 6 m (19.6 ft) at street line. For parking areas and parking lots, Section 01-3-12(1) requires access driveways to have a minimum width of 6 m (19.6 ft) for two-way traffic, and 3.7 m (12 ft) for one-way traffic or separate entrance and exit driveways.

City staff requested that driveway width requirements be examined as part of the Zoning By-law Review, as well as driveway provisions for pie-shaped lots. On these types of lots, there have been issues with separate driveways associated with semi-detached dwellings converging at the street.

Based on a review of municipal Zoning By-laws, relevant provisions are included below:

- **City of Ottawa Zoning By-law 2008-250:** A driveway providing access to a parking space for a detached dwelling, semi-detached dwelling, linked detached dwelling, duplex dwelling, townhouse dwelling or stacked dwelling must have a minimum width of 2.6 m, and the area of the driveway cannot exceed the greater of 50% of the area in the yard in which it is located, or 2.6 m times the depth of the yard. A driveway providing access to a parking lot or parking garage must have a minimum width of 3 m for a single traffic lane, 6.7 m for a double traffic lane in the case of a parking lot, and 6.0 m for a double traffic lane in the case of a parking garage. The maximum permitted width for a double traffic lane is 3.6 metres leading to less than 20 parking spaces, and 6.7 m leading to 20 or more parking spaces. There are no specific provisions for driveways on pie-shaped lots.
- **City of Cobourg Zoning By-law 85-2003:** Requires driveways to be a minimum width of 3.5 m and maximum width of 7.5 m for one single-detached unit, semi-detached units, or townhouse unit on a single lot. The minimum driveway width for residential buildings

containing 24 units on a single lot is 4.6 m and maximum width is 7.5 m. Joint driveways shared with abutting properties are required to be a minimum of 6 m in total across the two lots, with a maximum of 9 m. Driveways are not permitted to be closer than 1.0 m to a side lot line, except in the case of a shared driveway. There are no specific provisions for driveways on pie-shaped lots.

- **City of Brockville Zoning By-law 050-2014:** No minimum or maximum driveway size requirements, or joint driveway provisions for residential zones. There are no specific provisions for driveway on pie-shaped lots.
- **City of Kingston Zoning By-law 8499 and 96-259:** In Residential Zones, a minimum driveway width of 3 m and a maximum driveway width of 6 m are required, or 40% of the lot width provided the minimum width shall not be less than 3 m. There are no specific provisions for driveway on pie-shaped lots.

#### **Recommendation 15**

- a. Add a definition for “driveway”.
- b. Add an illustration to demonstrate where a driveway can be located in relation to the front yard, for a dwelling containing one (1) to four (4) dwelling units.
- c. Modify provisions to write out metric measurements (i.e. metres) for consistency throughout the document.
- d. Revise the driveway width requirements for a dwelling containing one (1) to four (4) dwelling units to establish a minimum width of 3.5 m and a maximum width of 6 m, and delete the provision that allows for driveways to be as wide as a garage or carport. For narrow frontage lots (e.g. townhouses), a single garage and a maximum driveway width of 3.5 m should be considered.
- e. Require that all driveways, parking areas, and parking lots shall be paved with suitable hard surface materials such as asphalt, concrete or decorative pavers within 1 year of occupancy, but permit permeable driveway pavers (i.e. a Low Impact Development material to allow for reduced stormwater runoff).

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## **5.9 Short-term Accommodations**

Short-term accommodations generally refer to rental accommodations for the travelling public, and are commonly defined as stays of less than 30 days. With the increasing presence of platforms such as Airbnb, short-term accommodations are an emerging issue facing many municipalities, they can provide benefits to the travelling public and home owners, but in some situations, nuisances associated with short-term accommodations can include noise, parking, traffic. Additionally, in some

municipalities, there are concerns about the impact of short-term accommodations on overall availability of long-term rental housing.

Based on community input received through the online survey as part of Online Public Open House #2, respondents were somewhat divided as to whether short-term accommodations (e.g. Airbnb) were a concern in the City. Of the respondents who had concerns, the majority identified these to be related to potential nuisances, such as noise, party houses, and increased traffic or parking issues. The majority of these impacts can be addressed and mitigated through existing municipal by-laws such as the Noise By-law, and Traffic and Parking By-law. Short-term accommodations can also be regulated through business by-laws or licensing requirements, as opposed to through a Zoning By-law.



### Recommendation 16

- a. Address the impacts of Short-term Accommodations through existing municipal by-laws including the Noise By-law and Traffic and Parking By-law, rather than in the new Zoning By-law.

## 5.10 Small-scale Breweries and Distilleries



Figure 5-6: Flora Hall Brewing (brewpub) in Ottawa, ON ([www.florahallbrewing.com](http://www.florahallbrewing.com))

Small-scale beer and liquor production is a fast-growing growing industry and segment of beer and liquor sales in Ontario. In 2019, 244 brewers had at least one listing at retail outlets (TBS/LCBO, or grocery), with another 80+ brewers in planning stages. Craft breweries are located in more than 110 communities across Ontario. The craft beer sector generates approximately \$1.4 billion in economic growth each year (Ontario Craft Brewers, 2019). In recognition of this growing

industry and economic development opportunity, many municipalities are electing to include specific provisions in Zoning By-law to encourage these uses, and provide appropriate land use zoning regulations to guide their development.

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) published a Guide entitled “Starting a Craft Brewery in Ontario” in 2018. The Guide clarifies that craft breweries are distinguished from microbreweries, nanobreweries, and brew pubs, based on the number of hectolitres (hL) of beer production, with craft breweries being the largest of these brewery types. There are similar distinctions for distillery operations. A brewpub is defined as selling 25% or more of its beer on-site and operates food services, according to the Brewers Association. In researching this topic, it has been

observed that municipal Zoning By-laws are not consistent in how they distinguish between these small-scale brewery types, and often use one broad term, such as “small-scale brewery” and “small-scale distillery” to encompass all small-scale operations. Quantity of beer and liquor produced and related sales restrictions are not a zoning issue, but rather pertain to a manufacturer’s liquor licensing by the Alcohol and Gaming Commission of Ontario, which also authorizes a manufacturer’s retail sales.

OMAFRA has also developed the “Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas” (2016), which provides that a small-scale micro-brewery or distillery can be considered as an on-farm diversified use, and is therefore permitted on prime agricultural lands, subject to appropriate servicing being available.

As noted in the OMAFRA guide for craft breweries, craft brewers in Ontario must comply with all municipal business licensing, zoning, building and fire regulations. The City of Cornwall Official Plan and Zoning By-law do not currently address breweries and distilleries explicitly. Based on discussions with City staff, small-scale breweries have historically been permitted in Commercial Zones, which permit a retail shop, including those products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area. This use is currently permitted in the Commercial 10, Commercial 11, Commercial 12, Commercial 51, Commercial 70, Central Business District, and Community Commercial-Shopping Centre Zones.

Based on a review of other municipal Zoning By-laws, relevant provisions are included below:

- **City of Pembroke Zoning By-law 2020-05:** Permits a “craft brewery” and “craft distillery” in the Highway Commercial, Central Commercial (i.e. Downtown), General Industrial, Economic Enterprise (i.e. business parks) Zones. A “craft brewery” is defined as “a building used for the production of beer or wine on a small scale, and may include tasting and dining facilities and the retail sale of related products as accessory uses.” A “craft distillery” is defined as “a building used for the production of spirits on a small scale, and may include tasting and dining facilities and the retail sale of related products as accessory uses.” These definitions also include nano- and micro-breweries and distilleries.
- **City of Sudbury Zoning By-law 2010-100Z Amendment:** In June 2020, the City’s Planning Committee recommended that Council approve a Zoning By-law Amendment to establish a planning framework for small-scale breweries, distilleries, and brewpubs. The Amendment seeks to include definitions for: “small-scale brewing facility” (which produce less than 50,000 hectolitres of beer per year); “large-scale brewing facility” (which produces more than 50,000 hectolitres of beer per year); “distilling facility”; and “brewpub” (which combines a small-scale brewing facility and a restaurant). The Amendment also specifies that these uses may be accompanied by a private hospitality area; a retail sales area; special events and tours; and an office for administrative purposes. Small-scale brewing facilities and brewpubs would be permitted in all Commercial Zones, other than Local Commercial, and in the Business Industrial, Mixed Light Industrial / Service Commercial, Light Industrial, and Heavy Industrial Zones, Agricultural Zone, and Rural Zone. Large-scale brewing facilities are permitted in the

Business Industrial, Mixed Light Industrial / Service Commercial, Light Industrial, and Heavy Industrial Zones due to their size and potential impacts, as compared to small-scale brewing facilities. Distilling facilities are permitted in the Mixed Light Industrial / Service Commercial, Light Industrial, and Heavy Industrial Zones, Agricultural Zone, and Rural Zone, as the City found that there are considerations specific to distilleries that are not applicable to breweries, and that the distilling process presents more hazards related to combustibility.

- **City of Ottawa Zoning By-law 2008-250:** Permits micro-breweries and micro-distilleries in Commercial and Mixed-use Zones, through a Zoning By-law Amendment passed in 2018. These uses are defined as “storefront industries”, which include small-scale production with associated processing, packaging and/or storage of food and beverages, and/or other goods produced in limited quantities, using techniques that do not involve mass-production nor the use or production of flammable, explosive or other hazardous materials. Storefront industries may include an ancillary restaurant, retail food store, or retail store use where foods are sold or served to the public on-site, and may be distributed wholesale to off-site users or resellers. Storefront industries are restricted to a certain maximum floor area, depending on the Zone, including storage, and no outdoor storage is permitted. The uses are required not to cause nuisance due to noise, odour, dust, fumes, vibration, radiation or glare. Storefront industries located within Industrial Zones are required to obtain a site-specific exemption to add a retail store, retail food store, and/or restaurant use.

#### **Recommendation 17**

- a. Add definitions for small-scale breweries, small-scale distilleries, and brewpubs.
- b. Permit small-scale breweries and brewpubs in all Employment / Industrial Zones, Prime Agricultural Zone, Rural Zone, and all Commercial Zones, except the Neighbourhood Commercial Zone.
- c. Permit small-scale distilleries in all Employment / Industrial Zones, Prime Agricultural Zone, and Rural Zone, but not in Commercial Zones, based on the research conducted by the City of Sudbury.
- d. Establish appropriate parking provisions for these new permitted uses.

## **5.11 Student Residences / Dormitories**

The Zoning By-law currently defines “Dormitory / Student Residence”, as well as “School – Post Secondary”, however it is silent on where these uses are permitted. The existing St. Lawrence College Cornwall Campus Residence is located adjacent to the College on lands zoned as Institutional 10.

A review of comparable municipal zoning by-laws found that public student residences / dormitories associated with post-secondary institutions (e.g. a college or university) are generally included in the definition of “post-secondary institution” (or similar definition). As such, student residences /

dormitories are typically permitted in institutional zones where post-secondary institutions are permitted.

Private residences / dormitories which are not affiliated with a post-secondary institution are typically considered to be multi-residential uses not institutional uses. Depending on the scale of such private residences, they may be regulated as boarding/rooming houses or multi-residential (apartment) dwellings.

### Recommendation 18

- a. Remove the existing stand-alone definition of “Dormitory / Student Residence” and revise the definition of “School – Post Secondary” to include dormitories and student residences which are owned and operated by the post-secondary school/institution.
- b. Permit post-secondary schools/institutions in the appropriate institutional zones.

## 5.12 Temporary Sales Uses / Pop-Up Shops

“Pop-up shops” are short-term, temporary sales spaces or structures where various kinds of merchandise are sold, such as artisanal goods, food, and other retail items. They are often associated with events, like festivals or farmers’ markets. Examples of pop-up shops are shown in Figure 5-7.

Figure 5-7: SWS Pop Up Village, Wallace Bay, Muskoka, ON (left); Pop-ups on the Bay, Belleville, ON (right)



The City’s current Zoning By-law includes provisions for “temporary sales”, which are limited to 72 hours in any six (6) month period. Temporary sales are permitted to occur in temporary structures / tents in proximity to and on the same lot as the following areas: hotels, motels, community arenas, and public halls, subject to licensing requirements, as well as locations which are zoned commercially and permit retail sales.

Community input on temporary sales / pop-up shops was sought through the online survey as part of Online Public Open House #2. Respondents were strongly in favour of temporary pop-up shops in parks along the waterfront, as well as in other locations, such as vacant storefronts. Respondents did not think that pop-up shops should be limited to events only, and generally agreed that pop-up shops should be permitted for a longer duration than 72 hours in any six (6) month period.



Based on a review of other municipal Zoning By-laws, the following durations for “temporary sales”, or similar uses, are permitted:

- **Town of Petawawa Zoning By-law Amendment:** The Town is currently seeking approval for a Zoning By-law Amendment to permit a temporary pilot container market as a permitted temporary use for a period not exceeding three (3) years, in accordance with Sections 34 and 39 of the Planning Act regarding temporary uses. The temporary use will be comprised of modified shipping containers and will include a site plan for a specific subject property, to be approved by Council prior to the passing of the Temporary Use Zoning By-law Amendment. The following definition of a “container market” is proposed: “A container market means a commercial establishment consisting of a minimum of five modified shipping containers and/or a combination of modified shipping containers, mobile refreshment vehicles and modular units planned and designed to create a particular sense of place supporting and enhancing the businesses operating therein.”
- **City of Belleville Zoning By-law 10245:** The City of Belleville initiated “Pop-ups on the Bay” to enhance recreational and economic activity on Belleville’s waterfront. The pop-ups occur within sea-can structures (i.e. shipping containers), that are owned by the City and rented to various businesses who apply for the program through the City’s Economic Development Manager. Regarding the Zoning By-law, the City took a flexible approach by permitting the pop-ups as a public use, meaning “any use of land, buildings or structure by or on behalf of a public authority”, which were already permitted in the Zoning By-law. Specific public use provisions that were applied to the pop-ups included the following requirements:
  - The public use must comply with all applicable zone regulations, parking and loading requirements of the zone in which it is located;
  - Buffering from an adjacent residential use by 1.5 metres of landscaped area; and
  - Prohibition on outdoor storage of goods, materials or equipment, unless specifically permitted in the zone in which the public use is located, and not permitted in any required yard abutting a residential zone.
- **Town of The Blue Mountains Zoning By-law 2018-65:** Permits the erection of temporary tents for event purposes associated with “commercial recreational uses” for a period of not greater than 14 days.
- **City of Waterloo Zoning By-law 2018-050:** Permits an “occasional use” for an identified short period of time with the intent to discontinue upon the expiration of the time period.

- **Town of Innisfil Zoning By-law 080-13:** Permits a “temporary sales event” in all Zones for a maximum of six (6) days within a calendar year.
- **City of Penticton Zoning By-law No. 2017-08:** Permits an “outdoor market” not more than four (4) days per months.

### Recommendation 19

- Update the definition for “temporary sales”, which is the existing term used in the current Zoning By-law, to “temporary sales use”, and include food vehicles in the definition.
- Continue to permit a “temporary sales use” in temporary structures / tents, and add permission for the use to be within shipping containers.
- Continue to permit a “temporary sales use” in proximity to and on the same lot as hotels, motels, community arenas, and public halls, as well as locations which are zoned commercially and permit retail sales, including storefronts, subject to licensing requirements. Also permit the use in portions of associated parking lots.
- Permit “temporary sales use” in schools, including in portions of associated parking lots.
- Permit “temporary sales use” in specific publicly accessible outdoor areas in the City that are used for public gathering, including parks and open spaces, temporary commercial vendors or markets, performance and exhibition spaces, and in portions of associated parking lots, subject to licensing requirements. Specific outdoor areas where “temporary sales use” may be permitted will be confirmed with City staff.
- Revise the permitted duration for “temporary sales use” from not longer than 72 hours in any six (6) month period, to be established on a case-by-case basis, depending on the type and location of the proposed temporary sales use, and in accordance with a licensing agreement with the City of Cornwall.
- Consider a provision to require buffering between an outdoor “temporary sales use” and adjacent residential uses or Residential Zones, whether through landscaping or a minimum separation distance (e.g. 30 m), to address potential compatibility issues.

## 5.13 Temporary Uses

Section 39 of the Planning Act permits the Council of a local municipality to pass a by-law under Section 34 which authorizes the temporary use of land, buildings or structures for any purpose set out therein, that is otherwise prohibited by the by-law. A by-law authorizing a temporary use must define the area to which it applies, and specify the period of time for which the authorization shall be in effect, which cannot exceed three (3) years from the day that the by-law is passed. A Council may also, by by-law, grant further periods of not more than three (3) years each during which the temporary use is authorized.

Subsection 10-1 of the current Zoning By-law contains a list of permitted temporary uses on specific properties; however, all of the temporary use permissions have expired, and can therefore be deleted from the Zoning By-law.

#### Recommendation 20

- a. Delete the existing "Temporary Uses" section in the current Zoning By-law, and replace it with a general provision that authorizes the temporary use of land, buildings or structures per Section 39 of the Planning Act. A list of existing and historic properties with temporary use permissions can be tracked by the City separately from the Zoning By-law, which would eliminate the need to amend the Zoning By-law when temporary uses expire, or new temporary uses are added.
- b. On the Zoning Map, the City should consider adding the suffix "-t" to any property with temporary use permissions. This would form part of the general provision authorizing temporary uses.

## 5.14 Tiny Homes



Figure 5-8: Example of a tiny home (MMAH, 2019)

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 m<sup>2</sup> (400 ft<sup>2</sup>), but in accordance with the Ontario Building Code, cannot be under 17.5 m<sup>2</sup> (188 ft<sup>2</sup>). A tiny home could either be a primary detached dwelling on a lot, or could be an additional residential unit which is accessory to a primary detached dwelling.

While the City's current Zoning By-law does not explicitly address tiny homes, it should be noted that the By-law does not contain minimum dwelling size requirements in the Urban Residential Zones. As such, a tiny home would currently be permitted in these Zones, provided they can meet all other requirements of the Zoning By-law.

Based on community input on tiny homes received through the online survey as part of Online Public Open House #2, respondents support permitting tiny homes as infill development, as well as developments / subdivisions of multiple tiny homes



in future residential areas. Additionally, the majority of respondents support a tiny home being located on the same lot as an existing dwelling.

### Recommendation 21

- a. As recommended by City Staff, maintain the approach used in the current Zoning By-law, which does not require minimum dwelling unit sizes. In effect, the lack of this requirement results in tiny homes being permitted (either as infill development or in future residential areas). Tiny Homes would also be permitted as additional residential units on a lot, per the recommended additional residential unit provisions; this approach has been confirmed by the Ministry of Municipal Affairs and Housing.
- b. Add a general provision to require that all buildings, including all dwelling types and additional residential units, must be constructed in accordance with the Ontario Building Code, as amended.

## 5.15 Visitability Housing

The concept of “visitability housing” refers to residential building design and construction with basic features that make the main level accessible to everyone, including people with mobility challenges, those who struggle with steps, or those who use wheelchairs or walkers. At a minimum, a visitable home has:

- A no-step entrance (at the front, back or side of the house);
- Wider doorways and a clear passage on the main floor; and
- A main floor bathroom (or powder room) that can be accessed by visitors who use mobility devices.

Figure 5-9: Example of a "visitable" house with a no-step entry ([www.visitablehousingcanada.com](http://www.visitablehousingcanada.com))



The Ontario Building Code currently requires that 15% of units within a multi-unit residential building be designed with basic accessibility features that can be considered ‘visitable.’ In addition, some municipalities, such as the City of Ottawa, have developed Accessible Design Standards, which include visitable design standards. Some municipalities have included objectives related to visitability housing in their Official Plans, for example the City of Burlington (Draft, 2017). There are no known examples of Ontario municipalities implementing visitability housing standards through zoning.

#### Recommendation 22

- a. Consider introducing the concept of visitability housing as part of a future Official Plan update or the development of a future set of accessible design standards/guidelines, but not in the new Zoning By-law.

## 6 Site-specific Exceptions

Site-specific exceptions are provisions related to a specific property, that exempt that property from certain provisions in the Zoning By-law (e.g. a general provision, or a provision under a specific Zone), or introduce additional zoning requirements that for that property. A review of existing site-specific exceptions in the City’s current Zoning By-law is being undertaken as part of the Zoning By-law Review, to minimize the number of exceptions that are carried forward in the new Zoning By-law to the extent feasible. The goal of this exercise is to remove old exceptions, or parts of exceptions, that no longer apply, resulting in an up-to-date and streamlined By-law that is easier to administer and interpret for all users.

In the current Zoning By-law, site-specific exceptions are found within the general provisions, and are also embedded within each individual Zone. They are generally identified as beginning with “Notwithstanding [...]”, and provide one or more exceptions from provisions in the By-law for a specific property.

A methodology for the review of existing site-specific exceptions was developed and confirmed with City staff in April 2020. and will be based on the following considerations:

- **Relevance:** Given that the current Zoning By-law has been administered and continually amended since 1969, there are many older exceptions that may no longer be relevant. This could be for several reasons, but typically results from: a change in ownership; a change in development intent; or where lands have been fully developed and the intent of the exception has been satisfied. For example, if a property had a site-specific exception in the 1980s, and the property has since been fully developed in compliance with the exception, the exception could reasonably be deleted. This approach results in the ability to delete some or all of a site-specific exception where it is no longer relevant because the property has been fully developed, or because the exception is now satisfied by the parent Zone or other provisions of the By-law.

- **Official Plan Policies:** It may be desirable to modify individual provisions of an exception where it does not conform to the City’s new Official Plan. For example, this may include Zone exceptions that permit a use within an area of the City, but where the use is no longer contemplated by the policy.
- **Site-specific Policies:** It is noted that the Official Plan establishes several site-specific policies related to permitted uses on certain properties. There may be a need to cross-reference those Official Plan policies with the zoning for the applicable properties.
- **New Zoning By-law Provisions:** Evaluating the site-specific exceptions on a case-by-case basis against the provisions in the new Zoning By-law is key to this exercise. It is anticipated that the new Zoning By-law will result in modifications to definitions, permitted uses, and provisions. Where the zoning framework is modified to an extent that an entire exception, or part of an exception becomes satisfied, that provision may no longer need to be carried forward. However, this should only be considered where the development is complete, and the buildings are fully constructed. In this scenario, the buildings would become legal non-complying and the new Zone requirements would apply to future development.

Any proposed changes to existing site-specific exceptions will be tracked, and will be coordinated and confirmed with City staff on a case-by-case basis.

### Recommendation 23

- Track and delete existing site-specific exceptions in the Zoning By-law which have been fully developed, and the intent of the exception has been satisfied.
- Once any major changes to the general provisions and individual Zones in the new Zoning By-law have been established and reviewed by City staff, presented to the public, and endorsed by the City’s Planning Advisory Committee as part of the First Draft Zoning By-law, include the remaining renumbered and reformatted site-specific exceptions as part of the Second Draft Zoning By-law. To ensure transparency in the process and to provide clarity to landowners and the public, the First Draft Zoning By-law will include a subsection for site-specific exceptions within each parent Zone as a placeholder. There will also be a disclaimer which states that the exceptions are currently being reviewed, and will be included in the Second Draft Zoning By-law.
- Organize site-specific exceptions under a new subsection within each individual Zone.
- Number each site-specific exception sequentially, along with the parent Zone code (e.g. RES 10-1, RES 10-2, etc.).

Identify each site-specific exception on the Zoning Map, using the parent Zone code and sequential numbering assigned to the exception (e.g. RES 10-1, RES 10-2). This will ensure that anyone using the Zoning Map will be able to identify that there is a site-specific

exception on a given property, and where to find the site-specific exception provisions in the Zoning By-law.

- e. In the Zoning By-law text, implement a consistent table format for site-specific exceptions, to improve administration, interpretation, and overall clarity, as shown below:

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
<b>X</b>	<b>X</b>	<b>X</b>
<b>Property Location: X</b>		
<b>Uses</b>		
e.g. Permitted uses are limited to an apartment dwelling.		
<b>Standards</b>		
e.g. The minimum lot frontage shall be 18.3 m.		
<b>Parking</b>		
e.g. The maximum number of surface parking spaces shall be 12.		
<b>Other</b>		
e.g. The maximum number of dwelling units shall be 12.		

## 7 Zone Categories

The Zoning By-law currently includes seven (7) Zone categories, which are further divided into 32 Zones. Three (3) additional historic Zones are referenced in the Zoning By-law, but have been repealed. The majority of Zones do not have a preamble, which makes it difficult to differentiate between the intents and purposes of the Zones, especially ones where similar uses are permitted (e.g. Commercial 11 and Neighbourhood Commercial Zones).

### Recommendation 24

- a. Delete references in the Zoning By-law to historical Zones that have since been repealed (i.e. they are no longer in use). These include the Commercial 41 (COM 41), Commercial 80 (COM 80), and Community Commercial (CC) Zones.
- b. Add a preamble at the beginning of each Zone, to clarify the intent and purpose.
- c. Wherever possible, include zoning standards (e.g. minimum yards, maximum height) directly within the applicable Zone section, as opposed to referring to standards located in other Zones, while will minimize the need for the user to flip between sections.

### 7.1 Residential Zones

The Zoning By-law sets out six (6) Residential Zones, which permit a range of low, medium, and high density residential uses. Updates are required to all Residential Zones in order to achieve conformity with the Official Plan, such as permitting group homes as-of-right, which have historically been permitted through site-specific Zoning By-law Amendments.

In addition, Residential Zones (with the exception of the Residential 50 Zone) permit institutional uses as-of-right, specifically schools, churches, hospitals, and community centres. Such uses would typically be permitted under specific Institutional Zones (e.g. Institutional 10 or Institutional 20 Zones). A review of comparable municipal Zoning By-laws (City of Ottawa, City of Brockville, and City of Pembroke) found that none of these municipalities permit institutional uses as-of-right in residential zones; however, the City of Cornwall has not encountered any issues to date with permitting institutional uses in the Residential Zones and vice versa, and there are ongoing development applications where this is currently proposed.

It is noted that the Official Plan's definition of the Urban Residential designation (Section 4.3.1) states that "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 [...]" in the Urban Residential designation. As such, it is interpreted that a Residential Zone and an Institutional Zone can both be used to implement the Urban Residential designation.

#### **Recommendation 25**

- a. Permit group homes in all Residential Zones and other Zones where residential uses are permitted, in accordance with the Official Plan.
- b. Maintain as-of-right permissions for institutional uses in Residential Zones.

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### **7.1.1 Residential 10 (RES 10) Zone**



The Residential 10 (RES 10) Zone is intended to implement the low density policies of the Urban Residential Area designation in the Official Plan and generally permits single-detached dwellings, home occupations and institutional uses. Based on a review of minor variances between January 2014 and May 2020, there were a relatively large number of minor variances related to the performance standards of the RES 10 Zone, specifically rear yard requirements.

#### **Recommendation 26**

- a. Maintain the Residential 10 (RES 10) Zone.
- b. Rename or add a descriptor to the Residential 10 Zone name (e.g. Low Density Residential) to aid interpretation and implementation.
- c. Consider making a minor reduction to the existing minimum rear yard requirement (currently 10 m).

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## 7.1.2 Residential 15 (RES 15) Zone



The Residential 15 (RES 15) Zone is intended to implement the low density policies of the Urban Residential Area designation in the Official Plan and generally permits single detached, duplex and semi-detached dwellings, home occupations and institutional uses.

### Recommendation 27

- a. Maintain the Residential 15 (RES 15) Zone.
- b. Rename or add a descriptor to the Residential 15 Zone name (e.g. Low Density Residential) to aid interpretation and implementation.

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## 7.1.3 Residential 20 (RES 20) Zone



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. It generally permits single-detached, duplex, semi-detached, triplex, quadraplex dwellings, row-housing, cluster developments, other forms of housing, home occupations and institutional uses. Based on a review of minor variances between January 2014 and May 2020, a relatively large number of minor variances were related to the performance standards of the Residential 20 Zone, specifically rear yard and lot frontage requirements.

### Recommendation 28

- a. Maintain the Residential 20 (RES 20) Zone.
- b. Rename or add a descriptor to the Residential 20 Zone name (e.g. Medium Density Residential) to aid interpretation and implementation.
- c. Consider making a minor reduction to the existing minimum rear yard requirements (currently 10 m for single-detached dwellings, 10.5 m for semi-detached dwellings, and 13.5 m for townhouse dwellings).
- d. Consider reducing the existing minimum lot frontage requirements (currently 15 m for single-detached dwellings, 18 m for semi-detached dwellings, and 20.5 m plus for townhouse dwellings).

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## 7.1.4 Residential 30 (RES 30) Zone



The Residential 30 (RES 30) Zone is intended to implement the medium/high density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits single-detached, duplex, semi-detached, triplex, quadraplex dwellings, row-housing, walk-up apartment house or buildings, other forms of housing, home occupations and institutional uses. Revisions are required to this Zone's permitted uses to achieve conformity with the Official Plan.

### Recommendation 29

- a. Maintain the Residential 30 (RES 30) Zone.
- b. Rename or add a descriptor to the Residential 30 Zone name (e.g. Medium-to-High Density Residential) to aid interpretation and implementation.
- c. Remove low density residential uses (e.g. single-detached and duplex dwellings) from the list of permitted uses in the Residential 30 Zone, in accordance with the Official Plan. Existing low density residential uses will continue to be permitted as legal non-complying uses.
- d. Clarify that 'walk-up' apartments (e.g. up to 4 storeys) are permitted, in accordance with the Official Plan.

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## 7.1.5 Residential 40 (RES 40) Zone



The Residential 40 (RES 40) Zone is intended to implement the high density policies of the Urban Residential Area designation in the Official Plan. This Zone currently permits "multiple-family dwelling, including apartment house and row houses", as well as service commercial uses within residential buildings, home occupations and institutional uses.

Official Plan policy 4.5.2.22 states that 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, and that the shift in land uses should be towards a mix of office and retail development, and compatible higher density residential and combined residential / commercial uses.

### Recommendation 30

- a. Maintain the Residential 40 (RES 40) Zone.
- b. Rename or add a descriptor to the Residential 40 Zone name (e.g. High Density Residential) to aid interpretation and implementation.
- c. Update the list of permitted uses to clarify that medium density residential uses (e.g. triplex, quadraplex, and row house dwellings), as well as high density residential uses (apartment buildings) are permitted, in accordance with the Official Plan.

- d. Rezone 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 (e.g. Special Uses 20, with a special provision permitting low and medium density residential uses), in accordance with the Official Plan.
- e. Review existing Residential 40 zoning in the area bounded by Montreal Road to the north, Race Street to the west and south, William Street to the south, and McConnell Avenue to the east. This area was historically envisioned for future intensification by the City, but has remained largely low-to-medium density residential.

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### 7.1.6 Residential 50 (RES 50) Zone



This Zone applies to mobile home park developments, and also permits limited neighbourhood service uses.

#### Recommendation 31

- a. Maintain the Residential 50 (RES 50) Zone.
- b. Rename or add a descriptor to the Residential 50 Zone name (e.g. Mobile Home Park Residential) to aid interpretation and implementation.

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## 7.2 Commercial Zones

The Zoning By-law currently sets out eleven (11) Commercial Zones. There is considerable overlap and redundancy between a number of these Zones, and the Official Plan directs that the Zoning By-law should establish a rational and simplified commercial hierarchy.

Policy 4.6.1 of the Official Plan directs that “the zoning structure should create two primary [General Commercial] zones, being Highway Commercial and Community Commercial [...] and may be further defined in the By-law.” The Zoning By-law currently contains six (6) Zones which implement the General Commercial designation. There is some opportunity to delete redundant Zones and consolidate infrequently used Zones to achieve greater conformity with the Official Plan and a more logical Zone hierarchy.

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## 7.2.1 Central Business District (CBD) Zone



This Zone applies to the Downtown area and implements the policies of the Business District (BD) designation in the City's Official Plan. The Downtown area is a main business and activity area 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.

### Recommendation 32

- a. Maintain the Central Business District (CBD) Zone.
- b. Update and broaden permitted uses in the Central Business District (CBD) Zone, for example by permitting recreational and entertainment uses (e.g. cinemas, escape rooms, etc.).

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## 7.2.2 Commercial 10 (COM 10) Zone



This Zone is intended to apply to low-intensity and neighbourhood-serving commercial areas in close proximity to residential subdivisions, and to implement the policies of the General Commercial (GC) designation in the City's Official Plan. This Zone is used infrequently, applying to three (3) small areas within the City.

### Recommendation 33

- a. Consolidate the Commercial 10 Zone with similar Commercial Zones (e.g. Commercial 12 and Commercial 11 Zones) to create a new General Commercial (GC) Zone, and ensure that the consolidated Zone permits existing uses, as appropriate.

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## 7.2.3 Commercial 11 (COM 11) Zone



This Zone applies to commercial areas and is intended to apply in close proximity to residential areas, and to implement the policies of the Urban Residential (URES) designation in the City's Official Plan. Low intensive commercial neighbourhood service uses are permitted. Permitted uses and performance standards and permitted uses in this Zone are similar to the Commercial 10 and Commercial 12 Zones.

### Recommendation 34

- a. Consolidate the Commercial 11 Zone with similar Commercial Zones (e.g. Commercial 10 and Commercial 12 Zones) to create a new General Commercial (GC) Zone, and ensure that the consolidated Zone permits existing uses, as appropriate. Some areas currently zoned Commercial 11 may be more appropriately zoned as Neighbourhood Commercial.

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## 7.2.4 Commercial 12 (COM 12) Zone



This Zone is intended to apply to commercial areas in close proximity to residential areas, and to implement the policies of the Business District (BD) and General Commercial (GC) designations in the City's Official Plan. Medium intensity commercial uses are permitted. This Zone primarily applies to Pitt Street, from Ninth Street to Fifth Street (an area characterized by a mix of commercial uses including a number of car dealerships, large format retail, street-oriented retail, and residential uses). This Zone currently also applies to a residential area on Eleventh Street east of Daly Avenue, and a small commercial area on Ninth Street near Bedford Street. Permitted uses and performance standards in this Zone are similar to the Commercial 11 and Commercial 10 Zones.

### Recommendation 35

- a. Consolidate the Commercial 12 Zone with similar Commercial Zones (e.g. Commercial 10 and Commercial 11 Zones) to create a new General Commercial (GC) Zone, and ensure that the consolidated Zone permits existing uses, as appropriate.
- b. Rezone lands currently zoned as Commercial 12, but designated in the City's Official Plan as Residential, to an appropriate Residential Zone.

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## 7.2.5 Commercial 70 (COM 70) Zone



This Zone applies to the Le Village area and implements the policies of the Business District (BD) designation in the City's Official Plan. Le Village is a main business and activity area 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.

### Recommendation 36

- a. Maintain the Commercial 70 (COM 70) Zone.
- b. Rename the Commercial 70 Zone to the Le Village District (LVD) Zone to aid interpretation and implementation.

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## 7.2.6 Commercial 42 (COM 42) Zone

This Zone does not currently apply to any lands within the City.

### Recommendation 37

- a. Delete the Commercial 42 Zone.

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## 7.2.7 Commercial 51 (COM 51) Zone



This Zone applies to commercial areas along older commercial arterial streets in close proximity to residential subdivisions, and implements the policies of the General Commercial (GC) designation in the City's Official Plan. This Zone is unique compared to most other existing Commercial Zones as a wide range of residential uses are permitted as standalone uses or as part of mixed-use developments.

### Recommendation 38

- a. Maintain the Commercial 51 (COM 51) Zone.
- b. Rename the Commercial 51 Zone name to the Mixed-Use Commercial (MUC) Zone to aid interpretation and implementation.

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## 7.2.8 Highway Commercial (CH) Zone



This Zone is intended for uses 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, such as restricted factory outlet retail malls in specified areas only.

Vincent Massey Drive is zoned as Highway Commercial from Fifteenth Street to Power Dam Drive, the portion of this corridor where many of the City's hotels and motels are located. Based on community input on Vincent Massey Drive received through the online survey as part of Online Public Open House #2, respondents generally showed support for more retail uses, entertainment uses (specifically a drive-in theatre, which is currently a permitted use), and personal service uses in this area. Respondents generally agreed that more mixed-use development should be encouraged along Vincent Massey Drive, but did not support buildings being located closer to the street.



### Recommendation 39

- a. Maintain the Highway Commercial (CH) Zone.

- b. In accordance with the Official Plan’s policies for Highway Commercial – Tourist and Transient Oriented (Section 4.6.2.2 c), generally limit retail uses including traditional community commercial uses (e.g. department stores, clothing and shoe stores and supermarkets).
- c. Develop a special exception (i.e. “notwithstanding” provision) permitting a broader range of retail, personal service, and entertainment uses in the Highway Commercial Zone along the more central portion of Vincent Massey Drive (e.g. from Demontigny St. to the Canadian National Railway line).
- d. Maintain the existing setback provisions from the street.

### 7.2.9 Community Commercial - Shopping Centre (CC-SC) Zone



This Zone consists of two sub-categories – Community Shopping Centre, and Regional Shopping Centre. The Community Shopping Centre subcategory is intended primarily to serve a group of larger residential neighbourhoods and the City at large while the Regional Shopping Centre sub-category is intended to serve the surrounding region. The majority of permitted uses are intended to be of a retail and personal service nature although some office, institutional and highway commercial development is permitted.

#### Recommendation 40

- a. Maintain the Community Commercial – Shopping Centre (CC-SC) Zone and subcategories, but rename it to the Community Commercial (CC) Zone.

### 7.2.10 Neighbourhood Commercial (CN) Zone



This Zone applies to commercial areas within and in close proximity to residential neighbourhoods, and implements the policies of the Urban Residential (URES) designation in the City’s Official Plan. Low intensity commercial neighbourhood service uses are permitted. It is noted that a number of locations are zoned both as Neighbourhood Commercial and Highway Commercial. The current standards for minimum yard sizes, minimum lot area (4,000 m<sup>2</sup>), and minimum frontage (60 m) are much larger than most other Commercial Zones, which is contrary to the small-scale nature of neighbourhood commercial uses (e.g. corner store)

#### Recommendation 41

- a. Maintain the Neighbourhood Commercial (CN) Zone.
- b. Refine performance standards such as minimum lot area and minimum yard sizes to reflect the limited scale and neighbourhood context of the Zone.

- c. Ensure that only one Zone applies (either Neighbourhood Commercial or Highway Commercial) to lands zoned as Neighbourhood Commercial and Highway Commercial.

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### 7.2.11 Cotton Mills District Redevelopment (CMDR) Zone



This Zone applies to the Cotton Mills District, located on the St. Lawrence River, adjacent to Cornwall Harbour. The area is designated as a mix of Residential and Business District (BD) in the Official Plan. The Harbour Area is characterized by older industrial facilities and harbour related uses, which are in a transitional stage, as well as newly developed residential and commercial buildings.

In particular, the City of Cornwall Waterfront Plan (2019) recommends the adaptive reuse of the existing Calcium Chloride Storage Tank property located on Harbour Road into a mix of residential, parkland, and waterfront promenade, following extensive site remediation that would be required. This property is currently zoned Cotton Mills District Redevelopment (CMDR) – Exception Zone, which permits multiple buildings on these lands, requires waterfront view protection, prohibits a series of storage and distribution-related uses, and permits uses listed under the CMDR, Open Space 10 (OSP 10), and Open Space-Commercial (OSP-C) Zones. Notably, permitted uses in the CMDR Zone, and the Exception Zone, include apartment buildings, offices, service and retail shops, restaurants, and other commercial uses. As the current zoning for the site and permitted uses are in keeping with the Waterfront Plan recommendations, rezoning of the site is not required.

#### Recommendation 42

- a. Maintain the Cotton Mills District Redevelopment (CMDR) Zone, but rename it to the Cotton Mills District (CMD) Zone.

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## 7.3 Institutional Zones

The Zoning By-law sets out two (2) Institutional Zones, the Institutional 10 (INS 10) Zone and Institutional 20 (INS 20) Zone.

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### 7.3.1 Institutional 10 (INS 10) Zone



The Institutional 10 (INS 10) Zone is intended to permit community-oriented institutional uses in established residential neighbourhoods. This Zone also permits a range of residential uses and includes specific standards for such uses.

### Recommendation 43

- a. Maintain the Institutional 10 (INS 10) Zone.
- b. Rename or add a descriptor to the Institutional 10 Zone name (e.g. General Institutional) to aid interpretation and implementation.

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## 7.3.2 Institutional 20 (INS 20) Zone



This Zone recognizes major public and quasi-public uses which are not appropriately located within residential neighbourhoods. This Zone currently only applies to the NAV Centre.

### Recommendation 44

- a. Maintain the Institutional 20 (INS 20) Zone.
- b. Rename or add a descriptor to the Institutional 20 Zone name (e.g. Major Institutional) to aid interpretation and implementation.

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## 7.4 Employment Zones

The Zoning By-law currently sets out five (5) Employment Zones, being the Manufacturing 10, 20, 30, and 40 Zones, and the Service Industrial Zone. There is significant overlap between the uses permitted in these Zones, which are often overly specific and/or outdated. The Official Plan directs that the Zoning By-law should establish three (3) Employment Zone types being Service, General, and Heavy Industrial/Employment Area.

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### 7.4.1 Service Industrial (MS) Zone



The Service Industrial (MS) Zone implements the policies of the Employment Area designation in the Official Plan. This Zone permits 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.

### Recommendation 45

- a. Maintain the Service Industrial (MS) Zone, and rename it to the Employment Area Service (EAS) Zone. All existing lands zoned MS should be reviewed in coordination with City Staff and placed into the appropriate new Employment Zone.
- b. Add a preamble for the new Zone which is consistent with Official Plan policy 4.3.8(3) regarding service industrial uses.

- c. Review and establish permitted uses which are consistent with Class I type industries under the Ministry of the Environmental, Conservation and Parks' D-6 Guideline.

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## 7.4.2 Manufacturing 10 (MFR 10) and Manufacturing 20 (MFR 20) Zones



These Zones are intended to implement the Employment Area policies such as lighter industrial uses, which do not require obtrusive and extensive outdoor storage, and which will not emit noxious fumes, discharge or excessive noise.

### Recommendation 46

- a. Consolidate the Manufacturing 10 (MFR 10) and the Manufacturing 20 (MFR 20) Zones into one new Employment Area Light (EAL) Zone, in accordance with the Official Plan direction. All existing lands zoned MFR 10 and MFR 20 should be reviewed in coordination with City Staff and placed into the appropriate new Employment Zone.
- b. Add a preamble for the new Zone which is consistent with Official Plan policy 4.3.8(5), regarding general industrial uses.
- c. Review and establish permitted uses which are consistent with Class II type industries under the Ministry of the Environmental, Conservation and Parks' D-6 Guideline.

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## 7.4.3 Manufacturing 30 (MFR 30) and Manufacturing 40 (MFR 40) Zones



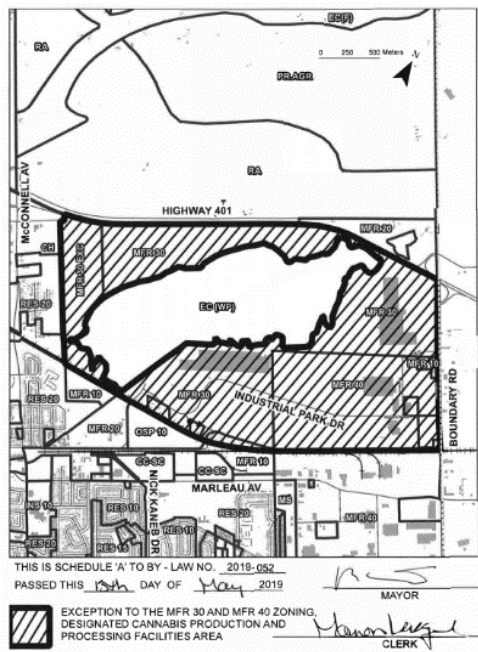
The general intent of these Zones is to implement the Employment Area policies of the Official Plan by permitting medium to heavy industrial uses which could have a detrimental visual or physical effect on adjacent uses, particularly residential uses. As City Staff have noted, there is currently little discernable difference between these two Zones considering the numerous notwithstanding clauses and outdated permitted uses/terminologies.

### Recommendation 47

- a. Consolidate the Manufacturing 30 (MFR 30) and Manufacturing 40 (MFR 40) Zones into one new Employment Area General (EAG) Zone, in accordance with the Official Plan direction. All existing lands zoned MFR 30 and MFR 40 should be reviewed in coordination with City Staff and placed into the appropriate new Employment Zone.
- b. Add a preamble for the new Zone which is consistent with Official Plan policy 4.3.8(6), regarding heavy industrial uses.
- c. Review and establish permitted uses which are consistent with Class III type industries under the Ministry of the Environmental, Conservation and Parks' D-6 Guideline.

- d. Rezone lands north of Highway 401, east of McConnell Ave., which are currently zoned as Rural Area and designated as Employment Area in the Official Plan, to an appropriate Employment Zone with a holding 'H' symbol to ensure appropriate phasing.

#### 7.4.4 Cannabis Production and Processing Facilities



The Zoning By-law currently defines “Cannabis” and “Cannabis Production and Processing 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 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 7-1**), and are subject to specific provisions under Section 01-2-24 of the Zoning By-law.

**Figure 7-1: Schedule A, By-law 2019-052, delineating the MFR 30 and MFR 40 Zones where Cannabis Production and Processing Facilities are permitted**

#### Recommendation 48

- a. Maintain the definitions of “cannabis” and “cannabis production and processing facility”.
- b. Delete the definition of “medical marihuana production facility”, which is no longer required to differentiate between facilities producing cannabis for recreational versus medical purposes.
- c. Permit a licensed cannabis production facility in all new Employment Zones, subject to a minimum distance separation of 70 m from a Residential, Institutional, and Open Space Zone, or a lot containing a sensitive land use, such as a residential dwelling, day nurse, school, community centre, or place of worship.
- d. Prohibit open (outdoor) storage associated with the use.
- e. Review other existing provisions under Section 01-2-24 of the Zoning By-law for conformity with current legislation.

### 7.5 Rural Zones

The Zoning By-law sets out two (2) zones which are applicable to the City's rural area – the Rural Area (RA) Zone and Prime Agricultural (PR AGR) Zone.

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#### 7.5.1 Rural Area (RA) Zone



This Zone implements the Rural Area (RA) designation in the City's Official Plan. Permitted uses are primarily general and intensive agricultural activities, limited farm related residential and other associated service and leisure uses such as farm outlet, kennels and golf courses.

##### **Recommendation 49**

- a. Maintain the Rural Area (RA) Zone.
- b. Revise the permitted uses in the Rural Area Zone to align with Provincial Policy Statement terminology for agricultural uses, agriculture-related uses, and on-farm diversified uses.

#### 7.5.2 Prime Agricultural (PR AGR) Zone



This Zone implements the Prime Agricultural (PR AGR) designation in the City's Official Plan. The Prime Agricultural Zone is made up of prime agricultural lands, which are Canada Land Inventory Class 1, 2, and 3 lands. Permitted uses are general and intensive agricultural activities, limited residential, and other ancillary farm-related uses. The current minimum lot size in this zone is 20 hectares, however, the Official Plan states that in the Prime Agricultural designation, 40 hectares is generally considered to be a reasonable benchmark size for new lots (Policy 4.14.3.5). It is noted that the average size of existing lots zoned as Prime Agricultural is 9.1 hectares.

##### **Recommendation 50**

- a. Increase the Prime Agricultural (PR AGR) Zone's minimum lot size from 20 hectares to 40 hectares for conformity with the Official Plan. Existing lots under 40 hectares will become legal non-complying.
- b. Revise the permitted uses in the Prime Agricultural Zone to align with Provincial Policy Statement terminology for agricultural uses, agriculture-related uses, and on-farm diversified uses.

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## 7.6 Open Space and Environmental Constraint Zones

The Zoning By-law sets out two (2) Open Space Zones:

- Open Space 10 (OSP 10); and
- Open Space Commercial (OSP-C).

There are also two (2) Environmental Constraint Zones:

- Environment Constraint (Wetland Protection) (E.C. - (W.P.)); and
  - Environmental Constraint [Floodplain] (E.C.[F]).
- 

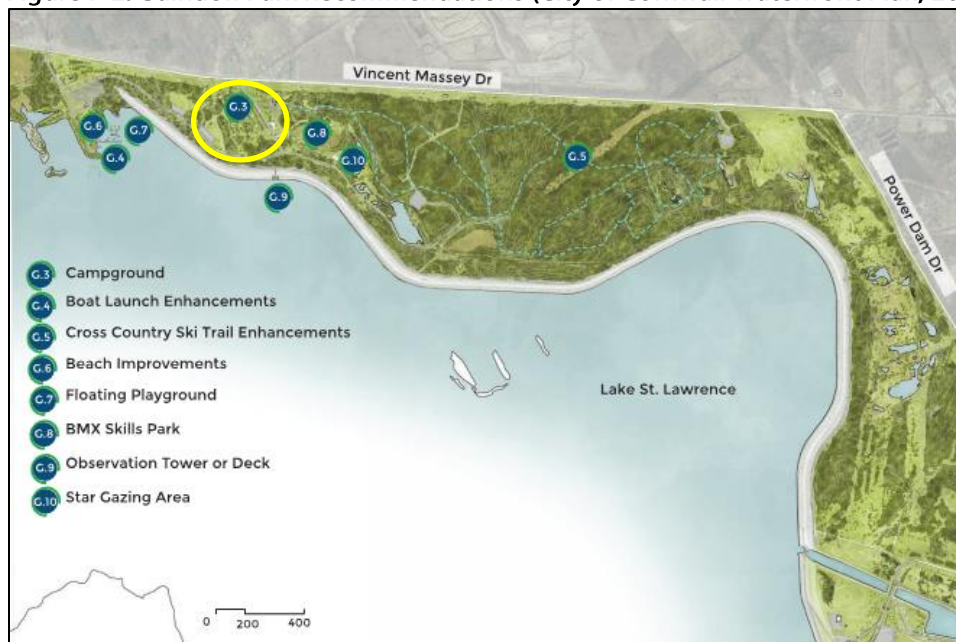
### 7.6.1 Open Space 10 (OSP 10) Zone



This Zone implements the Open Space designation of the Official Plan, and permits passive and active recreational uses including recreational and community-based developments.

Guindon Park is a major open space area in the City, which is primarily zoned Open Space 10 (OSP 10), with a small portion zoned Open Space-Commercial (OSP-C). The Cornwall Waterfront Plan (2019) identifies that existing uses in Guindon Park include cleared picnic areas, a boat launch, washroom facilities, a BMX Club, and nature and recreational trails for biking and walking, as well as cross-country skiing. The Waterfront Plan recommends the development of a campground at the western end of Guindon Park, as illustrated in **Figure 7-2** in yellow and labelled G.3. The area recommended for a campground is within the OSP 10 Zone, which does not currently permit a campground.

**Figure 7-2: Guindon Park Recommendations (City of Cornwall Waterfront Plan, 2019)**



The Waterfront Plan also contains several recommendations for development within the Canal Lands, which are currently primarily zoned OSP 10, and are illustrated in Figure 7-3 including an inventory of existing uses. Recommendations for the Canal Lands include but are not limited to a potential water park, clubhouse, ice skating and associated amenities, and several development parcels which range in their existing zoning. The Waterfront Plan describes some challenges related to development within the Canal Lands, including aging infrastructure, required restoration and site cleanup, existing land ownership, and as such recommends longer implementation timelines for the Canal Lands recommendations. Based on this, it is considered premature at this time to recommend rezoning the Canal Lands as part of the Zoning By-law Review, to add permitted uses and facilitate the type of development included in the recommendations. Any future development proposals could proceed through a site-specific Zoning By-law Amendment.

Figure 7-3: Canal Lands (City of Cornwall Waterfront Plan, 2019)



**Recommendation 51**

- a. Maintain the Open Space 10 (OSP 10) Zone, but rename it to Open Space (OSP) Zone.
- b. Add a definition for “campground”.
- c. Consider adding a special exception to the OSP 10 Zone for Guindon Park, between the existing OSP-C Zone and Floral Drive, to permit a campground, or rezone this area to OSP-C which permits public recreational uses.

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## 7.6.2 Open Space Commercial (OSP-C) Zone



This Zone implements the Open Space designation in the City's Official Plan and permits passive and active recreational uses including recreational, community and tourist-based developments (e.g. theme parks, amusement parks, and marinas).

### Recommendation 52

- a. Maintain the Open Space Commercial (OSP-C) Zone.

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## 7.6.3 Environmental Constraint (Wetland Protection) (E.C. - (W.P.)) Zone

This Zone implements the Environmental Constraint – Natural Heritage (EC-NH) designation in the City's Official Plan. The Environmental Constraint – Natural Heritage (EC-NH) designation includes all lands with natural heritage features which are typically unsuitable for development or site alteration. As such, development is generally not permitted in the Environmental Constraint (Wetland Protection) (E.C. - (W.P.)) Zone, which currently only applies to the Summerstown Swamp.

### Recommendation 53

- a. Maintain the Environmental Constraint – (Wetland Protection) (E.C. - (W.P.)) Zone, but rename it to align with the Official Plan's Environmental Constraint – Natural Heritage (EC-NH) designation.
- b. Align the mapping for the Zone with the Environmental Constraint – Natural Heritage (EC-NH) designation, to ensure all lands designated in the Official Plan are zoned appropriately to prohibit development and site alteration (e.g. along the waterfront in the vicinity of Guindon Park).

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## 7.6.4 Environmental Constraint [Floodplain] (E.C.[F]) Zone

This Zone implements the Environmental Constraint - Flood Plain/Natural Hazards designation in the City's Official Plan. Development is generally not permitted in the Zone. There are significant discrepancies between the location of the current Environmental Constraint [Floodplain] Zone and Environmental Constraint (Flood Plain/Natural Hazards) land use designation in the Official Plan, as well as the Floodplains shown on Appendix A of the Official Plan.

### Recommendation 54

- a. Replace the Environmental Constraint [Floodplain] Zone with a Floodplain Overlay. Lands currently zoned as Environmental Constraint [Floodplain] Zone would be placed in an appropriate Zone with a Floodplain Overlay, which generally prohibits site alteration and

development. Provisions should be included which identify that more up to date information may be available, and that lands outside those areas which are mapped in the Zoning By-law may be considered to be within the floodplain. In the event that the floodplain extent changes in the future (e.g. based on updated mapping and/or conservation/stormwater management works), the Floodplain Overlay can be adjusted without need for a Zoning By-law Amendment, and the underlying zoning would apply.

## 7.7 Special Use Zones

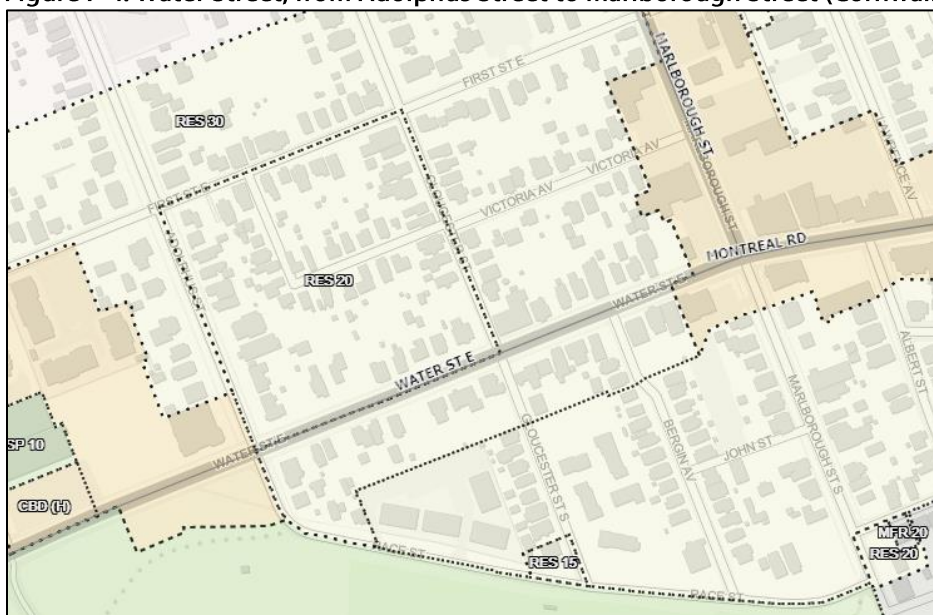
The Zoning By-law currently contains two (2) “Special Use Zones” – the Special Uses 20 (SPU 20) Zone which implements the Residential Area policies of the Official Plan, and the Special Uses 99 (SPU 99) Zone which addresses a unique site-specific situation.

### 7.7.1 Special Uses 20 (SPU 20) Zone

This zone permits the Urban Residential Area designation policies in the Official Plan by permitting limited office and institutional uses in transitional or conversion areas located on older arterial streets in the central area. For example, this Zone currently applies along Second Street from Amelia Street to Marlborough Street.

Official Plan policy 4.5.2.21 directs that the area along Water Street from Adolphus Street to just west of Marlborough Street (see **Figure 7-4**), currently zoned Residential 20 (RES 20) and Residential 30 (RES 30), is considered a linkage between the Downtown and Le Village Business Districts, and that future zoning should be reflective of the transitional function of land use which is best accomplished with Special Uses 20 (SPU 20) zoning or similar zoning.

**Figure 7-4: Water Street, from Adolphus Street to Marlborough Street (CornwallMaps, 2020)**



### **Recommendation 55**

- a. Maintain the Special Uses 20 (SPU 20) Zone, but rename it to the Special Uses (SPU) Zone.
- b. Rezone the area along Water Street from Adolphus Street to just west of Marlborough Street (currently zone Residential 20 and Residential 30) to Special Uses 20, or similar zoning.

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### **7.7.2 Special Uses 99 (SPU 99) Zone**

This zone permits two (2) stand alone historic/tourist structures (“Pioneer Corner”) and an accessory single detached dwelling located at 3201-3205 Vincent Massey Drive.

### **Recommendation 56**

- a. Delete the Special Uses 99 (SPU 99) Zone and rezone the property as a site-specific exception to the Rural Zone.

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## **7.8 Summary of Zone Recommendations**

In summary, **Figure 7-5** illustrates the existing Zones which are recommended to be maintained, deleted, modified, or consolidated into one or more new Zones.

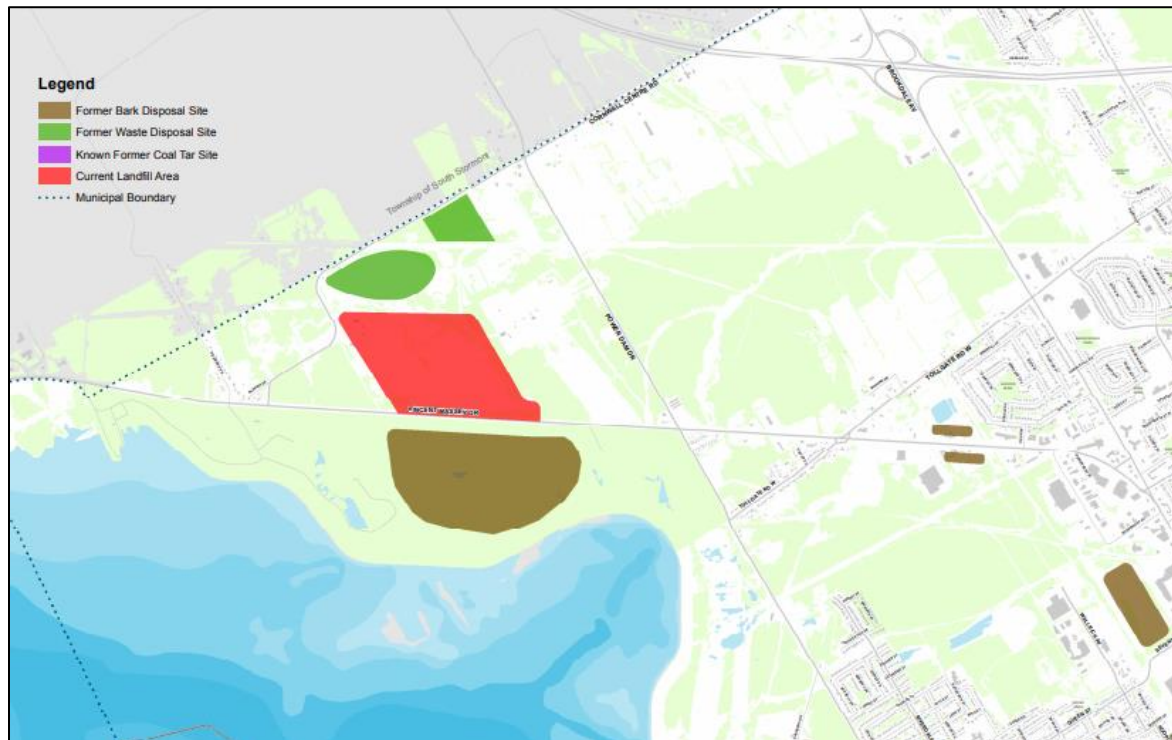
Figure 7-5: Summary of Zone Recommendations

Existing Zones		Zone Recommendation
Residential 10 (RES 10)	✓	Maintain
Residential 15 (RES 15)	✓	Maintain
Residential 20 (RES 20)	✓	Maintain
Residential 30 (RES 30)	✓	Maintain
Residential 40 (RES 40)	✓	Maintain
Residential 50 (RES 50)	✓	Maintain
Central Business District (CBD)	✓	Maintain
Neighbourhood Commercial (CN)	✓	Maintain
Commercial 10 (COM 10)	⋮	Consolidate into 1 new "General Commercial" Zone
Commercial 11 (COM 11)		
Commercial 12 (COM 12)		
Commercial 42 (COM 42)	✗	Delete
Commercial 51 (COM 51)	✓	Maintain / Rename to "Mixed-Use Commercial"
Commercial 70 (COM 70)	✓	Maintain / Rename to "Le Village District"
Highway Commercial (CH)	✓	Maintain
Community Commercial – Shopping Centre (CC-SC)	✓	Maintain / Rename to "Community Commercial"
Cotton Mills District Redevelopment (CMDR)	✓	Maintain / Rename to "Cotton Mills District"
Institutional 10 (INS 10)	✓	Maintain
Institutional 20 (INS 20)	✓	Maintain
Service Industrial (MS)	✓	Maintain / Rename to "Employment Area Service"
Manufacturing 10 (MFR)	⋮	Consolidate into 1 new "Employment Area Light" Zone
Manufacturing 20 (MFR 20)		
Manufacturing 30 (MFR 30)	⋮	Consolidate into 1 new "Employment Area General" Zone
Manufacturing 40 (MFR 40)		
Rural (RA)	✓	Maintain
Prime Agricultural (PR AGR)	✓	Maintain
Open Space 10 (OSP 10)	✓	Maintain / Rename to "Open Space"
Open Space Commercial (OSP-C)	✓	Maintain
Environmental Constraint (Wetland Protection) (EC-(W.P.))	✓	Maintain
Environmental Constraint [Floodplain] (EC[FP])	✓	Maintain, but change to Overlay
Special Uses 20 (SPU 20)	✓	Maintain / Rename to "Special Uses"
Special Uses 99 (SPU 99)	✗	Delete

## 7.9 Former Waste Disposal Sites

Former waste disposal sites in the City of Cornwall (for bark, coal, and waste) are identified in Appendix B of the Official Plan, as shown in Figure 7-6. The current Zoning By-law does not zone these areas to prevent other incompatible uses from establishing on those sites. The Official Plan directs that former waste disposal sites be placed into a restrictive zone or holding category.

Figure 7-6: Excerpt from Official Plan Schedule B indicating former waste disposal sites



A holding symbol ('H') is a zoning tool used to prevent development within a specific zone until certain requirements (e.g. completion of a study or remediation works) are met. Once these requirements, as set out in the Zoning By-law, are met, the holding symbol can be removed and the underlying land use permissions associated with the applicable zone take effect.

City Staff directed WSP to investigate the potential establishment of a Contamination Attenuation Zone (CAZ) for these sites. It has been determined that a CAZ zone is a technical environmental term for lands adjacent to landfill sites (under Ontario Regulation 232/98 of the Environmental Protection Act) and not intended to be a "zone" in a Zoning By-law.

### Recommendation 57

- a. Apply a holding symbol ('H') to the former waste disposal sites identified in Appendix B of the Official Plan, as it is not appropriate to establish a CAZ Zone. The Zoning By-law should

identify appropriate requirements that must be met (e.g. environmental evaluation and/or remediation) before the holding symbol can be removed.

## 8 Mapping

### 8.1 Zoning By-law Maps

The Zoning By-law currently contains a Zoning Atlas, which is comprised of 21 black and white maps that also establish the location of Zones throughout the entire city. However, the Zoning Atlas is generally not kept up-to-date with all approved amendments to the Zoning By-law.

The Zoning By-law also includes a series of Schedules which are maps that indicate where various Zones apply within the City. Schedule B maps the Downtown Central Business District (CBD) Zone, and Schedule C maps the Commercial 70 (COM 70) Zone.

The City also maintains CornwallMaps, a publicly accessible interactive Geographic Information System tool. This digital tool includes an interactive map of the existing City of Cornwall zoning, which is kept up-to-date with approved Zoning By-law amendments. As a complement to the interactive online map, the City also has a City of Cornwall Zoning Map which shows the zoning for the entire municipality in a coloured poster format.

#### Recommendation 58

- a. Update the City of Cornwall's Zoning Map (static poster format) as part of the Zoning By-law review, including enhanced mapping elements such as a title block, legend, north arrow, clear labels, and easily distinguishable colours. Zone 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.
- b. The City should continue the current practice of maintaining up-to-date online zoning mapping on CornwallMaps.
- c. Delete the existing Zoning Atlas (including Schedules B and C), as this information quickly becomes outdated as amendments are passed. The Zoning Atlas is generally less user-friendly than CornwallMaps and the City of Cornwall Zoning Map (poster format).

### 8.2 Split Zoning

In most circumstances, each individual property in the City is assigned a single Zone. "Split zoning" refers to any property which has more than one applicable Zone. Properties with split zoning can pose challenges when it comes to administering and interpreting zoning requirements. While in some there are unavoidable circumstances where a property is intended to be split into multiple Zones, for example where an environmental constraint zone covers part of a property, in many instances split

zoning has resulted from minor technical discrepancies in the mapping where property boundaries and Zone boundaries are misaligned, and can be corrected.

Based on an analysis of the mapping, there appear to be approximately 175 properties in the City of Cornwall that are split zoned either intentionally or for historic reasons, not due to mapping errors or misalignment. In many cases, it should be noted that these properties are also split designated in the Official Plan. These properties should be reviewed to determine if the number of Zones can be consolidated.

#### **Recommendation 59**

- a. Reduce instances of split zoning to the extent possible by completing technical mapping corrections to align property boundaries with Zone boundaries, at the time of preparing the new City of Cornwall Zoning Map.
- b. Once technical mapping corrections are complete, review remaining instances of split zoning with City staff to determine whether two Zones should apply, or if there is an opportunity to remove split zoning in favour of a single Zone.

## **9 Next Steps**

This Zoning Strategy Report will be presented to the City of Cornwall Planning Advisory Committee (PAC) in September 2020 for endorsement, at a meeting open to the public. The Report will also be made available on the City's website for public review following the PAC meeting. Once the direction from the PAC is confirmed, the recommendations in this Report will be used to prepare the First Draft Zoning By-law. Once completed, the First Draft Zoning By-law will also be made available on the City's website for public review, and a Public Open House will be held to present the draft document to the community for feedback.

# A

## Official Plan Conformity Matrix

# Appendix A

## City of Cornwall Comprehensive Zoning By-law Review

### Official Plan Conformity Matrix | Zoning Strategy Report | September 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 (ZBL). The Conformity Matrix does not address policies of the Official Plan (OP) 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 provide recommendations with respect to detailed policy implementation through the Zoning By-law.

#### 2.0 BASIS OF THE PLAN

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
2.0 BASIS OF THE PLAN	2.3.1 Strategic Directions (4 <sup>th</sup> bullet)	Protect the natural environment for the health and enjoyment of future generations.	<ul style="list-style-type: none"> <li>The Zoning By-law will implement and update zones for environmental protection.</li> </ul>	<ul style="list-style-type: none"> <li>The current Environmental Constraint (Wetland Protection) Zone should be updated to align with the Environmental Constraint (Natural Heritage) designation in the Official Plan, for example, along the waterfront in the vicinity of Guindon Park.</li> <li>The current Environmental Constraint [Floodplain] Zone should be replaced by a Floodplain Overlay aligning with the Official Plan’s Floodplain-Natural Hazard Area designation. Development and site alteration will generally be prohibited within the Floodplain Overlay.</li> </ul>
	2.3.1 Strategic Directions (13 <sup>th</sup> bullet)	Increase accessibility of Cornwall for people of all ages and abilities.	<ul style="list-style-type: none"> <li>Implement requirements for accessible parking in accordance with the Accessibility for Ontarians with Disabilities Act.</li> <li>Ensure that the new Zoning By-law is an accessible document, to the degree possible.</li> <li>Consider additional opportunities to consider accessibility in the Zoning By-law review.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should implement the requirements for accessible parking in accordance with the Accessibility for Ontarians with Disabilities Act.</li> <li>The Zoning By-law should use accessible formatting, including fonts of a legible and consistent style and size, and should avoid the use of italics and excessive capitalization.</li> </ul>
	2.3.1 Strategic Directions (14 <sup>th</sup> bullet)	Celebrate cultural diversity and increase intercultural exchanges.	<ul style="list-style-type: none"> <li>Ensure that places of worship are permitted in appropriate locations in accordance with the land use designations of the Official Plan.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law’s terms should be updated to ensure inclusivity, for example, replacing the term “church” with “place of worship”.</li> <li>Places of worship should be permitted in Institutional Zones and appropriate commercial zones.</li> </ul>

### 3.0 GROWTH CONCEPTS AND POLICIES

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
	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.	<p>Review the zoning in place for the following areas and consider opportunities to encourage higher density development:</p> <ul style="list-style-type: none"> <li>• Downtown and Le Village B.I.A.'s;</li> <li>• Cotton Mills Redevelopment District and Port Divestiture lands;</li> <li>• Former Courtaulds' Main Mill(s) site;</li> <li>• Former Domtar Main Mill site and associated parking lot; and</li> <li>• Associated 'Gateway' corridors, as identified in the 2012 Centretown Streetscape Plan</li> </ul>	<ul style="list-style-type: none"> <li>• In order to encourage higher-density developments in appropriate locations, the Zoning By-law's existing general provision limiting building height to 90 feet across the City (Section 01-2-10) should be replaced with a zone-specific maximum height provision for each zone in the Zoning By-law. Appropriate maximum heights should be established to reflect the existing and envisioned built form and massing in each zone.</li> </ul>
3.3 General Development and Growth Concepts	3.3.3.1 General Development and Growth Concepts	The appropriate guidelines, such as the MOECC <sup>1</sup> 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"> <li>• Ensure appropriate provisions are included regarding land use compatibility and separation distances based on MECP D-Series Guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should include required minimum separation distances for compatibility between industrial facilities and sensitive land uses in accordance with the MECP D-Series Guidelines.</li> </ul>
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"> <li>• Continue to use a holding symbol in the Zoning By-law to prohibit development until the holding symbol is removed.</li> </ul>	<ul style="list-style-type: none"> <li>• A holding symbol should continue to be used in the Zoning By-law on specific properties, as appropriate, to prohibit development, until the holding symbol is removed on that property by by-law.</li> </ul>

### 4.0 LAND USE DESIGNATIONS AND POLICIES

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
4.2 Interpretation and Scope	4.2.8 Interpretation and Scope	Land shall generally be zoned in accordance with the land use category shown on Schedule 1 [Land Use]. 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.	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The Zoning By-law should continue to include provisions for Holding (H) zones.</li> </ul>	<ul style="list-style-type: none"> <li>• Any discrepancies between the Zoning By-law's Zones and the Official Plan's designations will be identified. These discrepancies will be reviewed individually to determine where it is most appropriate to re-zone lands in accordance with the Official Plan designation and where to recognize the existing use of a property.</li> <li>• The Zoning By-law should continue to include provisions for Holding (H) zones.</li> </ul>

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

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		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.		
	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> <ul style="list-style-type: none"> <li>a) 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;</li> <li>b) 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;</li> <li>c) all municipal and other Government buildings and facilities including libraries, schools, community facilities and major postal facilities except in Environmental Constraint Areas;</li> <li>d) public parks and public recreation facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain a general provision in the Zoning By-law permitting public utilities and services in all zones (i.e. Section 01-2-7).</li> <li>• Review and revise the general provision to conform to the Official Plan conditions.</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should maintain a general provision which address permissions for public utilities and public uses in the appropriate zones.</li> <li>• Define public utilities and public uses to include all such uses listed in Official Plan policy 4.2.9 as appropriate.</li> </ul>
	4.2.10 Interpretation and Scope	The Zoning By-law, however, may establish certain Zoning districts where some of these uses shall not be permitted.	<ul style="list-style-type: none"> <li>• Consider prohibiting the uses listed in Official Plan Policy 4.2.9 (e.g. government buildings) in certain zones where such uses are not compatible (e.g. environmental zones).</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should continue not to permit sensitive public uses such as schools, public parks, and public recreational facilities in incompatible zones (e.g. industrial zones).</li> </ul>
	4.2.11 Interpretation and Scope	In Urban Residential Areas the public and quasi-public uses or facilities identified in 4.2.9 shall only be permitted if:	<ul style="list-style-type: none"> <li>• Review general provision(s) permitting public utilities and services in all zones (i.e. Section 01-2-7) to ensure that where</li> </ul>	<ul style="list-style-type: none"> <li>• With the exception of those public and quasi-public uses generally approved through an environmental assessment process (e.g. hydro corridors, electricity generation facilities, and transmission</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		<ul style="list-style-type: none"> <li>a) the facilities are in conformity with the policies and intent of the designations;</li> <li>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;</li> <li>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;</li> <li>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.</li> </ul>	<p>such uses are permitted in residential zones, the uses conform to the criteria in Policy 4.2.11.</p>	<p>and distribution systems), such uses should not be permitted as-of-right in residential zones.</p>
Urban Residential	4.3.1 Definition	<p>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.</p>	<ul style="list-style-type: none"> <li>• In residential zones, permit a full range of residential uses as well as complementary institutional and commercial uses where compatible.</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should permit a full range of residential uses (e.g. single-detached, semi-detached, duplexes, triplexes, quadruplexes, senior citizen apartments, high-rise apartments). Complementary institutional and commercial uses may be permitted by way of appropriate institutional and commercial zoning in the Urban Residential designation.</li> </ul>
	4.3.3 Urban Residential Policies	<p>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.</p>	<ul style="list-style-type: none"> <li>• Ensure that the residential zoning structure clearly differentiates low, medium and high density residential uses.</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should maintain the existing general residential zone structure, but rename the zones or use descriptors to clearly differentiate low, medium and high density residential zones.</li> </ul>
	4.3.3.2 Urban Residential Policies	<p>Establish a low density residential 1 zone(s) consisting of one and two unit dwellings. The low</p>	<ul style="list-style-type: none"> <li>• Continue to establish two low density residential zones (Residential 10 and Residential 15).</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should continue to establish two low density residential zones (Residential 10 and Residential 15). The zones</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		density residential zone(s) shall provide for a variety of house types, forms and lot sizes.		should be renamed or descriptors added to clarify the difference between the two zones.
	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"> <li>Continue to establish a medium density residential zone (Residential 20).</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to establish a medium density residential (Residential 20) zone permitting low density residential uses, triplexes, quadruplexes, street and cluster townhouses. The zone should be renamed or a descriptor added to clarify the intent of this zone.</li> </ul>
	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"> <li>Continue to establish a medium density residential zone (Residential 30).</li> <li>Limit low density residential uses to existing uses.</li> <li>Clarify that 'walk-up apartments' are a permitted use.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to establish a medium density residential (Residential 30) zone permitting medium density residential uses and 'walk-up' apartments. The zone should be renamed or a descriptor added to clarify the intent of this zone.</li> <li>The Zoning By-law should clarify what is meant by 'walk-up apartments' (e.g. up to 4 storeys).</li> </ul>
	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"> <li>Continue to establish a high density residential zone (Residential 40).</li> <li>Permit addition medium density housing types in the high density residential zone.</li> <li>Define and permit medium and high density dwelling types.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to establish a high density residential zone (Residential 40). The zone should be renamed or a descriptor added to clarify the intent of this zone.</li> <li>The Zoning By-law should clarify and define the types of medium and high density residential uses permitted in this zone.</li> </ul>
	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"> <li>Ensure that the provisions for Additional Residential Units (formerly 'second units') appropriately permit such units in accordance with the Planning Act.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should permit Additional Residential Units, in accordance with the Planning Act, by permitting these 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), for a total of two (2) permitted Additional Residential Units.</li> <li>The Zoning By-law should establish parking standards for Additional Residential Units, in accordance with Ontario Regulation 299/19. Specifically, in cases where the primary dwelling requires a parking space, the Zoning By-law should require one (1) parking space for each Additional Residential Unit, which may be provided through tandem parking.</li> </ul>
	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"> <li>Ensure appropriate provisions are included regarding land use compatibility and separation distances based on MECP D-Series guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish a general provision regarding minimum separation distances based on MECP D-Series Guidelines.</li> </ul>
	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"> <li>Maintain a 'commercial neighbourhood' zone with maximum floor area and lot size requirements.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should maintain the Neighbourhood Commercial zone, with maximum floor area and lot size requirements.</li> <li>Performance standards, such as minimum lot area and minimum yard sizes, should be refined to reflect the limited-scale and neighbourhood intent of the zone.</li> </ul>

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	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"> <li>Continue to permit home occupations in all residential zones.</li> <li>Review general provisions for home occupations to ensure that compatibility with residential neighbourhoods.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should permit home occupations in all residential zones.</li> <li>Provisions for home occupations should be updated and modernized (e.g. permitting up to one non-resident employee as part of a home occupation; parking requirements).</li> </ul>
	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"> <li>Continue to permit limited commercial uses on the ground floor of larger apartments within the Residential 40 Zone.</li> <li>Review the list of permitted commercial uses to ensure that they meet resident and visitor needs.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to permit limited commercial uses on the ground floor of apartment buildings which contain 30 or more dwelling units within the Residential 40 Zone.</li> <li>The list of commercial uses permitted on the ground floor of apartment buildings should be modernized but continue to be generally limited to those commercial uses which cater solely to the needs of apartment residents and their visitors.</li> </ul>
	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"> <li>i) adequate lot size to accommodate the needs of the conversion, including parking;</li> <li>ii) adequate hard and soft services;</li> <li>iii) compatibility with surrounding development;</li> <li>iv) availability of other approved sites;</li> <li>v) preservation of architectural character and streetscape.</li> </ul>	<ul style="list-style-type: none"> <li>Consider identifying additional areas to apply the Special Uses 20 Zone, which permits a mix of land uses.</li> </ul>	<ul style="list-style-type: none"> <li>City staff should identify any additional areas to apply the Special Uses 20 Zone, as part of the Comprehensive Zoning By-law Review.</li> </ul>
	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"> <li>Maintain the existing Neighbourhood Commercial Zone.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should maintain the existing Neighbourhood Commercial Zone.</li> <li>Performance standards should be refined (reduced) to reflect the limited scale of local commercial uses. For example, the minimum lot area of 4,000 m<sup>2</sup>, minimum lot frontage of 60 m, and setback requirements should be reduced to reflect more reasonable requirements for permitted uses, such as convenience stores.</li> </ul>
	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"> <li>Permit group homes in all residential zones and other zones where residential uses are permitted.</li> <li>Ensure that the definition of group home is up-to-date and accurate.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should permit group homes in all residential zones and other zones where residential uses are permitted.</li> <li>The Zoning By-law should include an updated definition for group homes.</li> </ul>

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	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"> <li>Consider establishing a general provision requiring adequate municipal services for development within the Urban Residential Area.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish a general provision requiring adequate municipal services for development within the Urban Residential Area.</li> </ul>
	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"> <li>Ensure that mobile home residential development continues to be permitted only in the Residential 50: Residential Mobile Home Park zone.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should permit mobile home residential development only in the existing Residential 50: Residential Mobile Home Park zone.</li> </ul>
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"> <li>Ensure that the Zoning By-law review results in a simplified commercial hierarchy.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should implement a simplified commercial hierarchy by consolidating overlapping and redundant general commercial zones into a single general commercial zone.</li> </ul>
	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"> <li>Ensure that the Zoning By-law establishes commercial sub-categories which identify the main focuses of commercial development and are geographically-oriented.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to implement general commercial sub-categories, which are geographically-oriented where appropriate (e.g. Commercial 70 / Le Village Zone).</li> </ul>
	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"> <li>Review provisions for buffering, screening, open storage, massing and placement of buildings, to ensure adjacent land uses are protected from commercial development.</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping, buffering, and fencing requirements, similar to those currently provided in the Highway Commercial and Community Commercial - Shopping Centre Zone, should be extended to other appropriate commercial zones, as appropriate.</li> <li>The Zoning by-law should establish a new general provision for minimum separation distances based on MECP D-Series Guidelines.</li> <li>“Open Storage” should be defined as a specific use in the Zoning By-law, and permitted only where appropriate. For example, open storage should continue to be prohibited in the Neighbourhood Commercial Zone, and should continue to be regulated in other commercial zones, such as the Highway Commercial and Community Commercial – Shopping Centre Zone.</li> </ul>
	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"> <li>Review landscaping provisions for commercial development.</li> </ul>	<ul style="list-style-type: none"> <li>The term “Landscaped Area” should be defined.</li> </ul>

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				<ul style="list-style-type: none"> <li>Landscaped area requirements, similar to those provided in the Community Commercial - Shopping Centre Zone (i.e. 10% of lot area), should be considered in other appropriate commercial zones.</li> </ul>
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"> <li>Ensure that Business District zones (e.g. Central Business District Zone) permit an adequate range of commercial uses.</li> </ul>	<ul style="list-style-type: none"> <li>The permitted uses in the Central Business District Zone and Commercial 70 Zone should be updated. For example, recreational and entertainment uses (e.g. cinemas, escape rooms, etc.) should be permitted.</li> </ul>
	4.5.2.1 Business District Policies	Encourage additional commercial retail activity to locate in the Business Districts.	<ul style="list-style-type: none"> <li>Ensure that Business District zones (e.g. Central Business District Zone) permit an adequate range of commercial uses.</li> </ul>	<ul style="list-style-type: none"> <li>The permitted uses in the Central Business District Zone and Commercial 70 Zone should be updated to clarify the broad range of commercial retail uses permitted.</li> </ul>
	4.5.2.2 Business District Policies	<p>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:</p> <p>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);</p> <p>b) in employment designations in accordance with the policies of this Plan</p>	<ul style="list-style-type: none"> <li>Ensure that Business District zones permit office uses.</li> <li>Ensure that Employment zones permit office uses.</li> <li>Ensure that office development is permitted in implementing zones for the Harbour and Cotton Mills areas.</li> </ul>	<ul style="list-style-type: none"> <li>The Central Business District Zone and Commercial 70 Zone should continue to permit office uses.</li> <li>The Zoning By-law should permit office uses in all Employment zones (i.e. manufacturing / industrial zones).</li> <li>The Zoning By-law should continue to permit office uses in the Cotton Mills District Redevelopment Zone.</li> </ul>

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		<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"> <li>• Ensure that retail, office, institutional, Government, residential and recreational uses are permitted in the Business District zones.</li> <li>• Ensure that permitted densities (e.g. lot coverage and floor area ratio) support appropriate intensification.</li> </ul>	<ul style="list-style-type: none"> <li>• The Central Business District Zone and Commercial 70 Zone should continue to permit retail, office, institutional, Government, and higher-density residential uses.</li> <li>• The permitted uses in the Central Business District Zone and Commercial 70 Zone should be updated to permit appropriate recreational uses.</li> </ul>
	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"> <li>• Ensure that Business District zones permit an adequate range of uses.</li> </ul>	<ul style="list-style-type: none"> <li>• The permitted uses in the Central Business District Zone and Commercial 70 Zone should be updated. For example, recreational and entertainment uses (e.g. cinemas, escape rooms, etc.) should be permitted.</li> <li>• Implement appropriate zone-specific maximum height provisions in the Central Business District Zone and Commercial 70 Zone.</li> </ul>
	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"> <li>• Ensure that Business District zones permit mixed-use development in accordance with Policy 4.5.2.10.</li> <li>• Ensure that the Zoning By-law adequately reflects recent changes to the Planning Act and associated regulations with respect to community benefits charges.</li> </ul>	<ul style="list-style-type: none"> <li>• The permitted uses in the Central Business District Zone and Commercial 70 Zone should be updated to clarify that medium and high-density residential uses are permitted.</li> <li>• In the Central Business District Zone, residential uses should continue to be permitted above non-residential units.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
	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"> <li>Ensure that retail stores, including specialty, at ground level are a permitted use in Business District zones.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to permit a broad range of retail stores in Business District zones (i.e. Central Business District Zone and Commercial 70 Zone).</li> </ul>
	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"> <li>Continue to require automobile parking in Business District zones.</li> <li>Consider establishment of minimum bicycle parking provisions.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to require automobile parking in all zones, subject to specific requirements for each permitted use.</li> <li>The Zoning By-law should establish minimum bicycle parking requirements for higher-density residential uses and non-residential uses in the Central Business District Zone and Commercial 70 Zone (Le Village area).</li> </ul>
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The area along Water Street from Adolphus Street to just west of Marlborough Street should be rezoned from the current Residential 20 and Residential 30 Zones to Special Uses 20 Zone, or similar zoning.</li> </ul>
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The properties bounded on both sides of Marlborough Street south of Montreal Road to Race Street should be rezoned from Residential 40 to a zone which permits a greater mix of uses.</li> </ul>
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</p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should maintain the Highway Commercial Zone and consolidate existing commercial zones with overlapping intents (e.g. Commercial 10 and Commercial 11) to establish a new General Commercial Zone.</li> <li>The Highway Commercial Zone should continue to permit automobile-oriented and automotive facilities, tourist facilities, eating establishments, indoor recreation establishments, motels, hotels, and drive-in facilities.</li> </ul>

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		<p>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>		
	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 articulate these general statements into zones and criteria.</p> <p><b>Highway Commercial</b> 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"> <li>Ensure that the Highway Commercial Zone permits an adequate range of automobile-oriented commercial uses serving the travelling public.</li> </ul>	<ul style="list-style-type: none"> <li>The Highway Commercial Zone should continue to permit a range of automobile-oriented commercial uses serving the travelling public.</li> </ul>
	4.6.2.2 b) General Commercial Policies	<p><b>Highway Commercial-Mixed</b> 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</p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain and update the Commercial 51 (COM 51) Zone to more closely align with the 'Highway Commercial-Mixed' policies of the Official Plan.</li> <li>Add permissions for 'factory outlet-type malls'.</li> </ul>

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		commercial mixed is located along main arterial roadways through the City.		
	4.6.2.2 c) General Commercial Policies	<p>Highway Commercial - Tourist and Transient Oriented</p> <p>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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain the existing Highway Commercial (CH) Zone.</li> <li>The Highway Commercial Zone should continue to limit retail uses including traditional community commercial uses (e.g. department stores, clothing and shoe stores, and supermarkets).</li> <li>Develop a special exception (i.e. “notwithstanding” provision) permitting a broader range of retail, personal service, and entertainment uses in the Highway Commercial Zone along the more central portion of Vincent Massey Drive (e.g. from Demontigny St. to the Canadian National Railway line).</li> </ul>
	4.6.2.2 d) General Commercial Policies	<p>Community Commercial-Shopping Centre (CC-SC) based development</p> <p>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>	<ul style="list-style-type: none"> <li>Continue to include the Community Commercial-Shopping Centre (CC-SC) Zone in the Zoning By-law.</li> <li>Do not rezone any additional lands to Community Commercial-Shopping Centre (CC-SC) Zone as part of the Zoning By-law Review.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to include the Community Commercial-Shopping Centre (CC-SC) Zone in areas where already established.</li> </ul>

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		<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>		
	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"> <li>Ensure that the Zoning By-law establishes adequate buffers, screening, and setbacks between commercial zones and residential zones.</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping, buffering, and fencing requirements, similar to those currently provided in the Highway Commercial and Community Commercial - Shopping Centre Zones should be extended to other appropriate commercial zones, as appropriate.</li> <li>The Zoning by-law should establish a new general provision for minimum separation distances based on MECP D-Series Guidelines.</li> </ul>
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to require front yard landscape strips for any commercial use, industrial use, institutional use, or mixed use development (Provision 01-3-3).</li> </ul>
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	<ul style="list-style-type: none"> <li>Ensure all land uses noted in Policy 4.7.1 a) are permitted in Major Institutional zones.</li> </ul>	<ul style="list-style-type: none"> <li>The Institutional 10 and Institutional 20 zones should collectively continue to permit 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</li> </ul>

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		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.		organizations, lodge halls, and cultural facilities. However, these types of uses may be grouped under one or more broader terms in the Zoning By-law.
	4.7.1 b) Definition	The Major Institutional designation recognizes the location of existing major institutional uses.	<ul style="list-style-type: none"> <li>Ensure that Major institutional uses are recognized by appropriate Institutional Zones, as appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Existing major institutional uses (e.g. Nav Centre) should continue to be zoned appropriately (i.e. Institutional 20 Zone).</li> </ul>
	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"> <li>Maintain a general provision in the Zoning By-law permitting municipal and government uses in all zones (i.e. Section 01-2-7).</li> <li>Review Section 01-2-7 to ensure conformity with Policy 4.7.1 d)</li> </ul>	<ul style="list-style-type: none"> <li>The existing general provision permitting municipal and government uses in all zones should be retained and updated.</li> </ul>
	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"> <li>Ensure that the Zoning By-law requires appropriate landscape buffers between Institutional uses abutting other zones.</li> </ul>	<ul style="list-style-type: none"> <li>Introduce minimum landscape buffer requirements for major institutional uses (i.e. Institutional 20 Zone) where these abut other sensitive zones (e.g. residential zones).</li> </ul>
	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"> <li>Review institutional land uses permitted in commercial zones to ensure adequacy and appropriateness.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate institutional uses should continue to be permitted in commercial zones.</li> </ul>
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"> <li>Ensure that employment area zones (i.e. manufacturing zones) permit the uses set out by Policy 4.8.1, as appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>The permitted uses in the Zoning By-law's industrial/employment zones (i.e. manufacturing zones) should be revised to clearly permit transportation terminals, automotive service and repair, industrial-commercial malls, business centres and office development, and other associated retail and ancillary facilities in the appropriate industrial/employment zone.</li> </ul>
	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	<ul style="list-style-type: none"> <li>Consider establishing a general provision implementing minimum separation distances between industrial uses and</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish a new general provision for minimum separation distances based on MECP D-Series Guidelines.</li> </ul>

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		similar disturbances. When analyzing such land use situations, reference should be made to the MOECC D Series Guidelines which address land use compatibility.	sensitive land uses, in accordance with the MECP D-series guidelines.	
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law's industrial/employment zones (i.e. Service Industrial, Manufacturing 10, Manufacturing 20, Manufacturing 30, and Manufacturing 40) should be re-structured to clearly establish Service, General, and Heavy Industrial/Employment Area zones, in accordance with the MECP's D-Series Guidelines and Class I, II, and III industries.</li> </ul>
	4.8.3.2 Employment Area Policies	Establish Service, General, and Heavy Industrial/Employment Area zones.	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law industrial/employment zones should be re-structured to clearly establish Service, General, and Heavy Industrial/Employment Area zones, in accordance with the MECP's D-Series Guidelines and Class I, II, and III industries.</li> </ul>
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The existing Service Industrial Zone should be retained and the permitted uses updated to clarify that industrial uses which generally take place entirely indoors; generate no noxious or unpleasant fumes, discharge or noise are generally permitted.</li> </ul>
	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"> <li>a) no open storage shall be permitted; [...]</li> <li>c) substantial landscaping is provided on the site; [...]</li> <li>e) appropriate and paved off-street parking and loading areas;</li> <li>f) locations in areas to act as a buffer between residential and other industrial zones.</li> </ul>	<ul style="list-style-type: none"> <li>Continue to prohibit open storage in the Service Industrial zone.</li> <li>Review landscaping requirements for service industrial zone to ensure adequate landscaping required.</li> <li>Review parking and loading space standards to ensure that adequate parking and loading areas are provided.</li> <li>Review locations of lands zoned as Service Industrial to ensure that such zones act as a buffer between residential and other industrial zones.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to prohibit open storage in the Service Industrial Zone.</li> <li>The Service Industrial Zone should continue to set out landscaping requirements.</li> <li>Off-street parking and loading should continue to be required for industrial development.</li> </ul>
	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	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law industrial/employment zones should be re-structured to clearly establish a General Industrial/Employment zone, permitting lighter industrial uses which do not require extensive outdoor storage, and which do not emit noxious fumes, discharge or excessive noise.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		emit noxious fumes, discharge or excessive noise, are suitable in this zone.		
	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"> <li>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.</li> <li>Ensure adequate buffering requirements are established in the Zoning By-law.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law's industrial/employment zones should be re-structured to clearly establish a Heavy Industrial zone which permits large scale factories and assembly plants that may emit considerable noise, or require heavy truck traffic/movement.</li> <li>The Zoning By-law should establish a new general provision for minimum separation distances based on MECP D-Series Guidelines.</li> </ul>
	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"> <li>Continue to apply Service Industrial zoning to the West Employment Area.</li> </ul>	<ul style="list-style-type: none"> <li>The West Employment Area should continue to be zoned Service Industrial.</li> </ul>
	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"> <li>Review provisions for landscape buffering and screening, increased setbacks, and open storage related to employment areas which are adjacent to residential zones.</li> </ul>	<ul style="list-style-type: none"> <li>Where changes are proposed to existing industrial zoning categories near residential areas, the Service Industrial Zone should generally be applied.</li> <li>The Service Industrial Zone should continue to set out landscaping requirements and prohibit open storage.</li> <li>The Zoning By-law should establish a new general provision for minimum separation distances based on MECP D-Series Guidelines.</li> </ul>
	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"> <li>Ensure that truck terminals are permitted in appropriate zones and that appropriate standards for screening of parking and storage areas are in place.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should define 'truck terminal' or a similar term, and permit this use only in general and/or heavy industrial zones with appropriate screening, parking and storage area requirements.</li> </ul>
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to prohibit outside storage / open storage in the Service Industrial Zone. This Zone often abuts non-employment uses.</li> </ul>
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should permit public works yards, heavy equipment storage, sales and rentals and other similar uses within the appropriate industrial/employment zones.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION												
	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"> <li>Consider establishing a general provision implementing minimum separation distances between industrial uses and sensitive land uses, in accordance with the MECP D-series guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish a new general provision for minimum separation distances based on MECP D-Series Guidelines.</li> </ul>
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	<p>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).</p>	<ul style="list-style-type: none"> <li>Consider re-zoning lands designated as Employment Area, north of Highway 401, from Rural Area to an appropriate employment zones.</li> <li>Ensure appropriate minimum lot sizes.</li> <li>Apply a holding symbol in order to ensure appropriate phasing.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should rezone lands north of Highway 401, east of McConnell Avenue, currently zoned as Rural Area and designated as Employment Area in the Official Plan, to an appropriate industrial/employment zone.</li> <li>Minimum lot sizes for these lands should be established in consultation with City staff, and may form an exception to the industrial/employment zone should the minimum lot size required by the zone be inappropriate.</li> <li>Apply a holding 'H' symbol to ensure appropriate phasing.</li> </ul>												
Rural Area	4.9.1 Definition	<p>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</p>	<ul style="list-style-type: none"> <li>Ensure that the Rural Area zone permits the uses set out by Policy 4.9.1, as appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>The Rural Area's agricultural permitted uses should be updated to align with the terminology of the Provincial Policy Statement (i.e. agricultural uses, agriculture-related uses, and on-farm diversified uses).</li> <li>The Rural Area Zone should continue to permit golf courses.</li> <li>'Cemetery' or a similar term should be defined in the By-law and permitted in the Rural Area Zone.</li> <li>Limited rural residential development should continue to be permitted in the Rural Area Zone and in Prime Agriculture Zone, accessory to other permitted uses or as part of farm-related uses.</li> </ul>												

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		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 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"> <li>Ensure that minimum lot sizes in the Rural Area zone are adequate to encourage the retention of farms in large units.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should maintain existing minimum lot sizes in the Rural Area Zone (4 hectares) and Prime Agriculture Zone (20 hectares).</li> </ul>
	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"> <li>Continue to include a general provision in the Zoning By-law requiring adherence to the province's minimum distance separation formulas.</li> <li>Ensure current references in the Zoning By-law are up-to-date.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to include a general provision in the Zoning By-law requiring adherence to the province's minimum distance separation formulas.</li> <li>Reference to Minimum Distance Separation 'Publication 707' should be replaced with a general reference to the Province of Ontario's Minimum Distance Separation Guidelines, as amended from time to time.</li> </ul>
	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"> <li>Consider clarifying that residential buildings for farm help are permitted as an accessory use in the Rural Zone.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law's definitions should be updated to reflect that buildings for full-time farm labour are included as part of an 'Agricultural Use,' in accordance with the Provincial Policy Statement.</li> </ul>
	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	<ul style="list-style-type: none"> <li>As no significant deposits of mineral aggregate resources are identified within the City, no changes are proposed to the Zoning By-law.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law's Rural Zone should maintain the current approach of permitting mineral aggregate resource sites by way of Zoning By-law Amendment.</li> </ul>

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		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.		
	4.9.3.12 Rural Area Policies	<p>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:</p> <p>a) a sensitive land use; or,</p> <p>b) in wetlands, significant portions of the habitat of endangered or threatened species, or where environmental impacts cannot be mitigated.</p>	<ul style="list-style-type: none"> <li>Continue to permit wayside pits in the Rural Zone.</li> <li>Permit wayside quarries, portable asphalt plants and portable concrete plants used on public authority contracts in the Rural Zone.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to permit wayside pits in the Rural Area Zone.</li> <li>Wayside quarries, portable asphalt plants and portable concrete plants used on public authority contracts should be added as permitted uses in the Rural Zone.</li> </ul>
4.10 Open Space	4.10.1 Definition	<p>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.</p>	<ul style="list-style-type: none"> <li>Ensure that the Open Space zone(s) permit an appropriate range of Open Space uses in accordance with Policy 4.10.</li> </ul>	<ul style="list-style-type: none"> <li>The Open Space 10 Zone and Open Space Commercial Zone should collectively continue to permit parks, arenas, pools, amusement parks, and other tourist-oriented facilities.</li> <li>The permitted uses in the Open Space 10 Zone and Open Space Commercial Zone should be revised to clarify that conservation uses and open spaces uses are permitted.</li> </ul>

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	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"> <li>Ensure that the Open Space zone(s) permit an appropriate range of Open Space uses in accordance with Policy 4.10.3.1.</li> <li>Do not permit large scale commercial recreation projects in open space zone(s).</li> </ul>	<ul style="list-style-type: none"> <li>The Open Space 10 Zone and Open Space Commercial Zones should continue to permit leisure, and recreational uses and the permitted uses should be updated to clarify that conservation uses are permitted.</li> <li>The permitted uses in the Open Space Commercial zone should be updated to permit golf courses and campsites.</li> <li>The Open Space 10 Zone should continue not to permit large scale commercial recreation projects (e.g. amusement parks), however, limited open space commercial uses (e.g. campsites) should be permitted by way of special exception.</li> </ul>
	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"> <li>Review existing permissions for “single-family dwellings” in the open space zone to ensure conformity with Policy 4.10.3.2 c).</li> </ul>	<ul style="list-style-type: none"> <li>The Open Space 10 Zone should continue to permit accessory buildings including “single family dwellings” for a “watchman or other employee,” however this terminology should be updated.</li> </ul>
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to establish parking requirements for open space uses with the potential to draw large numbers of visitors such as arenas; community halls/centres; swimming pools/complexes and amusement parks.</li> </ul>
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"> <li>Continue to permit conservation, habitat restoration activities, and passive outdoor recreation in the implementing zone (i.e. Environmental Constraint – Wetland Protection Zone).</li> <li>Consider renaming the Environmental Constraint Wetland Protection Zone to align with Official Plan designation.</li> </ul>	<ul style="list-style-type: none"> <li>The Environmental Constraint – Wetland Protection Zone should continue to permit conservation, habitat restoration activities, and passive outdoor recreation.</li> <li>The Environmental Constraint – Wetland Protection Zone should be renamed to align with Official Plan’s Environmental Constraint - Natural Heritage area.</li> </ul>
	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"> <li>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;</li> <li>b) The only permitted uses within the Summerstown Swamp are forestry, conservation, wildlife management,</li> </ul>	<ul style="list-style-type: none"> <li>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)</li> </ul>	<ul style="list-style-type: none"> <li>The Summerstown Swamp is zoned as Environmental Constraint (Wetland Protection) (W.P) which does not permit development. The Zoning By-law should prohibit development/site alteration in the Summerstown Swamp.</li> <li>Permitted uses in the Environmental Constraint (Wetland Protection) Zone should be revised to clarify that educational activities (that do not adversely affect the natural features and wetland functions) are permitted.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		<p>passive outdoor recreation and educational activities that do not adversely affect the natural features and wetland functions;</p> <p>c) [...]</p>		
	4.11.3.8 Natural Heritage Policies	<p>Prohibit development and site alteration in or adjacent to:</p> <p>a) Locally significant wetlands (West Guindon Swamp, East Guindon Swamp, Power Dam Swamp.</p> <p>b) Significant woodlands;</p> <p>c) Significant valleylands;</p> <p>d) Significant wildlife habitat;</p> <p>e) Significant areas of natural and scientific interest; and,</p> <p>f) Coastal wetlands; [...]</p>	<ul style="list-style-type: none"> <li>Ensure that zoning appropriately prohibits development and site alteration for the features identified in Policy 4.11.3.8.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law's current Environmental Constraint (Wetland Protection) Zone should be updated to align with the Environmental Constraint (Natural Heritage) designation in the Official Plan, for example, along the waterfront in the vicinity of Guindon Park.</li> </ul>
	4.11.3.9 Natural Heritage Policies	<p>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.</p>	<ul style="list-style-type: none"> <li>Consider establishing a general provision requiring a 30 m setback from watercourses, except where an Environmental Impact Study has been prepared.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish a general provision requiring a 30 m setback from watercourses, except where an Environmental Impact Study has been prepared.</li> </ul>
4.11A FLOODPLAIN – NATURAL HAZARDS	4.11A.2.3 Floodplain – Natural Hazards Area Goals	<p>The major goals of the Official Plan with respect to Floodplain–Natural Hazard areas are to: [...]</p> <p>3. Prohibit development and site alteration within Floodplain-Natural Hazard areas that pose unnecessary risks to human life and/or property.</p>	<ul style="list-style-type: none"> <li>Ensure that areas designated as Floodplain – Natural Hazards are appropriately zoned to prohibit development and site alteration.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law's Environmental Constraint [Floodplain] Zone should be replaced by a Floodplain Overlay aligning with the Official Plan's Floodplain-Natural Hazard Area.</li> <li>The Floodplain Overlay should generally prohibit development and site alteration.</li> </ul>
	4.11A.3.1 Floodplain - Natural Hazard Area Policies	<p>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.</p>	<ul style="list-style-type: none"> <li>Ensure that Floodplain – Natural Hazards zoning (e.g. Environmental Constraint [Floodplain] Zone) limits permitted uses in accordance with Policy 4.11A.3.1.</li> </ul>	<ul style="list-style-type: none"> <li>The Floodplain Overlay should limit permitted uses in accordance with the Official Plan.</li> </ul>
	4.11A.3.2 Floodplain - Natural Hazard Area Policies	<p>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</p>	<ul style="list-style-type: none"> <li>Review 1:100 year floodplain to ensure development and site alteration is prohibited.</li> </ul>	<ul style="list-style-type: none"> <li>The Raisin Region Conservation Authority has confirmed that no new Floodplain–Natural Hazards areas have been identified by studies completed since adoption of the Official Plan. As such, the recommended Floodplain Overlay (which should replace the Environmental Constraint – Floodplain Zone) should be based on</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		<p>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.</p>		<p>the Official Plan’s Environmental Constraint (Flood Plain/Natural Hazards) Zone, and would generally represent the 1:100 year floodplain. However, a provision may be added that site-specific evaluation to further delineate the 1:100 year floodplain may be required, subject to the approval of the Raisin Region Conservation Authority.</p>
	<p>4.11A.3.6 Floodplain - Natural Hazard Area Policies</p>	<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"> <li>• Consider establishing a general provision requiring a 30 m setback from watercourses.</li> <li>• Ensure that any provisions with respect to setbacks from watercourses considers situations where a 30 m setback is not possible.</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should establish a general provision requiring a 30 m setback from watercourses, except where an Environmental Impact Study has been prepared.</li> <li>• The Zoning By-law should establish a general provision providing that, for existing lots, where it is demonstrated that a 30 m setback cannot be achieved, new development must be set as far back as the lot permits with non-disturbance of the native soils and very limited removal of shoreline vegetation.</li> </ul>
	<p>4.11A.3.14 Floodplain - Natural Hazard Area Policies</p>	<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"> <li>• 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).</li> </ul>	<ul style="list-style-type: none"> <li>• The Raisin Region Conservation Authority has confirmed that no new Floodplain–Natural Hazards areas have been identified by studies completed since adoption of the Official Plan. As such, the Zoning By-law’s Floodplain Overlay (which should replace the Environmental Constraint – Floodplain Zone) should be based on the Official Plan’s Environmental Constraint (Flood Plain/Natural Hazards) Zone.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
4.11.5 Source Water Protection	4.11.5.3 a)	The Zoning By-law will prohibit land uses in the Intake Protection Zone that may present a risk of contaminating this drinking water intake source.	Review existing Zoning and permitted uses applicable to the Intake Protection Zone shown on Official Plan Schedule 1.	<ul style="list-style-type: none"> <li>Through consultation with the Raisin Region Conservation Authority, the need to address intake protection through the Zoning By-law should be confirmed.</li> </ul>
4.12 COMPREHENSIVE REDEVELOPMENT AREA	4.12.1 Definition	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.	<ul style="list-style-type: none"> <li>Examples of areas designated as Comprehensive Redevelopment Area include the former DOMTAR Lands, currently zoned as Manufacturing 20.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish a new Comprehensive Redevelopment Area Zone or apply a holding symbol ('H') to Comprehensive Redevelopment Areas.</li> </ul>
	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"> <li>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.</li> <li>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. [...]</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Consider the development of new Comprehensive Redevelopment zones and/or applying Holding (H) symbols to these areas.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish a new Comprehensive Redevelopment Area Zone limiting the expansion of incompatible land uses until comprehensive development schemes are approved. Alternatively, a holding symbol ('H') could be applied to Comprehensive Redevelopment Areas and be lifted only after comprehensive development schemes are approved.</li> </ul>
4.13 FUTURE STUDY AREA	4.13.1 Definition	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).	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to zone Future Study Areas to reflect existing uses, as the Official Plan requires Secondary Planning studies to be completed in advance of development proceeding. Through this process, appropriate uses and built form would be identified and subsequently implemented through zoning.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		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"> <li>Confirm if any Future Study Area plans have been prepared which provide direction on appropriate zoning.</li> </ul>	<ul style="list-style-type: none"> <li>City Staff have confirmed that no Future Study Area plans have been completed.</li> </ul>
	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"> <li>Review lands designated as Future Study Area individually to determine if existing zoning is appropriate, as applicable.</li> </ul>	<ul style="list-style-type: none"> <li>Review of Official Plan designation and zoning of Future Study Areas would be part of future Secondary Plan exercises.</li> </ul>
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 identified in the Zoning By-law and PPS and located on the same lot shall be permitted.</p>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Review and modernize existing permission for a farm dwelling in the Prime Agricultural Zone.</li> </ul>	<ul style="list-style-type: none"> <li>The permitted uses in the Prime Agricultural Zone should be updated to align with the terminology of the Provincial Policy Statement (i.e. agricultural uses, agriculture-related uses, and on-farm diversified uses).</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
	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"> <li>• 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.</li> <li>• Continue to prohibit non-agricultural uses in the Prime Agricultural Zone.</li> <li>• Review the appropriateness of permitting 'forestry uses' in the Prime Agricultural Zone.</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should increase the Prime Agricultural (PR AGR) Zone's minimum lot size from 20 hectares to 40 hectares for conformity with the Official Plan. Existing lots under 40 hectares will take on legal non-complying status.</li> <li>• The Zoning By-law should continue to prohibit non-agricultural uses in the Prime Agricultural Zone.</li> <li>• 'Forestry uses' should be removed from the Prime Agricultural Zone's permitted uses, however, 'agro-forestry' should be permitted in accordance with the definition of Agricultural Uses in the Provincial Policy Statement.</li> </ul>
	4.14.3.1 Prime Agricultural Policies	<p>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 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.</p>	<ul style="list-style-type: none"> <li>• Review and update Minimum Distance Separation under the Zoning By-law's General Provisions.</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should continue to include a general provision in the Zoning By-law requiring adherence to the province's minimum distance separation formulas.</li> <li>• Reference to Minimum Distance Separation 'Publication 707' should be replaced with a general reference to the Province of Ontario's Minimum Distance Separation Guidelines, as amended from time to time.</li> </ul>
	4.14.3.5 Prime Agricultural Policies	<p>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</p>	<ul style="list-style-type: none"> <li>• Consider reviewing minimum lot size in the Prime Agriculture Zone to reflect Policy 4.14.3.5.</li> </ul>	<ul style="list-style-type: none"> <li>• The Zoning By-law should increase the Prime Agricultural (PR AGR) Zone's minimum lot size from 20 hectares to 40 hectares for conformity with the Official Plan. Existing lots under 40 hectares will take on legal non-complying status.</li> <li>• Official Plan Policy 4.14.3.5 should also be implemented through land division processes.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
		size for such new lots, without subsequent amendment to this Plan.		
	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"> <li>Ensure that residential buildings for farm help are permitted in the Prime Agriculture Zone.</li> </ul>	<ul style="list-style-type: none"> <li>The Prime Agriculture Zone should permit accommodation for full-time farm labour, in accordance with the Provincial Policy Statement's definition of Agricultural Uses.</li> </ul>
	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"> <li>Confirm approach to permitting mineral aggregate resource extraction through discussion with City and Technical Advisory Committee.</li> </ul>	<ul style="list-style-type: none"> <li>The Prime Agricultural Zone should continue not to permit mineral aggregate resource extraction. Mineral aggregate resource extraction in the Prime Agricultural Zone should be considered by way of site-specific Zoning By-law Amendment to ensure that the site will be rehabilitated back to an agricultural condition in accordance with the Provincial Policy Statement.</li> </ul>

#### 5.0 HOUSING

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
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"> <li>Review the City of Cornwall Ten Year Housing Plan for recommendations related to zoning.</li> </ul>	<ul style="list-style-type: none"> <li>The Ten Year Housing Plan for the City of Cornwall and the United Counties of Stormont, Dundas &amp; Glengarry (January 2014) includes actions related to zoning under 'Strategy 8: Use tools available in both City and County Official Plans to encourage a broad range of affordable housing options.' Specifically, 'continue support for second suites as an affordable rental housing alternative. The City continues to make provisions for Accessory Apartment in Houses through regulations in the General Section of the Zoning Bylaw.'</li> </ul> <p>The Zoning By-law should be updated to ensure that Additional Residential Units (formerly known as second suites) are permitted in accordance with the Planning Act.</p> <ul style="list-style-type: none"> <li>As part of the 2019 update to the Housing &amp; Homelessness Plan, Strategy 2 b) states 'advocate for implementation of zoning provisions in the City [...] that support[s] Official Building Plans and housing policies which encourage affordable housing development.'</li> </ul> <p>The Zoning By-law should be updated to ensure that affordable housing is encouraged in accordance with the Official Plan through provisions permitting Additional Residential Units, Garden Suites, and other potential affordable housing types.</p>

	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"> <li>Consider opportunities to permit a broader range of affordable housing types (e.g. townhouses, tiny homes, additional residential units, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to permit townhomes in appropriate low-density zones.</li> <li>The Zoning By-law should continue to permit tiny homes by maintaining no minimum dwelling size requirements.</li> <li>The Zoning By-law's provisions for Additional Residential Units should be updated to allow for up to two (2) Additional Residential Units, in accordance with the Planning Act.</li> </ul>
	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"> <li>Existing supply of residential land supply to be confirmed by City.</li> </ul>	<ul style="list-style-type: none"> <li>City Staff have confirmed that there is a ten (10) year supply of land for Residential development, in addition to a three (3) year supply of draft approved lots in residential plans of subdivision.</li> </ul>
	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"> <li>zero lot line, smaller lot or frontage single detached housing</li> <li>"convertible" dwellings</li> <li>accessory apartments (secondary suites)</li> <li>various forms of attached housing</li> <li>cluster developments</li> <li>mixed use developments; and</li> <li>housing that is accessible for people with special needs</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to permit various forms of attached housing, tiny homes, convertible dwellings, cluster developments (i.e. row houses), and mixed-use developments in appropriate zones.</li> <li>The Zoning By-law should continue to permit zero lot line development in certain mixed-use zones (e.g. Central Business District and Commercial 70 zones)</li> <li>The Zoning By-law's provisions for Additional Residential Units should be updated to allow for up to two (2) additional residential units (i.e. secondary suites) in accordance with the Planning Act.</li> </ul>
	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"> <li>Ensure that additional residential units are permitted, in accordance with the Planning Act.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law's provisions for Additional Residential Units should be updated to allow for up to two (2) additional residential units (i.e. secondary suites) in accordance with the Planning Act.</li> </ul>

#### 7.0 WATERFRONT PLANNING

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law's Environmental Constraint (Wetland Protection) Zone should be updated to align with the Environmental Constraint (Natural Heritage) designation in the Official Plan, specifically along the waterfront in the vicinity of Guindon Park.</li> </ul>

8.0 ECONOMIC DEVELOPMENT

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
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"> <li>Review zoning provisions (e.g. parking and setbacks) related to hotels, motels, and other tourist-related land uses.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to set out parking requirements for hotels, motels and other tourist related uses. A review of parking requirements indicates that current standards for hotels and motels are comparable with municipalities of similar size and context.</li> </ul>

11.0 SERVICES AND UTILITIES

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
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"> <li>Ensure that areas subject to flooding are zoned to prohibit development in accordance with the policies of Section 4.11a Floodplain – Natural Hazards.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish a Flood Plain Overlay which aligns with the Official Plan’s Environmental Constraint (Flood Plain/Natural Hazards) designation.</li> </ul>
	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"> <li>Review the zoning applied to waste disposal sites, as identified in Appendix B of the Official Plan.</li> <li>Consider creating a new restrictive zone for former disposal sites, or placing a holding symbol on such sites.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should apply a holding symbol ('H') to the former waste disposal sites identified in Appendix B of the Official Plan, and identify appropriate requirements that must be met (e.g. environmental evaluation and/or remediation) before the holding symbol can be removed.</li> </ul>
	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"> <li>Consider establishing minimum setbacks from utility corridors and pipelines.</li> </ul>	<ul style="list-style-type: none"> <li>Applicable pipeline operators should be engaged as part of the technical circulation process and be given an opportunity to provide appropriate setback from pipelines.</li> <li>Setbacks from 'utility corridors' are generally not included in Zoning By-laws.</li> </ul>
	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 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.	<ul style="list-style-type: none"> <li>The Zoning By-law currently does not permit generation facilities and transmission and distribution systems in all zones.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should include a general provision permitting generation facilities and transmission and distribution systems in all zones as such facilities would typically be established through an Environmental Assessment process.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
	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"> <li>Consider whether any Zoning By-law standards related to electricity generation facilities and transmission and distribution systems are appropriate.</li> <li>If standards are determined to be required, engage with appropriate organization(s)/agencies</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should not include standards for electricity generation facilities and transmission and distribution systems, as such facilities would typically be established through an Environmental Assessment process.</li> </ul>
	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"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Applicable pipeline operators should be engaged as part of the technical circulation process and be given an opportunity to provide appropriate setback from pipelines to electricity generation facilities and transmission and distribution systems.</li> </ul>
	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"> <li>Consider whether any fire prevention measure, as appropriate, through the Zoning By-law review.</li> </ul>	<ul style="list-style-type: none"> <li>The Official Plan does not identify wildland fire hazard areas within the City of Cornwall. Fire protection measures for buildings are generally set out in the Building Code and Fire code.</li> </ul>

## 12.0 TRANSPORTATION

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
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"> <li>Review the Zoning By-law's parking provisions to ensure adequate vehicle parking is required.</li> <li>Consider the establishment of minimum bicycle parking provisions for certain development types.</li> </ul>	<ul style="list-style-type: none"> <li>A review of the Zoning By-law's existing parking standards indicates that residential and non-residential parking requirements are generally adequate.</li> <li>The Zoning By-law should establish minimum bicycle parking requirements for certain development types in the Central Business District and Le Village areas.</li> </ul>
	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"> <li>Consider reflecting the need for Ministry of Transportation Permits in the Zoning By-law, as per Policy 12.3.9 a) v.</li> </ul>	<ul style="list-style-type: none"> <li>Ministry of Transportation permit requirements would be identified as part of the development review process. Due to the potential for such requirements to change, it is not recommended that these be included in the zoning by-law.</li> </ul>

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
	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"> <li>Consider establishing general or zone-specific provisions related to screening of outdoor storage and loading areas adjacent to Highway 401.</li> </ul>	<ul style="list-style-type: none"> <li>Commercial and employment lands located adjacent to Highway 401 are currently zoned primarily as MFR 30, CH, and CC-SC. These zones do not include requirements for screening of outdoor storage and loading areas and the Zoning By-law does not currently include a general provision to this effect.</li> <li>The Zoning By-law should include a general provision requiring screening of outdoor storage and loading areas adjacent to Highway 401.</li> </ul>
	12.3.9 b) vii. Transportation Policies (Arterial Roads)	Requiring appropriate setbacks from all streets.	<ul style="list-style-type: none"> <li>Ensure setbacks are adequate in zones typically located along arterial roads (e.g. CC-SC).</li> </ul>	<ul style="list-style-type: none"> <li>Arterial roads identified in the City's Official Plan include (but are not limited to) Tollgate Rd., Vincent Massey Dr., Water St., Pitt St., Sydney St., Marlborough St., Second St., Ninth St., and Thirteenth St.</li> </ul> <p>A wide range of residential, commercial, and other zones are located along these streets, with some of the more common zones being the CC-SC Zone, CBD Zone, COM 12 Zone, COM 70 Zone, and COM 51 Zone. All of these zones require setbacks from the street (between 10 – 55 ft.) The Zoning By-law should continue to require setbacks from the street.</p>
	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"> <li>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).</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should 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.</li> </ul>
	12.3.11 d) Transportation Policies (Truck Network)	Restricting home occupations which generate truck activities.	<ul style="list-style-type: none"> <li>Review the general provisions related to home occupations (01-2-18) to ensure that uses which could generate truck traffic are prohibited.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to limit the scale and nature of home occupations to ensure that they do not generate truck traffic or become a source of other nuisances.</li> </ul> <p>The Zoning By-law's definition of home occupation should be revised and associated provisions relocated to the By-law's general provisions section.</p>
	12.3.15 Transportation Policies (New Development)	Coordinate growth with the provision of suitable transportation facilities.	<ul style="list-style-type: none"> <li>Consider the establishment of minimum bicycle parking provisions for certain development types.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish minimum bicycle parking requirements for certain development types in the Central Business District and Le Village areas.</li> </ul>
	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"> <li>Review the Zoning By-law's parking requirements to ensure adequacy.</li> </ul>	<ul style="list-style-type: none"> <li>A review of the Zoning By-law's existing parking standards indicates that residential and non-residential parking requirements are generally adequate.</li> </ul>

13.0 SUSTAINABLE DEVELOPMENT

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
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"> <li>Consider ways to encourage energy conservation through the Zoning By-law Review.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should establish minimum bicycle parking requirements for certain development types in the Central Business District and Le Village areas.</li> <li>The Zoning By-law should continue to permit tiny homes by maintaining no minimum dwelling size requirements, in all zones where low-density residential uses are permitted.</li> <li>The Zoning By-law should include provisions permitting community gardens (urban agriculture) in appropriate zones.</li> </ul>

14.0 IMPLEMENTATION

OP SECTION THEME	OP SECTION REFERENCE	OP POLICY	ZBL IMPLEMENTATION CONSIDERATION	ZBL STRATEGY RECOMMENDATION
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"> <li>Continue to include a Zoning By-law provision for a Certificate of Occupancy (09-1-2).</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should continue to include provisions for a Certificate of Occupancy (09-1-2).</li> </ul>
	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"> <li>Assess lands individually to determine appropriateness of rezoning based on Official Plan designations.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law review should not necessarily rezone all lands to reflect the Official Plan's designations. Lands should be assessed individually to determine appropriateness of rezoning based on Official Plan designations, existing uses, and other considerations.</li> </ul>
	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"> <li>Permit the continuation of the existing uses, as appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>The Zoning By-law should permit the continuation of existing uses, as appropriate.</li> </ul>

	14.7.3 Holding Zones	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.	<ul style="list-style-type: none"> <li>• Continue to use a holding symbol in the Zoning By-law to prohibit development until the holding symbol is removed.</li> </ul>	<ul style="list-style-type: none"> <li>• A holding symbol should continue to be used in the Zoning By-law on specific properties, as appropriate, to prohibit development, until the holding symbol is removed on that property by by-law.</li> </ul>
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# B

## Proposed Zoning By-law Template

# 1 Definitions

For the purpose of this By-law, the following definitions shall apply:

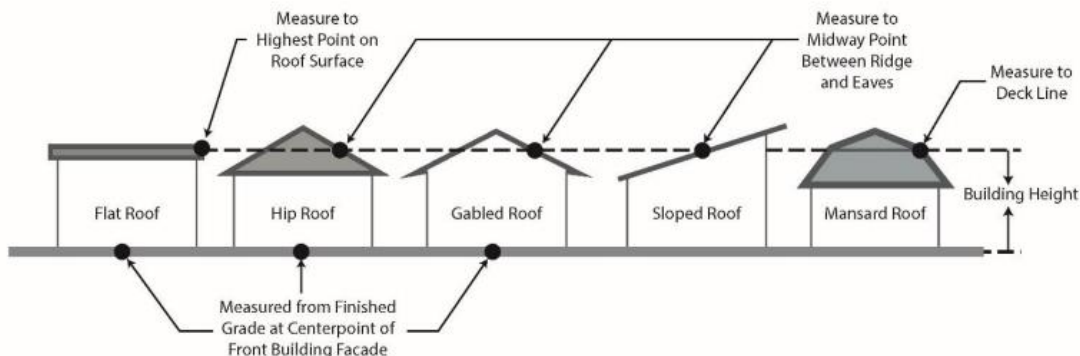
## A

- Accessory Building or Accessory Structure** shall mean, only when related to a main use, a detached, subordinate building or structure, not used for human habitation, located on the same lot with the main building and shall include a detached garage, a Temporary Garage, unenclosed and uncovered decks, and in-ground and above ground pools and steps, and a ramp, towers, and a trellis, or similar structures.
- Accessory Use** shall mean a use which is incidental, secondary, subordinate and exclusively devoted to a main permitted use and located on the same lot or site therewith.
- Adult Entertainment Establishment** means any premises or part thereof in which is provided, in a pursuance of a trade, calling, business or occupation, goods or services appealing to or designed to appeal to erotic or sexual appetites or inclinations:
- a) to provide when used in relation to services includes to furnish, perform, solicit or give such services in a pursuance of a trade, calling, business or occupation and “providing” and “provision” has corresponding meaning;
  - b) “services” include activities, facilities, performances, exhibitions, viewings and encounters;
  - c) “services designed to appeal to erotic sexual appetites or inclinations” includes:
    - i) Services of which a principal feature or characteristic is the nudity or partial nudity of any person;
    - ii) Services in respect of which the word “nude,” “naked,” “topless,” “bottomless,” “sexy,” “nu,” or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement;
    - iii) When used in reference to an adult entertainment establishment:
      - 1. “Attendant” means any person other than a licensed owner or operator who provides services designed to appeal to erotic or sexual appetites or inclinations at an adult entertainment establishment.

2. "Owner" means a person who alone or with others has the right to possess or occupy an adult entertainment establishment or actually does possess or occupy an adult entertainment establishment and includes a lessee of an adult entertainment establishment or of premises upon which an adult entertainment establishment is located.

## B

- Basement** shall mean storey or any part of a storey having **more** than half its clear height below grade.
- Bed and Breakfast Establishment** shall mean only a single family dwelling designed to be used, in part, for the accommodation of the travelling or vacationing public, containing therein five (5) or fewer suites or guest rooms.
- Boarding House - New Build** shall mean a residential dwelling in which the proprietor or principal occupant supplies furnished rooms and regularly served meals for monetary gain or profit to more than three (3), but not more than twenty (20) persons. The said rooms shall contain no cooking or sanitary facilities. Such use shall not exist in combination with any other permitted use in the relevant zone.
- Building Height** shall mean, when used with reference to a building, the vertical distance between the grade and exclusive of any roof construction used only as ornament, or for the mechanical operation of the building, such as penthouse, chimney, tower or steeple.
- a) In the case of a flat roof, the highest point of the surface or parapet, whichever is the greater;
  - b) In the case of a mansard roof, the deck roof line; and
  - c) In the case of a pitched roof, the mean height between eaves and ridge.



## 2 General Provisions

### 2.1 Scope of this By-law

The provisions of this By-law shall apply to the whole of the City of Cornwall excluding Cornwall Island.

### 2.2 General Provisions

No person shall use or cause or permit to be used any land, or erect, alter or use or cause or permit to be erected, altered or used any building except in conformity with the provisions of this By-law.

### 2.3 Other Restrictions

When the regulations or requirements of any Department of Government impose greater restrictions than the restrictions imposed by this By-law, then such greater restrictions shall govern.

### 2.4 Use Zones

For the purpose of this By-law, the City of Cornwall is divided into a number of Use Zones. The boundaries of these Zones are shown on the maps of the attached Zoning Atlas which is hereby declared to form an integral part of this By-law.

Zone Symbol	Zone
RES 10	Residential 10
RES 20	Residential 20
RES 30	Residential 30
RES 40	Residential 40
RES 50	Residential 50 Mobile Home Park
CBD	Central Business District
CC-SC	Community Commercial – Shopping Centre
CH	Highway Commercial
CN	Neighbourhood Commercial
COM 10	Commercial 10
COM 11	Commercial 11

Zone Symbol	Zone
COM 12	Commercial 12
COM 42	Commercial 42
COM 51	Commercial 51
COM 70	Commercial 70
CMDR	Cotton Mills District Redevelopment
MFR 10	Manufacturing 10
MFR 20	Manufacturing 20
MFR 30	Manufacturing 30
MFR 40	Manufacturing 40
MS	Service Industrial
PR AGR	Prime Agricultural
RA	Rural Area
INS 10	Institutional 10
INS 20	Institutional 20
OSP 10	Open Space 10
OSP-C	Open Space-Commercial
EC(F)	Environmental Constraint (Floodplain)
EC(WP)	Environmental Constraint (Wetland Protection)
SPU 20	Special Uses 20
SPU 99	Special Uses 99

## 2.5 Accessory Buildings / Accessory Structures

1. No building other than an accessory building shall be erected to the rear or side of a dwelling.
2. No accessory building in a residential zone shall be constructed with a height greater than 3 metres from grade to eave and 5 metres from grade to peak.

## 3 Residential 10 (RES 10) Zone

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

### 3.1 General

1. All structures and buildings erected, altered or used in a RES 10 Zone shall conform to the regulations of this subsection.
2. Notwithstanding any other provisions of this Section, one semi-detached dwelling or one convertible dwelling shall be permitted on Block 'C', R.P. 334.

### 3.2 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:

- Single family dwelling
- An office or consulting room of a physician, when located in his or her residence
- Home occupation, of any nature which does not adversely affect the amenities of the neighbourhood
- School, church, hospital, community center
- Accessory building incidental to any of the above uses

### 3.3 Zone Standards

#### 3.3.1 Building and Lot Requirements for Main Building

Provision	Requirement	
	Single Family Dwelling	Other Main Uses
a) Minimum Lot Frontage	Where both public water supply and sanitary sewers are available: 15 m	As required by Provincial Public Health Agencies
	Where either public water supply or sanitary sewers are available, but not both: 22.5 m	

Provision	Requirement	
	Single Family Dwelling	Other Main Uses
	Where neither public water supply nor sanitary sewers are available: 38.1 m	
b) Minimum Lot Area	Where both public water supply and sanitary sewers are available: 464 m <sup>2</sup>	As required by Provincial Public Health Agencies
	Where either public water supply or sanitary sewers are available, but not both: 696 m <sup>2</sup>	
	Where neither public water supply nor sanitary sewers are available: 2,788 m <sup>2</sup>	
c) Minimum Front Yard	6 m	9 m
d) Minimum Side Yard	1.5 m on each side, provided the legal amount of parking is provided; if not - 1.5 m and 3 m	Equal to the height of the building, but in no case less than 6m
e) Reduced Side Yard	Where an attached garage is provided and living space is provided above or behind the garage: 1.5 m and 1.5 m	N/A
	Where an attached garage is provided but no living space is provided above or behind the garage: 1.5 m and 0.8 m	
	Where a carport is provided: 1.5 m and 0.5 on the carport side	
f) Minimum Rear Yard	10 m	10.5 m
g) Maximum Lot Occupancy	35% (all main buildings)	33% (all main buildings)

### 3.4 Special Exception Zones

Notwithstanding any other provisions of this By-law, the following special exception provisions apply:

Zoning By-Law Section	Exception / Zoning Map No.	By-Law No.
3.4.1	RES 10-1	075/90
<b>Property Location:</b> 718 Second Street East (Lot 6, Registered Plan 159), situated at the northwest corner of Second Street and McConnell Avenue		
<b>Uses</b>		
A medical office in conjunction with a residential unit shall be permitted on the property.		

wsp

**Cornwall**  
ONTARIO CANADA