

WELCOME!
BIENVENUE!



Cornwall

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

Welcome to Online Public Open House #2 for the City of Cornwall's Comprehensive Zoning By-law Review.

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

Bienvenue à la journée portes ouvertes en ligne n°2 pour l'examen du règlement de zonage détaillé de la Ville de Cornwall.

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

As a resident / property owner, the City wants to hear your comments on the Draft Discussion Paper.

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

En tant que résident / propriétaire, la ville souhaite entendre vos commentaires sur le projet de document de discussion.

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



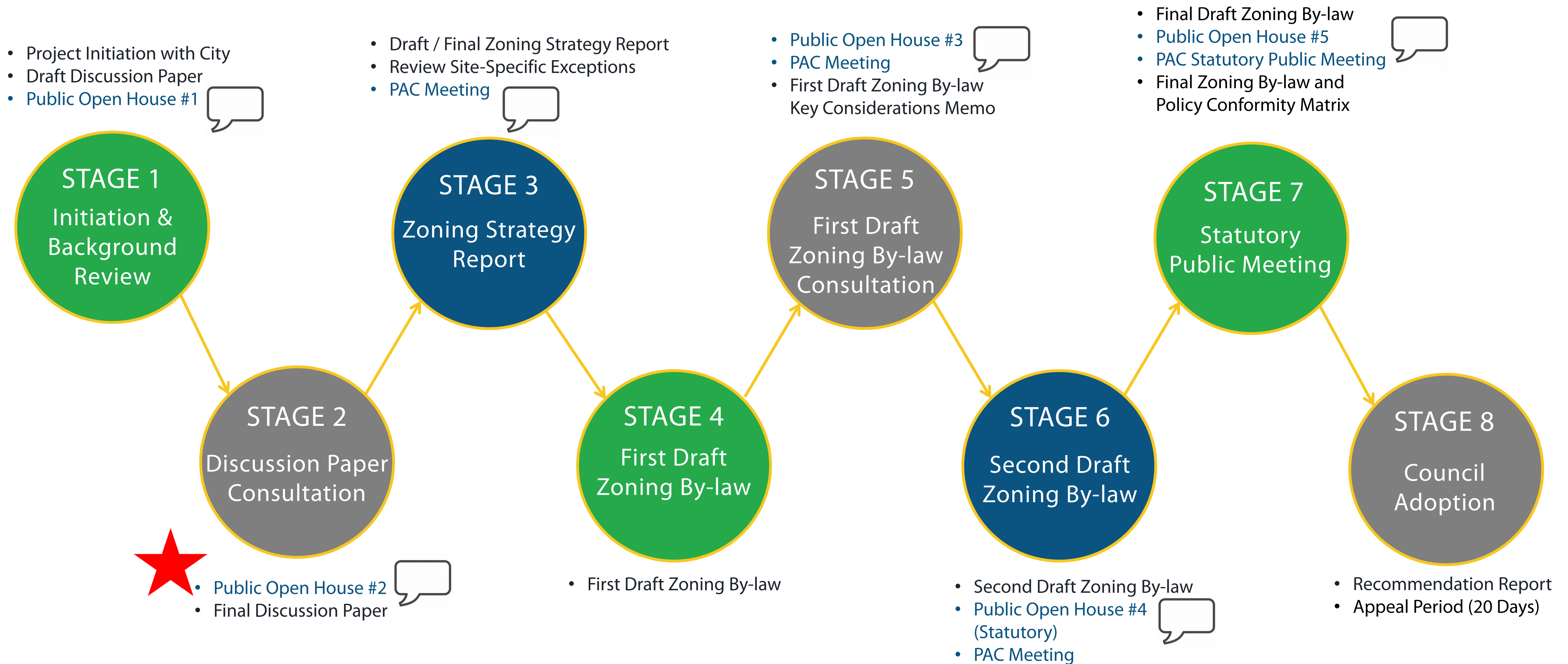
ZONING BY-LAW REVIEW PROCESS



Cornwall

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



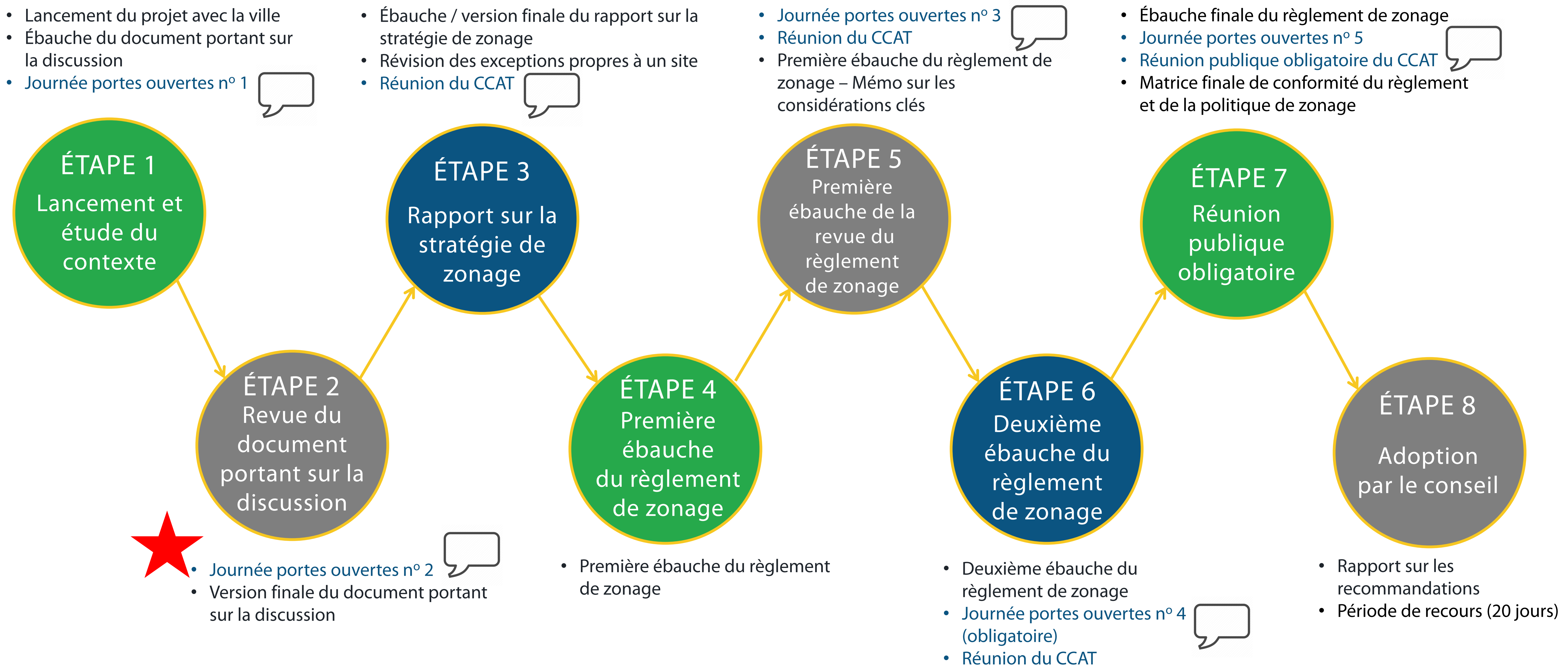
PROCESSUS DE RÉVISION DU RÈGLEMENT DE ZONAGE



Cornwall

Comprehensive Zoning By-law Review
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Le processus de révision du règlement de zonage a débuté en janvier 2020 et devrait prendre fin au début de l'année 2021.

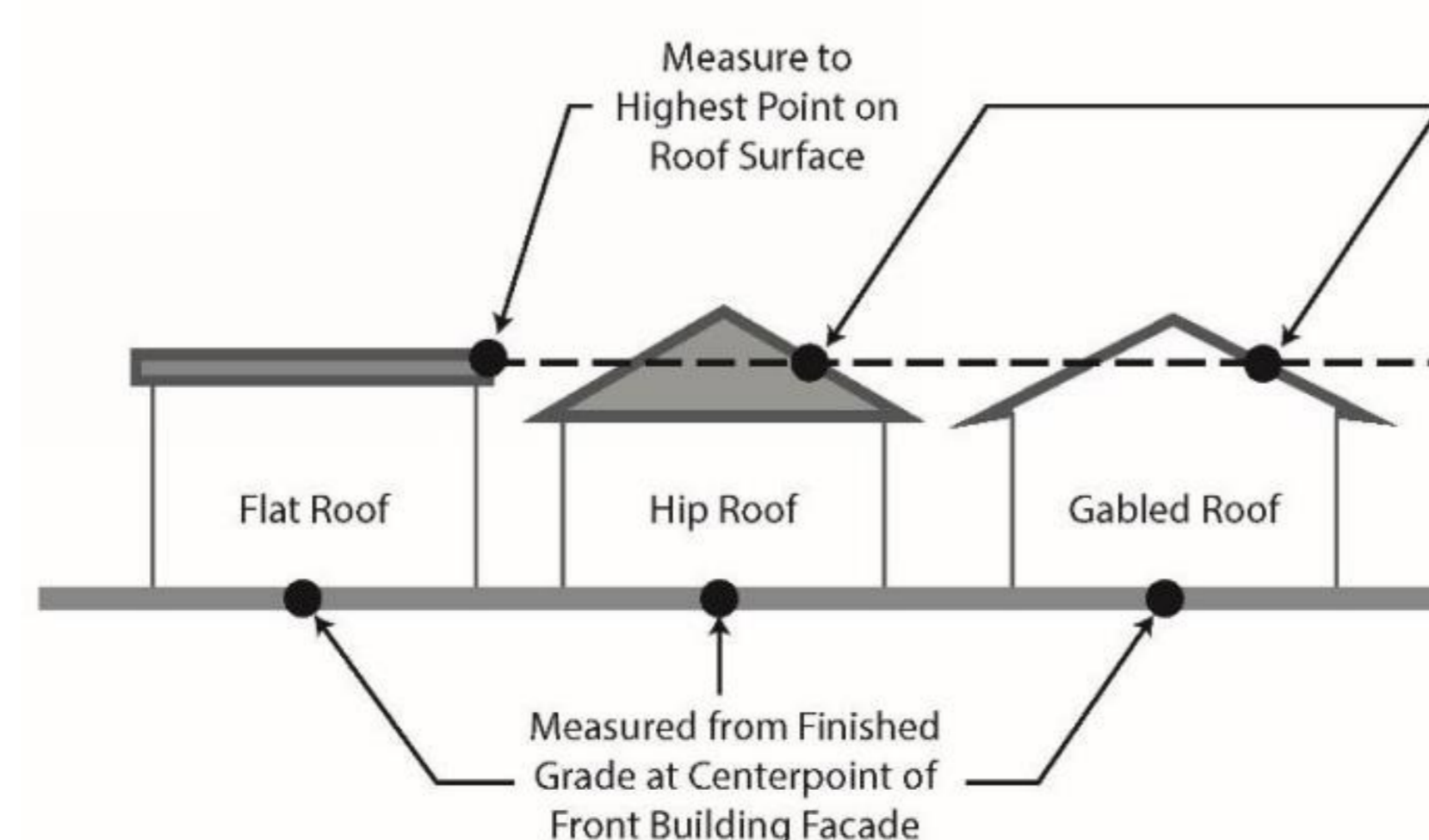
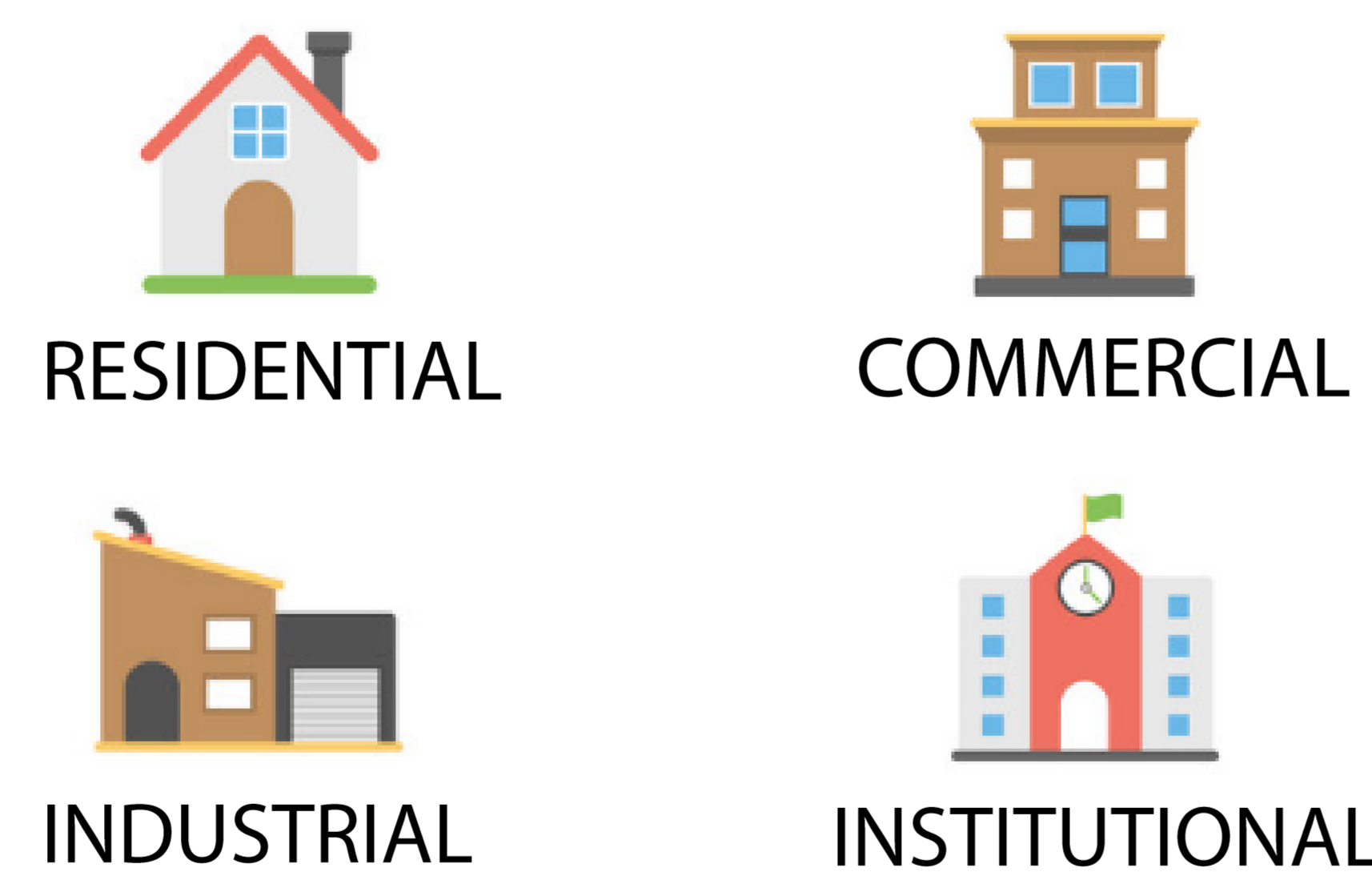
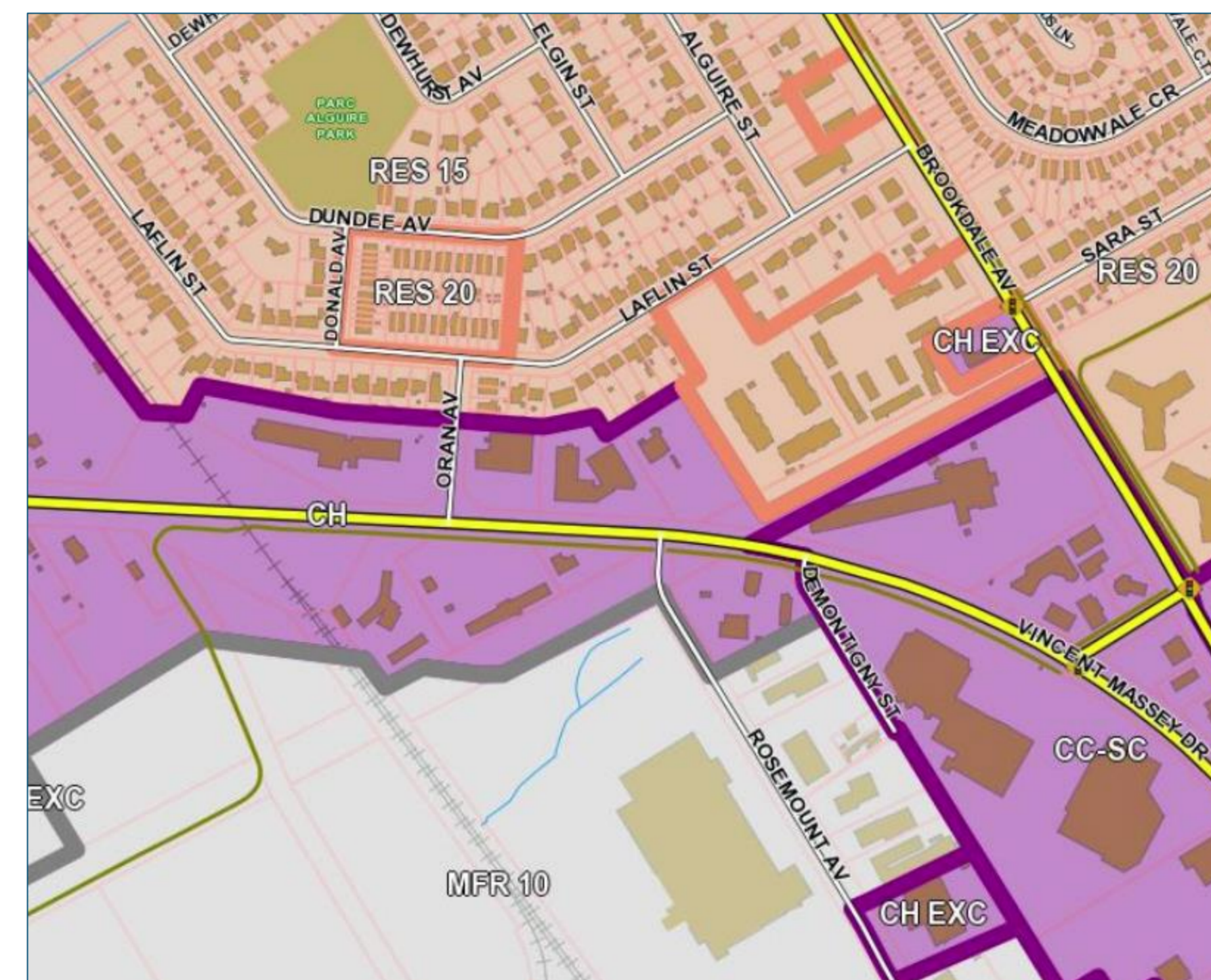


WHAT IS A ZONING BY-LAW?

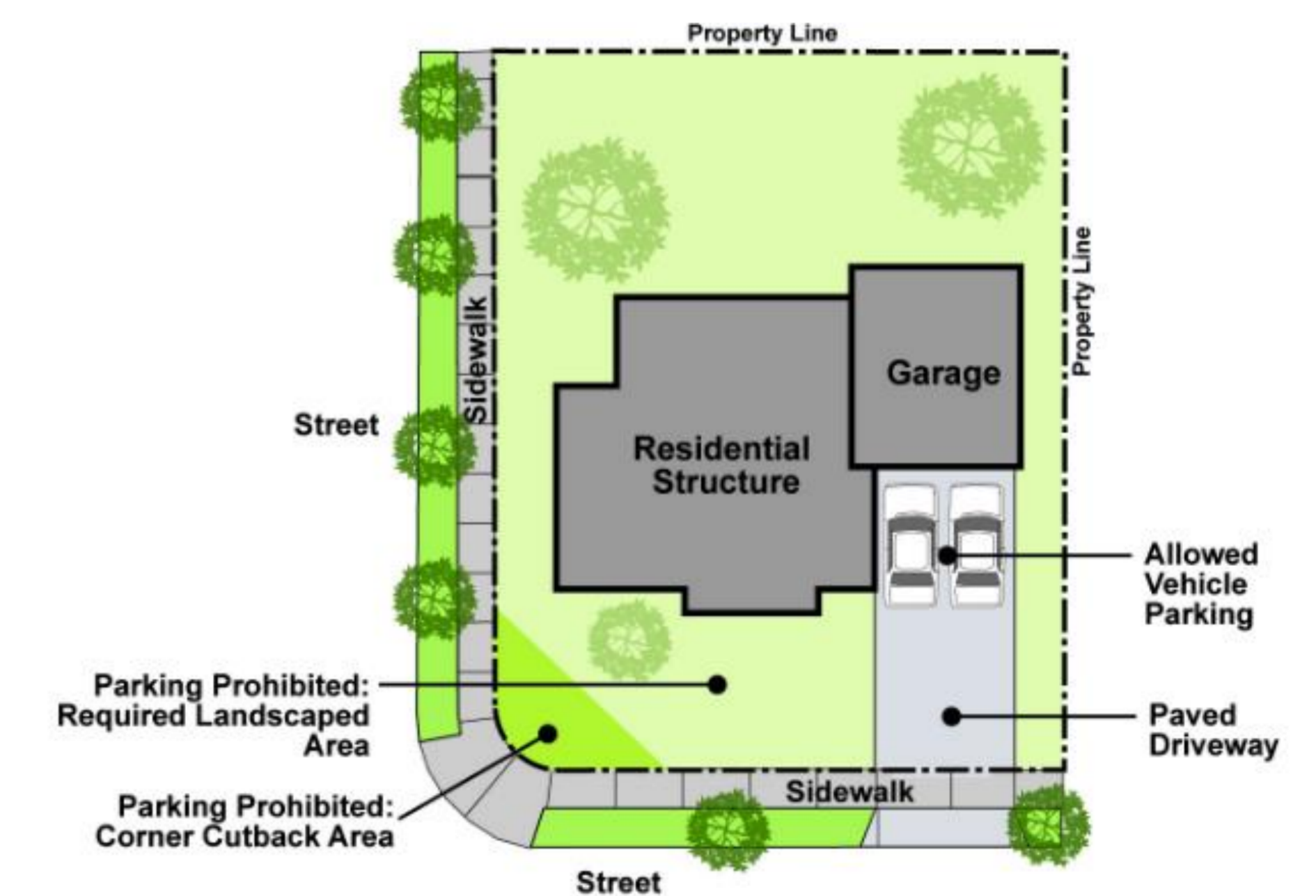
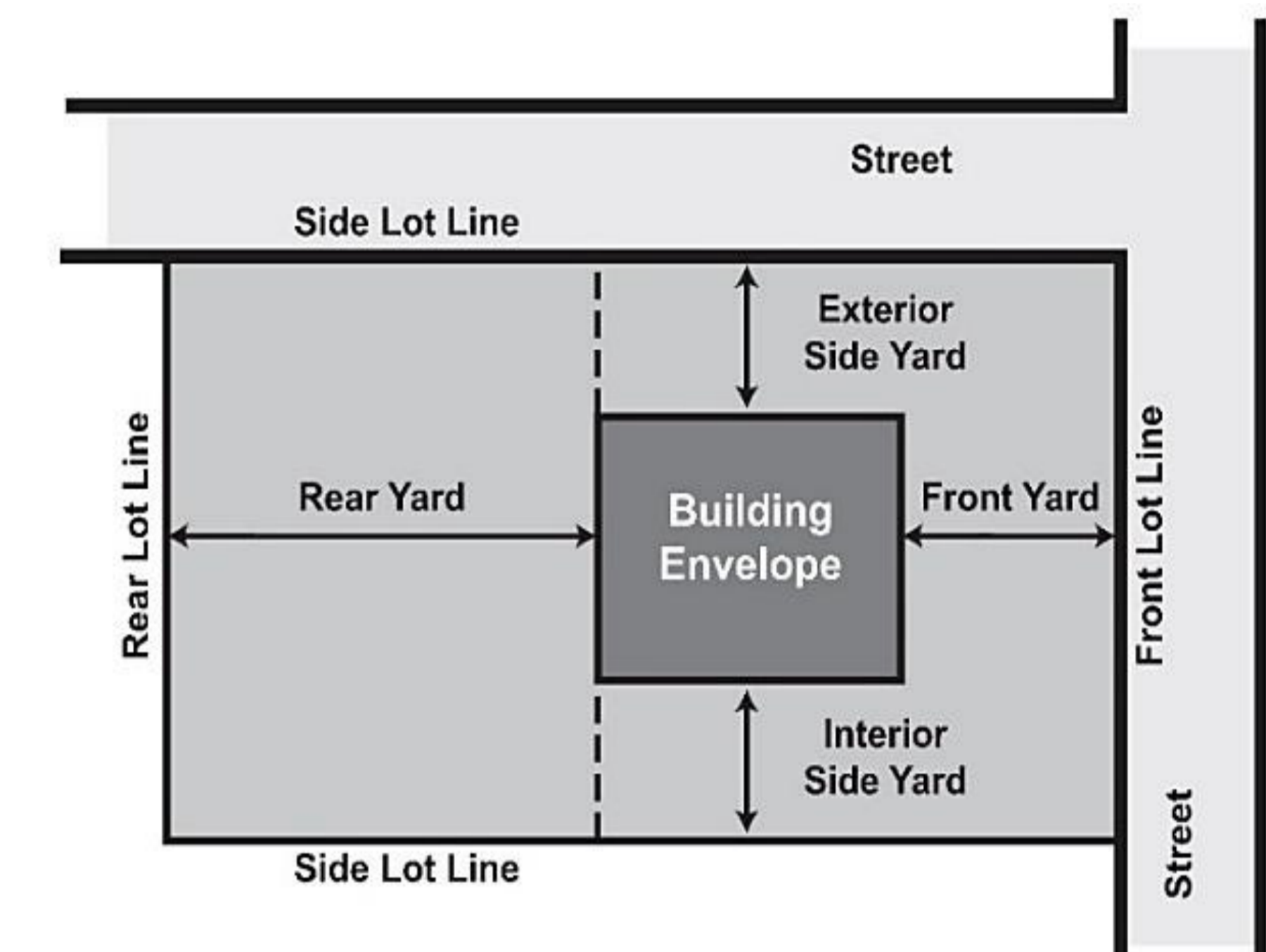
A Zoning By-law is a legal document that regulates the use of land and future development in a community. It implements the land use objectives and policies of a community's Official Plan, and helps manage potential conflicts between land uses.

A Zoning By-law provides detailed standards for how a property may be developed. It includes:

- A series of Zones (e.g. Residential, Commercial, Industrial), illustrated on Schedules (maps)
- The types of uses, buildings, and structures permitted on properties in each Zone
- Maximum building heights



- Where buildings and structures can be located on a property
- Requirements for lot area and dimensions (e.g. lot width, lot depth)
- Requirements for minimum setbacks from streets, lot lines, and waterbodies
- Parking and landscaping requirements



Source: Development Code, City of Duarte (2019)

QU'EST-CE QU'UN RÈGLEMENT DE ZONAGE?



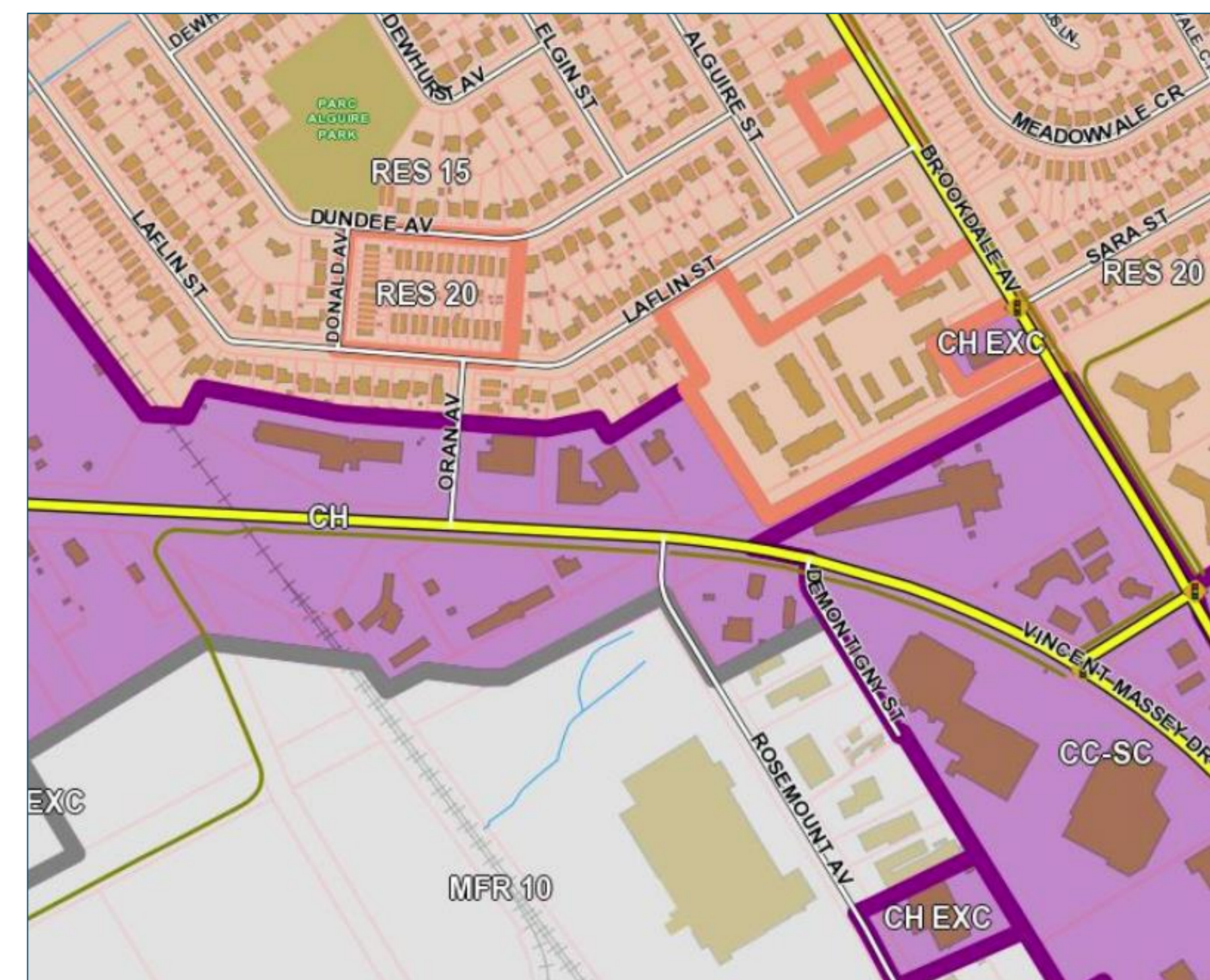
Cornwall

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

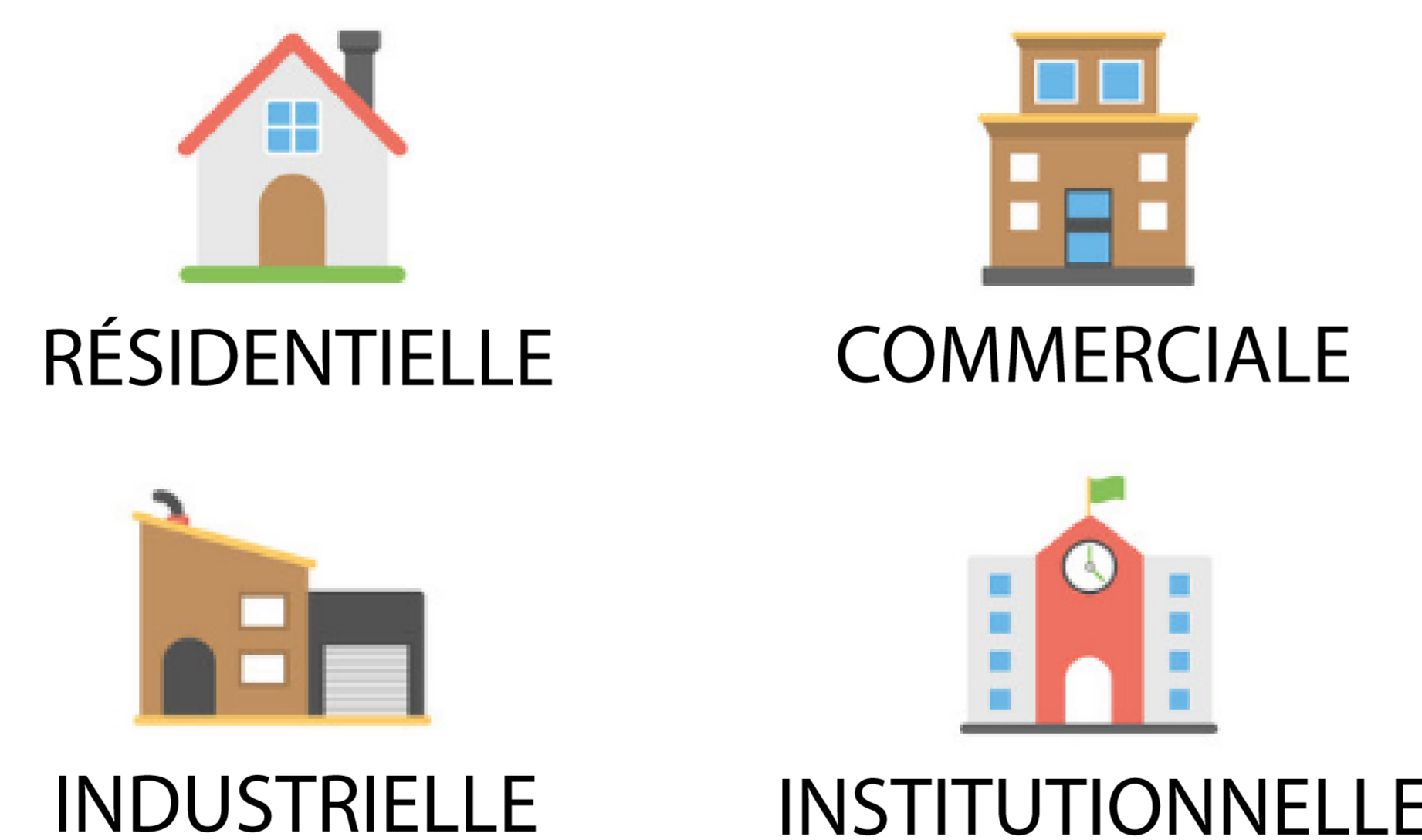
Un règlement de zonage est un document juridique qui réglemente l'utilisation des terres et le développement futur d'une collectivité. Il met en œuvre les objectifs et les politiques d'utilisation des terres du plan officiel d'une collectivité, et aide à gérer les conflits potentiels entre les utilisations des terres.

Un règlement de zonage fournit des normes détaillées sur la manière dont une propriété peut être développée. Il comprend :

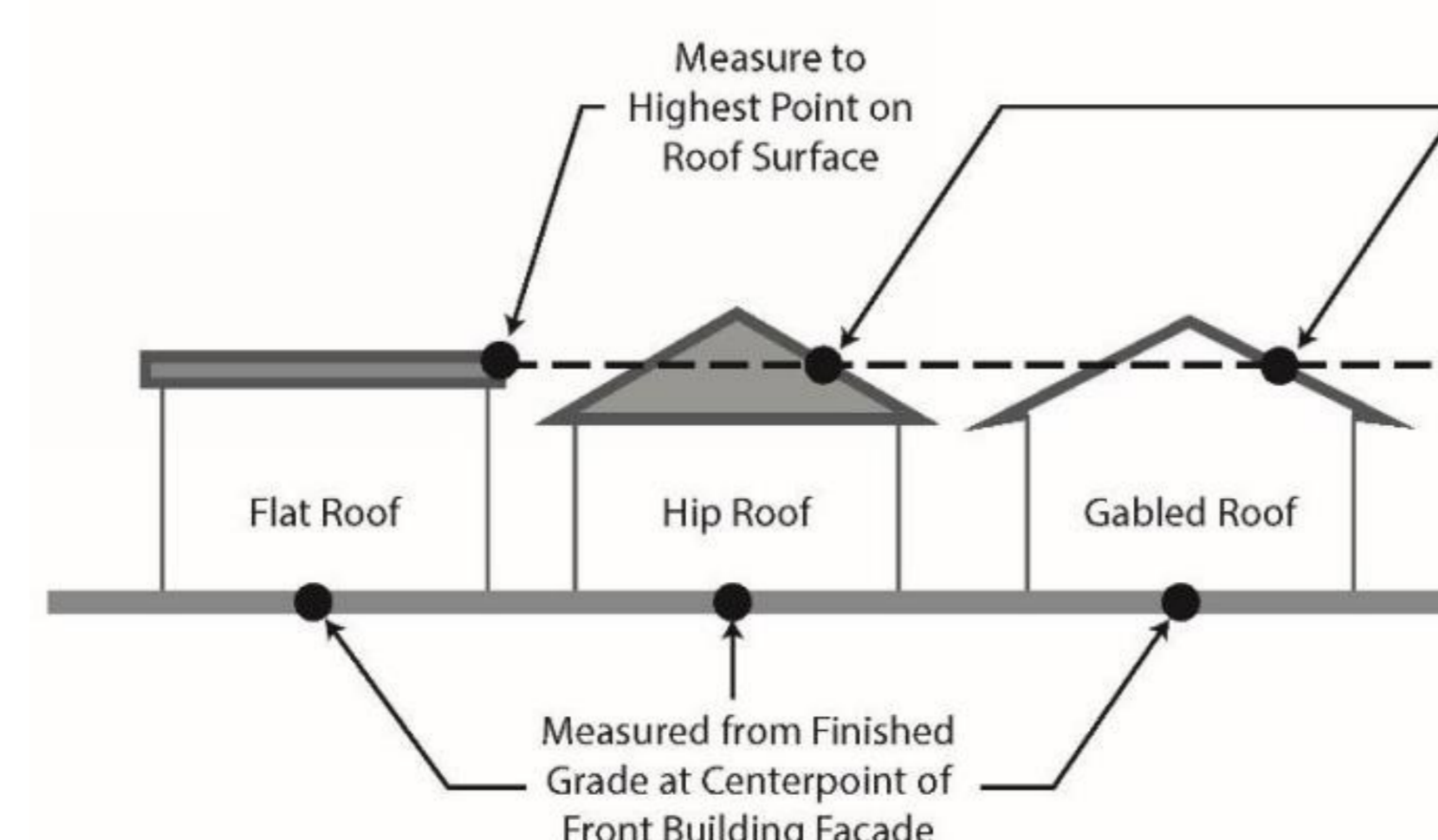
- Une série de zones (p. ex. résidentielles, commerciales, industrielles), illustrées sur des annexes (cartes)



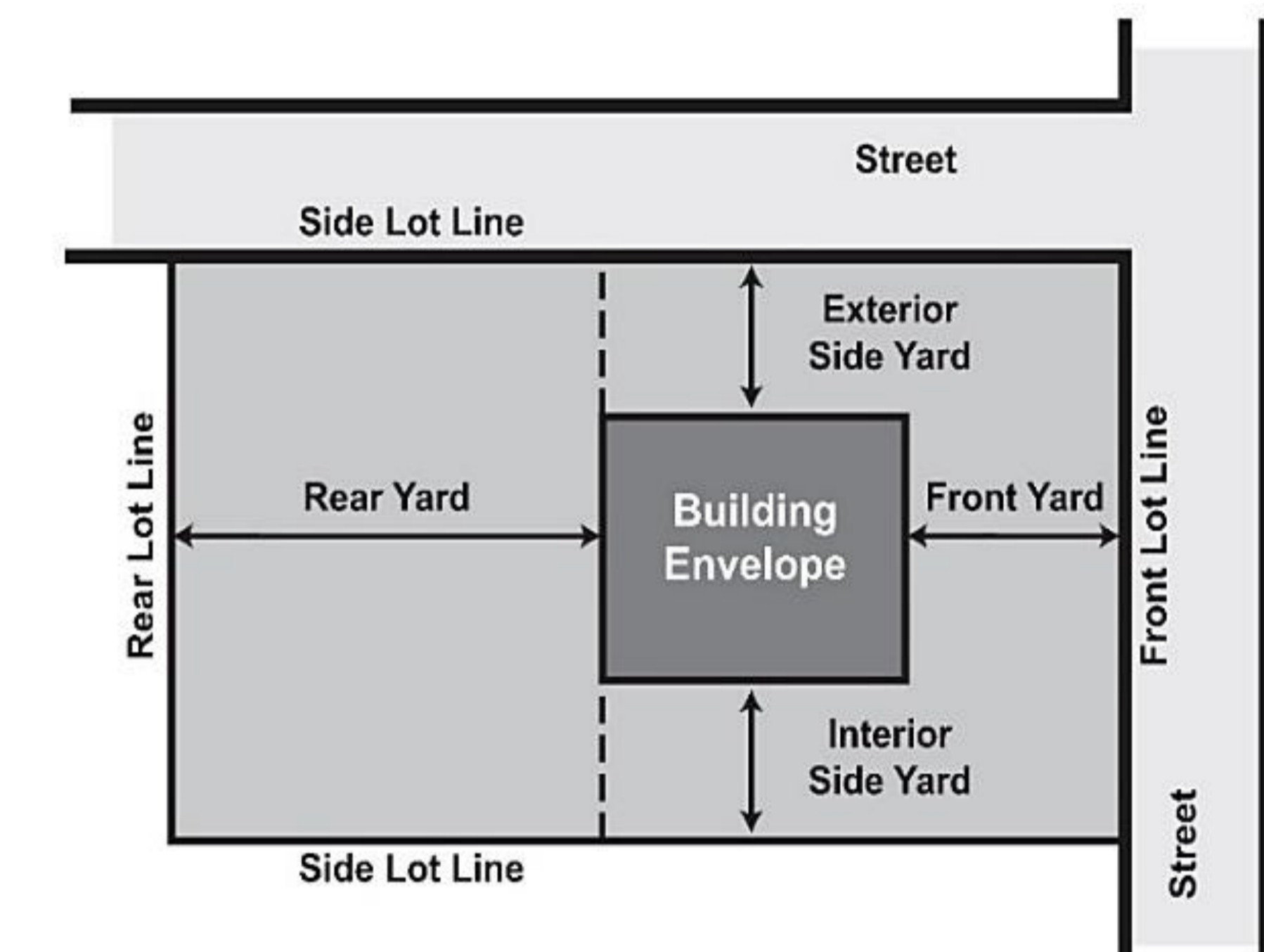
- Les types d'utilisation, les bâtiments et les structures autorisées sur les propriétés dans chaque zone :



- La hauteur maximale des bâtiments



- L'endroit où les bâtiments et les structures peuvent être situés sur une propriété



- Les exigences relatives à la superficie du lot et aux dimensions (p. ex. largeur et profondeur d'un lot)

- Les exigences pour les retraits minimaux des rues, des limites de lots et des plans d'eau



Source: Development Code, City of Duarte (2019)

- Les exigences relatives au stationnement et à l'aménagement

WHY IS THE ZONING BY-LAW BEING REVIEWED?



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

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

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

General, high-level

PROVINCIAL



PLANNING ACT – Provincial legislation that sets ground rules for land use planning in Ontario

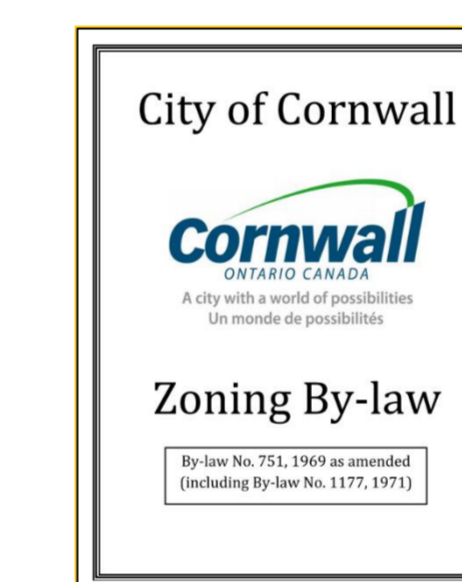


PROVINCIAL POLICY STATEMENT, 2014 – Provides policies for matters of provincial interest, that all municipalities must be consistent with.

MUNICIPAL

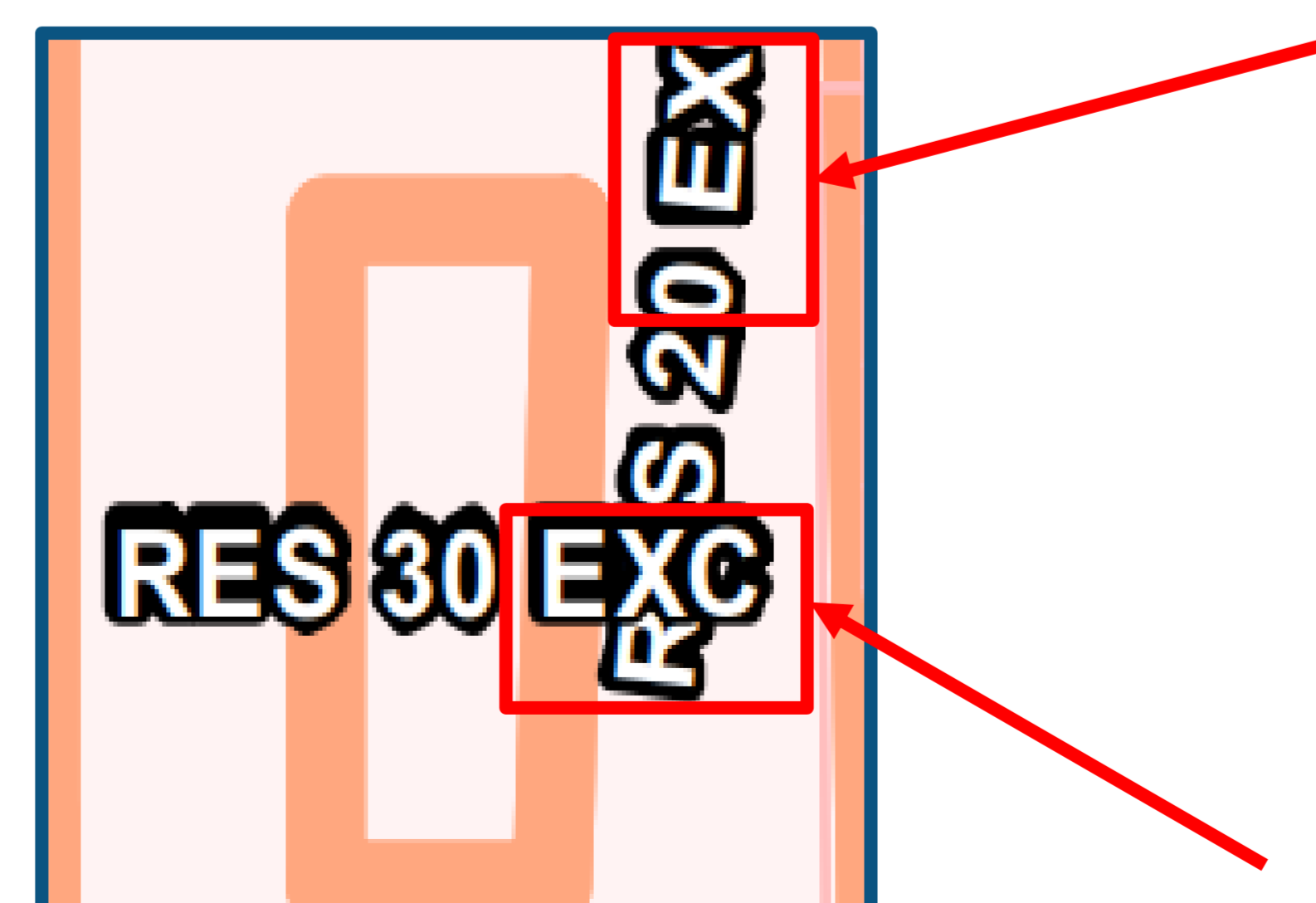
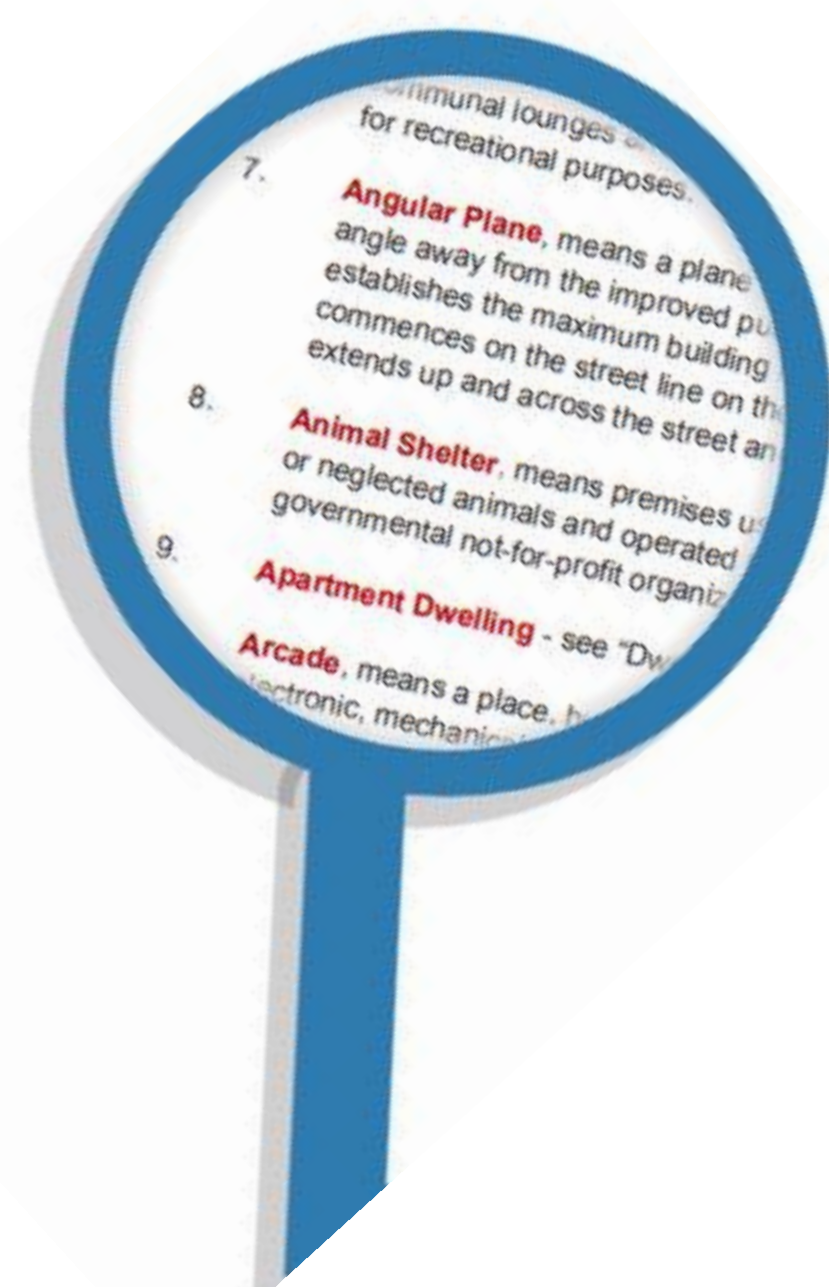


CITY OF CORNWALL OFFICIAL PLAN – Establishes a long-term vision, objectives, land use designations, and policies to manage growth and development



CITY OF CORNWALL ZONING BY-LAW – Implements the Official Plan, and sets out permitted uses and performance standards (e.g. setbacks, heights, parking) for each Zone

Detailed, site-specific



POURQUOI LE RÈGLEMENT DE ZONAGE EST-IL RÉVISÉ?



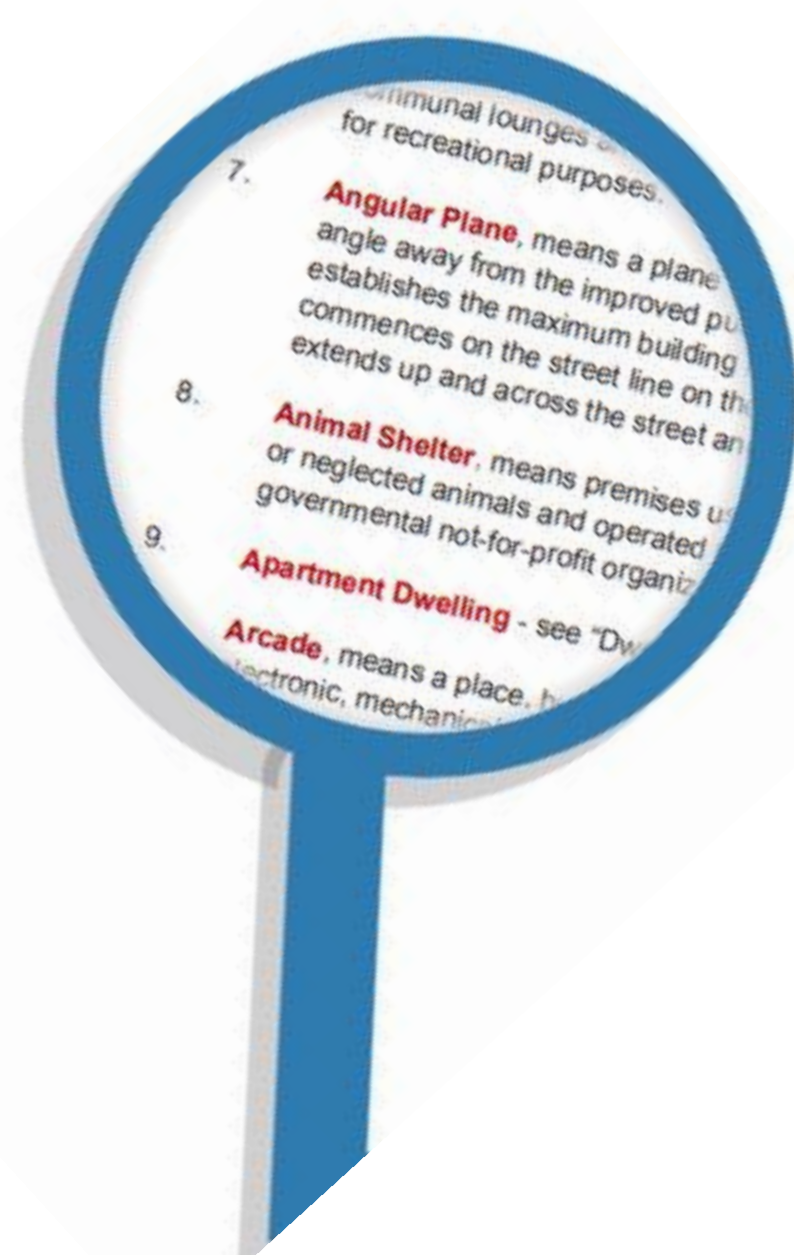
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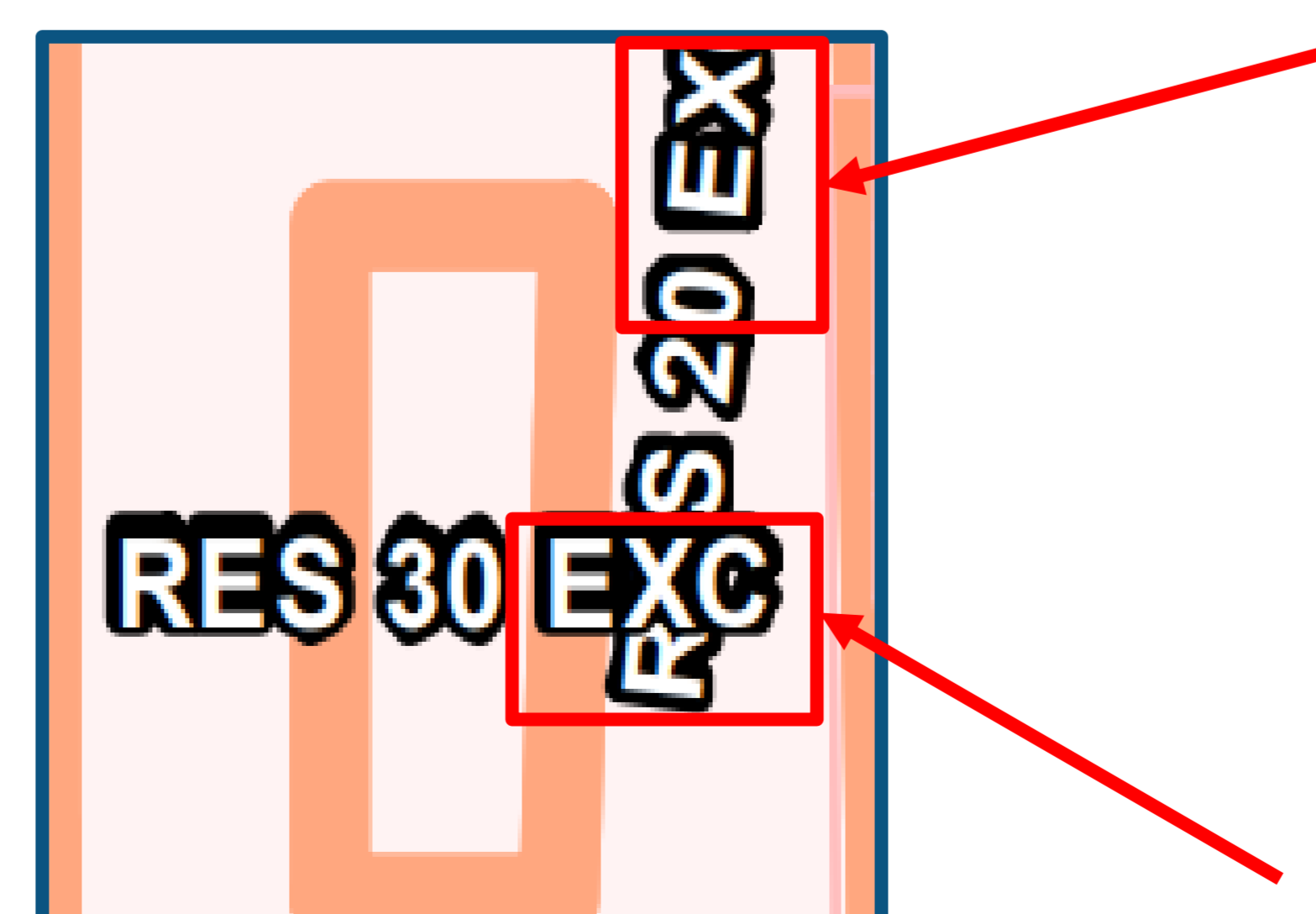
Conformément à la Loi sur l'aménagement du territoire, un règlement de zonage doit être mis à jour dans les trois (3) ans à compter de la date d'entrée en vigueur du nouveau Plan officiel. Le règlement no 751-1969 en vigueur de la ville, comme modifié, a été approuvé en 1969.

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

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



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



Général,
de haut
niveau

PROVINCIAL

Détaillé,
propre à un site

MUNICIPAL

	LOI SUR L'AMÉNAGEMENT – Loi provinciale qui fixe les règles de base de l'aménagement du territoire en Ontario.
	DÉCLARATION DE PRINCIPES PROVINCIALE DE 2014 – Fournit des politiques pour les questions d'intérêt provincial, que toutes les municipalités doivent respecter.
	PLAN OFFICIEL DE LA VILLE DE CORNWALL – Établit une vision à long terme, des objectifs, des désignations d'utilisation des terres et des politiques pour gérer la croissance et le développement.
	RÈGLEMENT DE ZONAGE DE LA VILLE DE CORNWALL – Met en œuvre le plan officiel et définit les utilisations autorisées et les normes de performance (p. ex. retraits, hauteurs, stationnement) pour chaque zone.

- Améliorer la convivialité



ADDITIONAL RESIDENTIAL UNITS



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WHAT ARE ADDITIONAL RESIDENTIAL UNITS?

“Additional residential units” are self-contained residential units with a private kitchen, bathroom facilities, and sleeping areas. These units were previously referred to as “second units”, prior to Planning Act changes. The Province is encouraging additional residential units as a way to increase affordable housing options, provide independent living for a family member, and generate income for homeowners.

Under the Planning Act, municipalities must authorize additional residential units in their Official Plans and Zoning By-laws. Additional residential units are permitted in detached, semi-detached, and row (town) houses, and in a building or structure ancillary to these housing types. “Ancillary” means buildings or structures that are secondary and complementary to a house (e.g. a detached garage). In effect, this permits two additional residential units, other than the primary unit, on a lot. Additional residential units require a Building Permit, and must comply with the Ontario Building Code, Fire Code, the City’s Zoning By-law, and other City by-laws (e.g. Property Standards By-law).

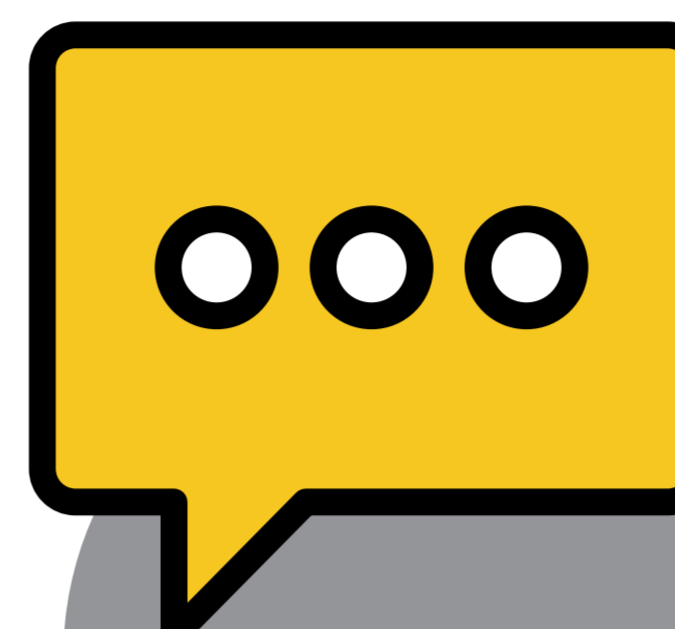
ZONING FOR ADDITIONAL RESIDENTIAL UNITS

The City’s Official Plan allows the development of second units (i.e. additional residential units) in detached, semi-detached and row (town) houses, as well as in ancillary structures, in new and existing neighbourhoods and wherever residential development is permitted.

The City’s current Zoning By-law refers to additional residential units as accessory apartments, and needs to be updated conform to the legislation. Zoning considerations for additional residential units can include parking, servicing, design and compatibility.

The Planning Act sets out Regulations for parking requirements associated with additional residential units. Specifically:

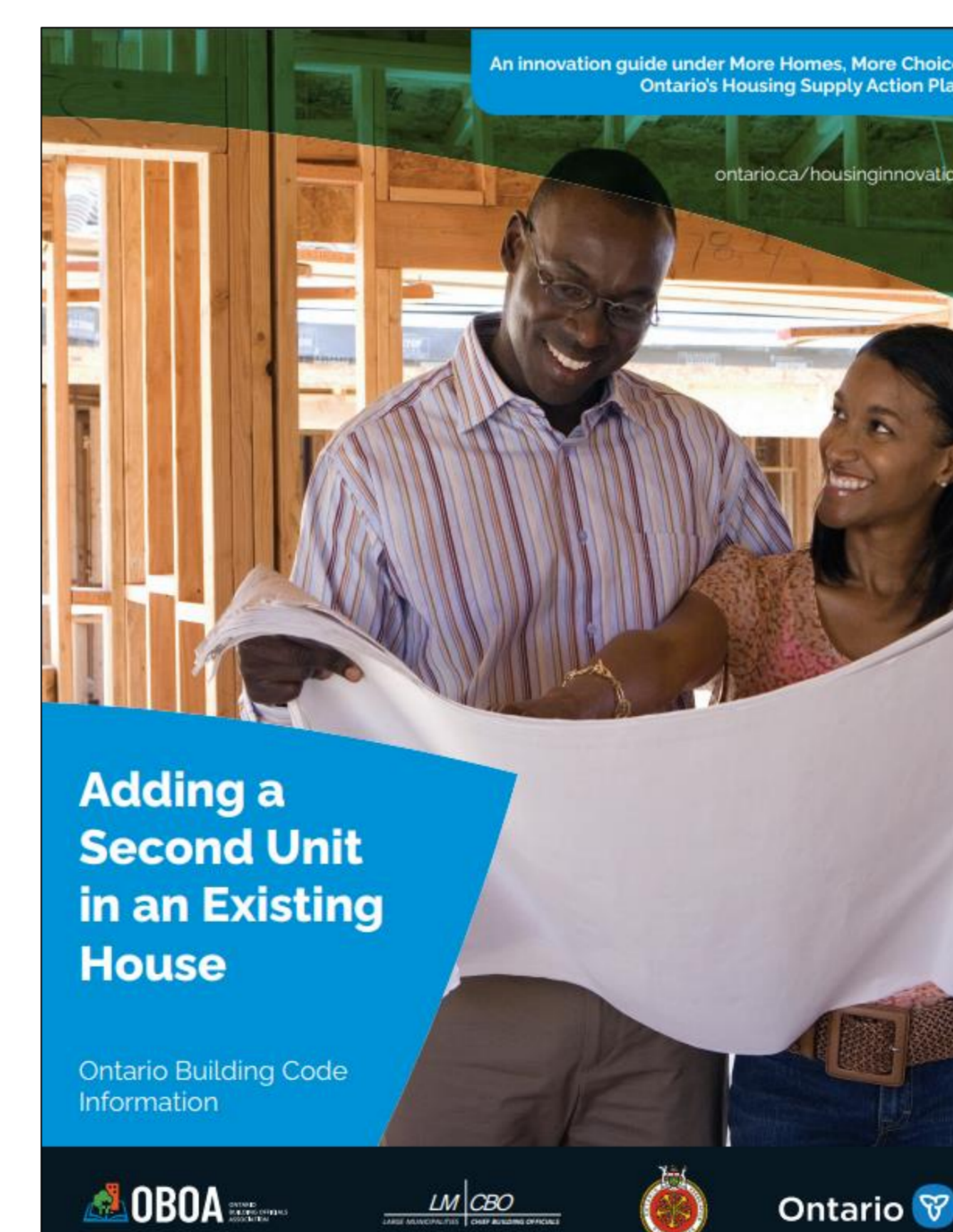
- One parking space is required for each additional residential unit, which may be provided through tandem parking;
- Where a Zoning By-law does not require a parking space for the primary unit, a parking space is not required for the additional residential unit; and
- A Zoning By-law may establish that no parking space is required for additional residential units.



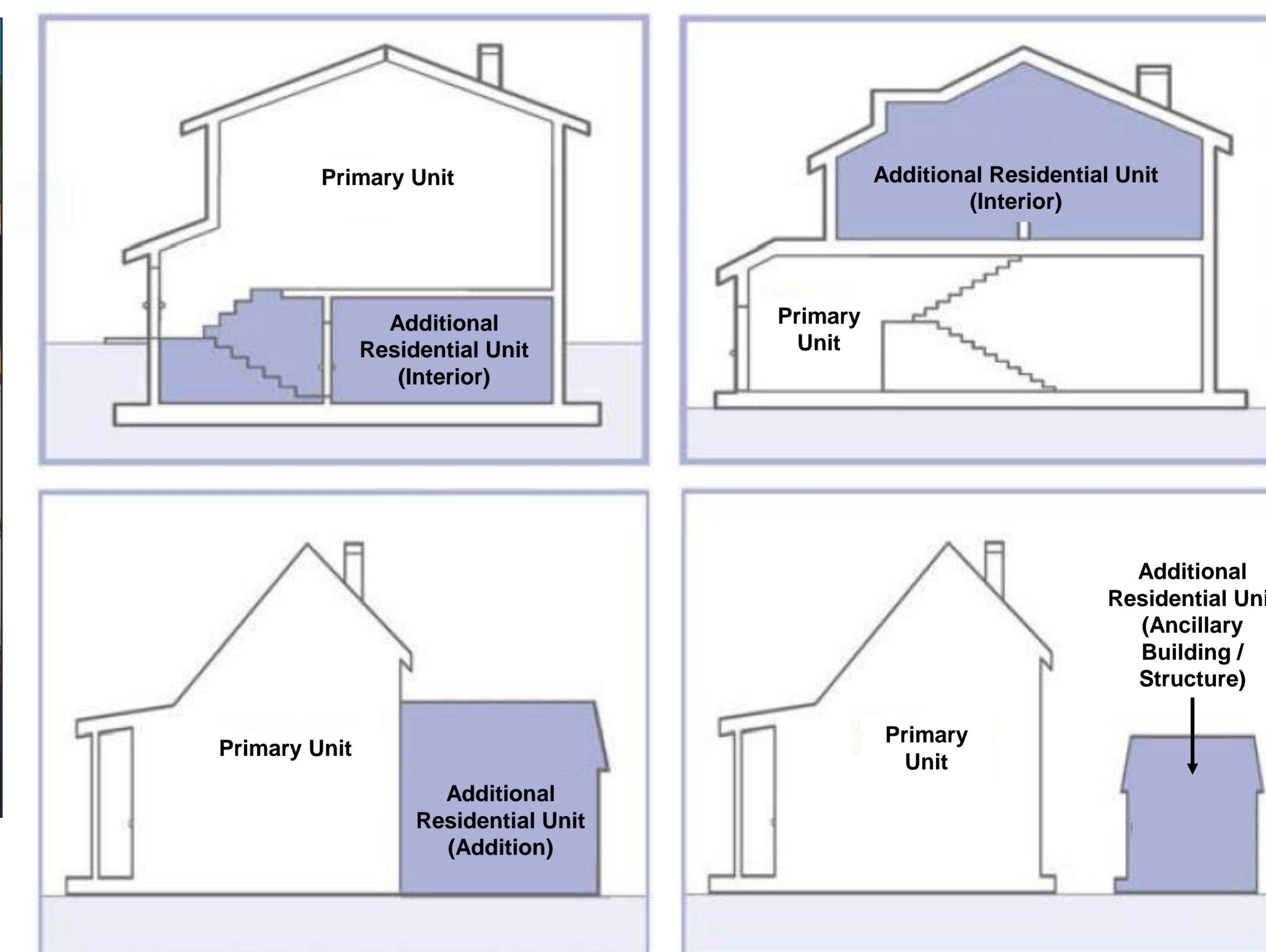
Share Your Input – Online Survey

Complete the online survey on the City’s website to share your input on the questions below:

- Do you think that a parking space should be required for an additional residential unit?
- Other than parking, do you have concerns related to additional residential units that could be addressed through Zoning By-law provisions?



MMAH, 2019



For more information on adding an additional residential unit to an existing house, the Province has released a guide, available here:

<https://www.ontario.ca/page/add-second-unit-your-house>

TINY HOMES



Cornwall

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WHAT ARE TINY HOMES?

“Tiny homes” are small, private and self-contained dwelling units that are intended for year-round use. They would contain:

- living and dining areas;
- kitchen and bathroom facilities; and
- a sleeping area.

A tiny home can be a primary home or a separate structure on a property that already has an existing dwelling. Tiny homes are not campers, RVs, cottages, or other structures used on a seasonal basis.

Tiny homes must comply with the Ontario Building Code, Fire Code, the City’s Zoning By-law, and other City by-laws. They must also have necessary servicing (i.e. water and sewer). According to the Building Code, tiny homes cannot be under 17.5 m² (188 ft²), and are generally less than 37 m² (400 ft²).

ZONING FOR TINY HOMES

Some municipalities encourage tiny homes as an affordable housing option. In some cases, tiny homes are defined in Zoning By-laws, and where they are permitted.

Currently, the City’s Official Plan and Zoning By-law do not address tiny homes. The Zoning By-law does not require a minimum size for dwelling units in any Zone – so, dwellings of any size, including a tiny home, would be permitted provided other zoning requirements are met (e.g. minimum lot area, setbacks, building height). There could be developments of multiple tiny homes proposed, which would need to proceed through a Plan of Subdivision. A development of multiple tiny homes on a single lot would need a Zoning By-law Amendment.

For more information on tiny homes, the Province has released a guide, available here: <https://www.ontario.ca/document/build-or-buy-tiny-home>

Share Your Input – Online Survey

Complete the online survey on the City’s website to share your input on the questions below:

- Do you support tiny homes as infill development (i.e. one tiny home on an existing vacant lot) in established residential areas?
- Do you support developments / subdivisions of multiple tiny homes in future residential areas?
- Do you support a tiny home being located on the same lot as an existing dwelling (e.g. in the rear yard)?



MMAH, 2019

POP-UP SHOPS



Cornwall

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WHAT ARE POP-UP SHOPS?

Pop-up commercial uses, or “pop-up shops”, are short-term, temporary retail spaces / 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 farmer’s markets. Pop-up shops are usually located in areas of high pedestrian activity, such as in downtowns, shopping centres, parks, and along waterfronts. New businesses can gain exposure through pop-up shops, and existing businesses often use them to set up a secondary location.

The City is considering changes to zoning provisions related to pop-up shops, in recognition of increased interest in these temporary uses. For example, the City of Cornwall Waterfront Plan recommends considering zoning provisions to facilitate opportunities for food trucks and pop-ups along the waterfront, to activate the area.

ZONING FOR POP-UP SHOPS

Currently, the City’s Zoning By-law includes provisions for “temporary sales”, which are defined as “sales that occur not longer than a 72 hour period, by a particular individual or firm.”

Temporary sales are currently limited to no more than a 72 hour period in any 6 month period. Temporary sales may 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.

The current Zoning By-law does not explicitly permit temporary sales outdoors in open space areas, such as in parks along the waterfront.

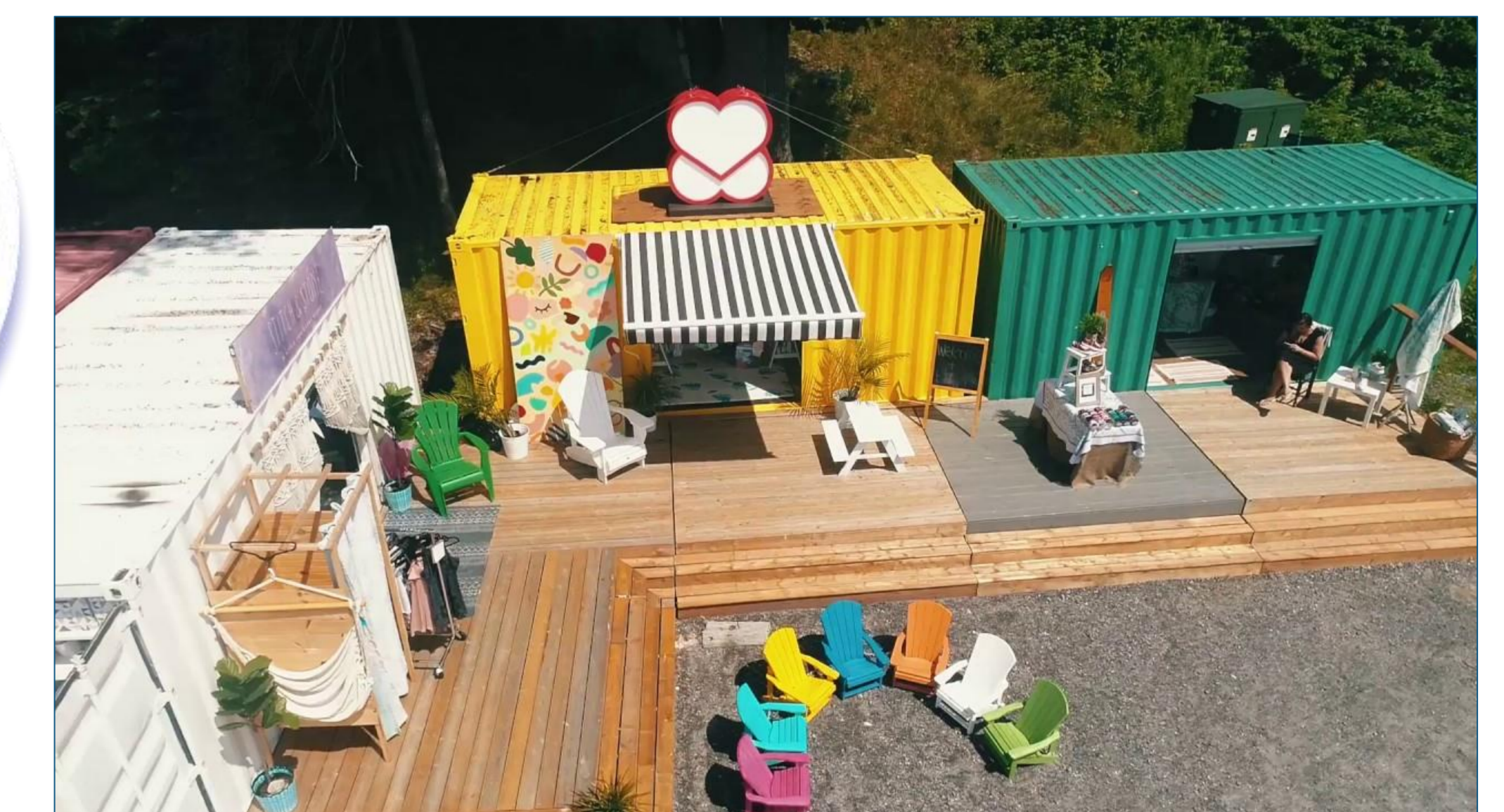
Share Your Input – Online Survey

Complete the online survey on the City’s website to share your input on the questions below:

- Do you support temporary pop-up shops in parks along the waterfront (e.g. Lamoreaux Park)?
- Should pop-up shops along the waterfront be limited to occur only in association with other events, like a festival?
- Do you support pop-up shops in other locations, such as vacant storefronts?
- Should pop-up shops be permitted for a longer duration than a 72 hour period in any 6 month period?



Pop-ups on the Bay, Belleville, ON



SWS Pop Up Village, Wallace Bay, Muskoka, ON

SHORT-TERM ACCOMMODATIONS



Cornwall

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WHAT ARE 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. Traditionally, these types of accommodations have been offered by hotels, motels, and bed and breakfasts. Today, many companies like Airbnb and HomeAway provide websites and mobile apps where travellers can find a variety of short-term accommodations (e.g. entire houses / apartments / cottages, single rooms) which are privately listed by property owners. These short-term accommodations might be located within an owner's principal dwelling, or within properties owned, but not occupied, by the owner.

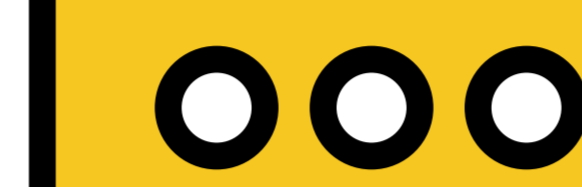
Short-term accommodations can provide a range of benefits in the form of increased tourism, income generation for property owners, and an increased diversity, supply, and affordability of accommodation options. However, potential issues may include: nuisances such as noise, party houses, and increased traffic or parking issues; safety concerns; violation of apartment or condo rules; changes to neighbourhood character; and loss of long-term rental supply.

MUNICIPAL APPROACHES TO REGULATION

Municipalities are taking many approaches to regulating short-term accommodations through multiple tools, including but not limited to Zoning By-laws, such as:

- Enforcing separate noise, property standards, and parking by-laws to address specific concerns;
- Passing by-laws that require short-term accommodations to be licensed and registered; and
- Defining short-term accommodations in a Zoning By-law and permitting them in specific Zones, with other provisions, such as a maximum duration of rental periods, limiting short-term accommodations to a property owner's primary dwelling, limiting guests, etc.

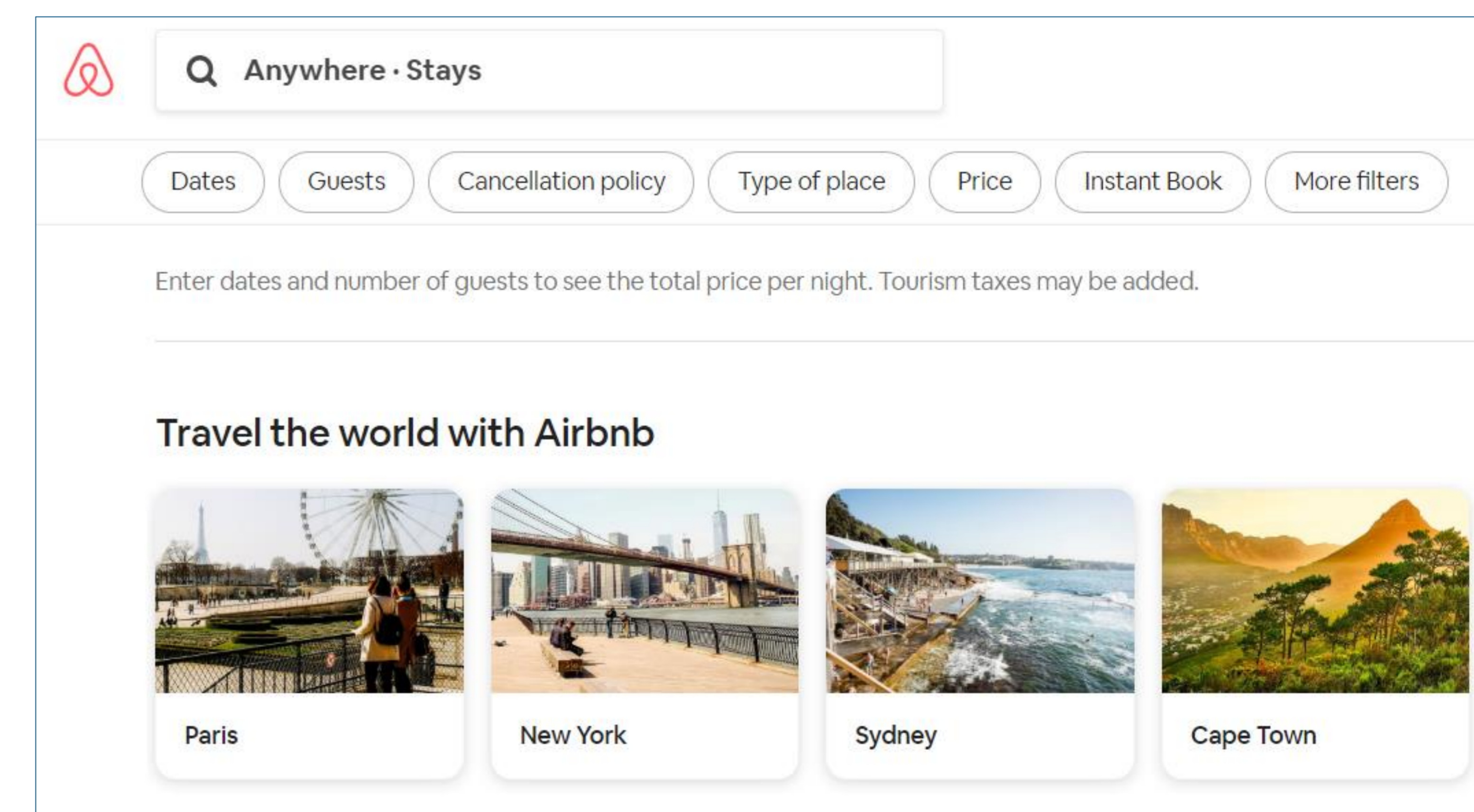
Many municipalities undertake a study of short-term accommodations to inform the best policy and regulatory approaches, such as Official Plan and Zoning By-law Amendments, Licensing By-laws, administrative procedures, and amendments to other by-laws.



Share Your Input – Online Survey

Complete the online survey on the City's website to share your input on the questions below:

- Do you consider the available supply of long-term rental accommodations (e.g. apartments) to be a concern in the City?
- Do you consider short-term accommodations to be a concern in the City? If so, why?
- Do you see the need for stricter municipal regulation of short-term accommodations in the City, whether through the Zoning By-law or other tools?



Airbnb website, 2020

VINCENT MASSEY DRIVE CORRIDOR



Cornwall

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Prior to 1968, when Highway 401 was constructed, Vincent Massey Drive was the main roadway into the City. The historic function of Vincent Massey Drive can still be seen by the hotels and motels that exist today, but the corridor is changing. It is not just serving the travelling public, but it is evolving into a more commercial corridor where other land uses exist, such as restaurants, stores, and other businesses.

CURRENT DESIGNATION AND ZONING

Vincent Massey Drive is one of the City's major employment areas, and is designated as "General Commercial" in the City's Official Plan.

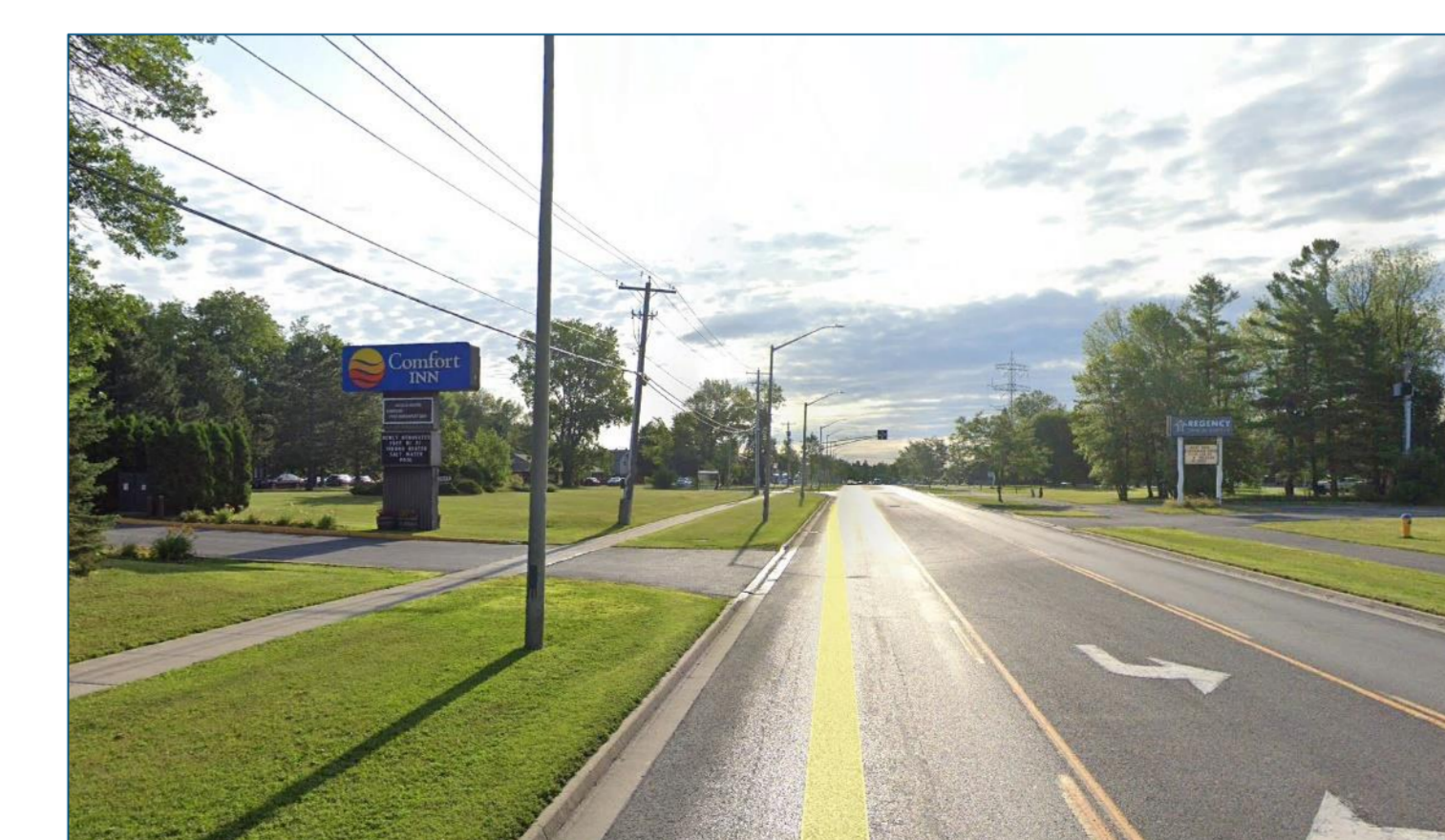
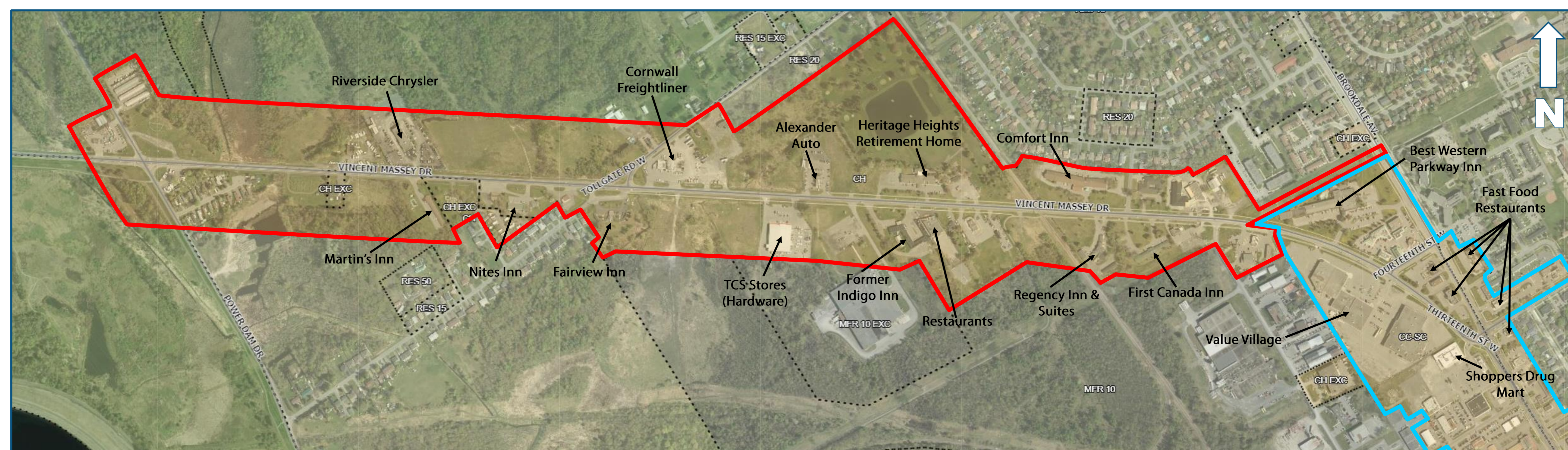
In the City's Zoning By-law, a portion of Vincent Massey Drive is zoned "Community Commercial-Shopping Centre" (CC-SC), from Thirteenth Street to Fifteenth Street. The CC-SC Zone permits a broader range of commercial uses, including retail and food stores.

The portion of the corridor from Fifteenth Street to Power Dam Drive is zoned "Highway Commercial" (CH) – this is the area where many existing and former hotels and motels are located. The CH Zone requires larger setbacks from the road, resulting in more automobile-oriented sites.

Share Your Input – Online Survey

Complete the online survey on the City's website to share your input on the questions below:

- What types of commercial land uses would you like to see along the "Highway Commercial" portion of Vincent Massey Drive in the future? "Commercial uses" are generally considered to be uses the primary purpose of which is to sell, lease or rent a product or service directly to the public (e.g. retail, entertainment, personal or professional services).
- Should more mixed-use development (e.g. commercial on the ground floor, with residential uses on upper floors) be encouraged along Vincent Massey Drive?
- Should buildings along Vincent Massey Drive be located closer to the street?



Google Streetview, 2019



LEGEND:



HIGHWAY COMMERCIAL (CH) ZONE



COMMUNITY COMMERCIAL-SHOPPING CENTRE (CC-SC) ZONE



SHARE YOUR INPUT PARTAGEZ VOTRE CONTRIBUTION



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Share Your Input / Partagez votre contribution

1

Review the Draft Discussion Paper on the City's website: <https://www.cornwall.ca/zoningreview>.

Examinez le projet de document de discussion sur le site web de la ville : <https://www.cornwall.ca/examenzonage>.

2

View the video presentation on the City's website. A written transcript of the presentation is also available.

Regardez la présentation vidéo sur le site Web de la ville. Une transcription écrite de la présentation est également disponible.

3

Please visit the City's website to complete an online survey and share your thoughts on the questions included in these display boards.

Veillez consulter le site Web de la ville pour remplir un sondage en ligne et partager vos réflexions sur les questions incluses dans ces tableaux d'affichage.

4

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

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

Thank you for your participation! Merci pour votre participation!

HOW TO STAY INVOLVED COMMENT RESTER IMPLIQUÉ



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



City website:

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

Site Web de la ville :

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



Newspaper notices:

Avis dans les journaux :

Standard-Freeholder, Seaway News, The Seeker



Community bulletins

Bulletins communautaires



Twitter, Facebook, Instagram

@CityofCornwall

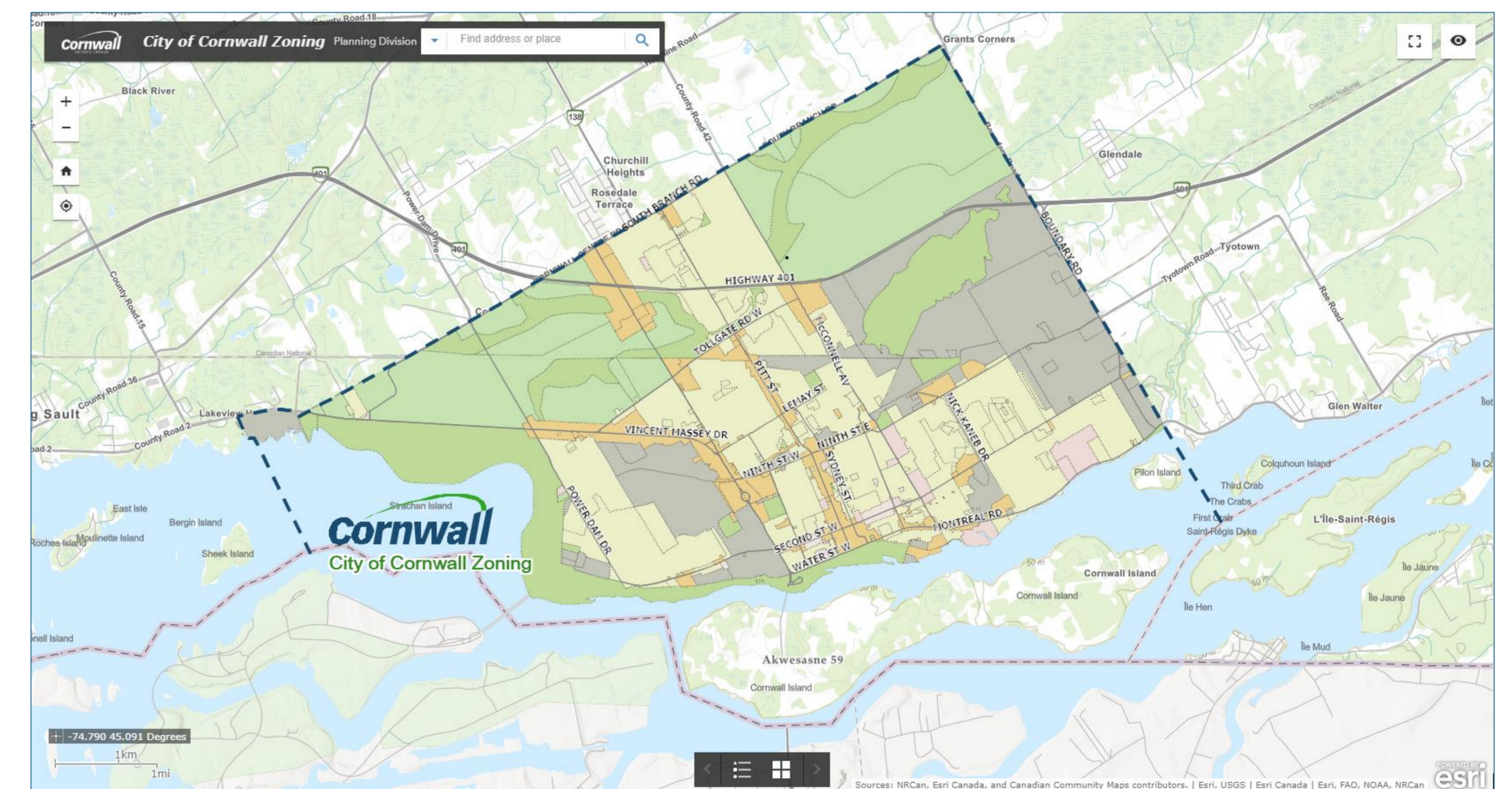


Find your existing zoning:
Trouvez votre zonage actuel :

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

Interactive Map:

Carte interactive :



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

planning@cornwall.ca

613-930-2787

