

# City of Cornwall Comprehensive Zoning By-law Review

Online Public Open House #2

May 2020

Video Presentation

[www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview)

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# Overview

- 1 What is a Zoning By-law?
- 2 Why is the Zoning By-law being reviewed?
- 3 Review Process
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- 5 Key Issues for Input
- 6 Share Your Input
- 7 Next Steps
- 8 Where to Find Your Zoning Information
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# 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.
- The City's current Zoning By-law No. 751-1969 was approved by Council in 1969, and has since been amended and consolidated
- The Planning Act requires that a Zoning By-law be updated to conform to the Official Plan within 3 years of a new Official Plan coming into effect

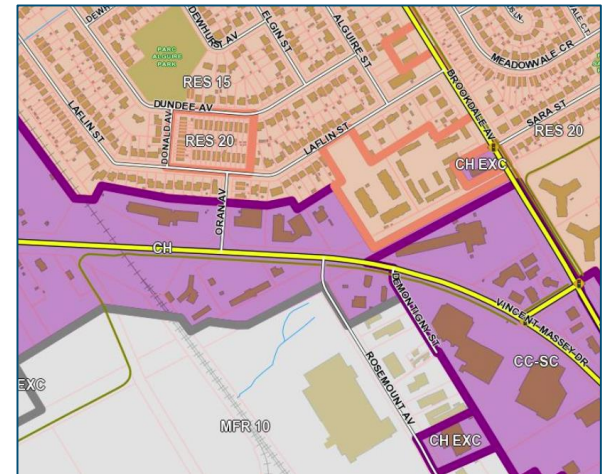
# What is a Zoning By-law?

A Zoning By-law establishes a series of Zones (e.g. Residential, Commercial, Industrial), illustrated on Schedules (maps).

Each Zone includes provisions for:

- The types of uses that are permitted
- Specific standards for how a property may be developed

A Zoning By-law also includes definitions for permitted uses, and other terms.



RESIDENTIAL



COMMERCIAL



INDUSTRIAL

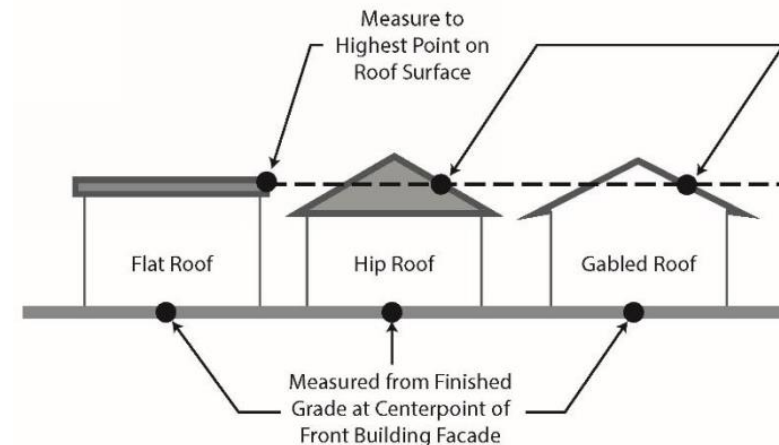
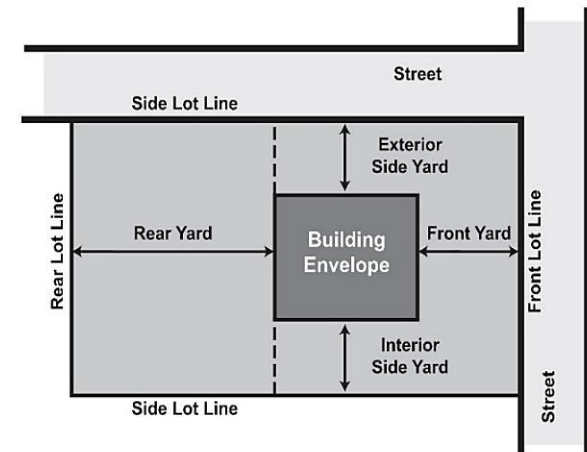


INSTITUTIONAL

# What is a Zoning By-law?

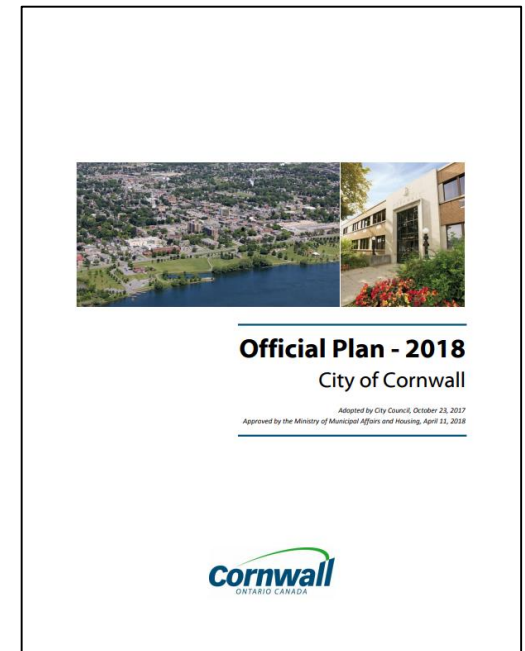
A Zoning By-law also includes requirements for:

- Where buildings and structures can be located on a property
- Lot area and dimensions (e.g. lot width, lot depth)
- Minimum setbacks from streets, lot lines, and waterbodies
- Maximum building heights
- Parking
- Landscaping



# Why is the Zoning By-law being reviewed?

- The Zoning By-law requires updates to:
  - Conform to the 2018 Official Plan and recently updated provincial regulations;
  - Ensure definitions and zoning requirements are contemporary and based on best practices;
  - Review site-specific exceptions which may no longer be relevant; and
  - Improve the document to make it modern, user-friendly, and easy to read



# Review Process

TAC – Technical Advisory Committee  
PAC – Planning Advisory Committee

## ENGAGEMENT EVENTS

## ZONING BY-LAW REVIEW STAGES

## KEY TASKS

TAC Meeting # 1 /  
Public Open House #1

Stage 1: Initiation and  
Background Review

- Project Initiation with City
- Draft Discussion Paper

TAC Meeting #2 /  
Online Public Open House #2

Stage 2: Discussion Paper  
Consultation

- Final Discussion Paper

TAC Meeting #3 /  
PAC Meeting for Endorsement

Stage 3: Zoning Strategy  
Report

- Draft / Final Zoning Strategy Report
- Review / Consolidate Site-Specific Exceptions

Stage 4: First Draft  
Zoning By-law

- First Draft Zoning By-law

TAC Meeting #4 /  
Public Open House #3 /  
PAC Meeting for Endorsement

Stage 5: Consultation on  
First Draft Zoning By-law

- First Draft Zoning By-law Key Considerations Memo

TAC Meeting #5 /  
Public Open House #4 (Statutory) /  
PAC Meeting for Endorsement

Stage 6: Second Draft  
Zoning By-law

- Second Draft Zoning By-law

Public Open House #5 /  
PAC Statutory Public Meeting

Stage 7: Statutory Public  
Meeting

- Final Zoning By-law and Policy Conformity Matrix

Stage 8: Council  
Adoption

- Recommendation Report to Council
- Appeal Period (20 days)

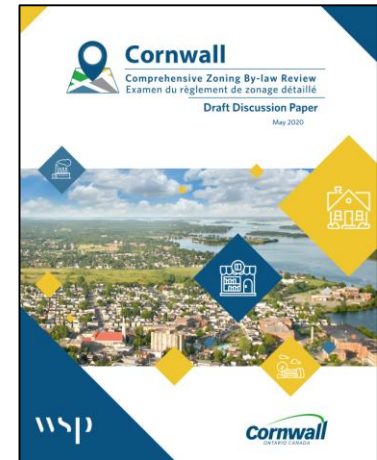
**We are here**



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# Overview of Draft Discussion Paper (May 2020)

- **Purpose:** Review the state of the current Zoning By-law, and identify key issues and opportunities to be addressed through the Zoning By-law Review
- **Overview:**
  - Outlines the legislative and regulatory planning context
  - Review of current Zoning By-law structure
  - Review of Official Plan land use policies, and where the Zoning By-law needs to be updated to conform to the Official Plan
  - Identifies key zoning issues and opportunities
- Available for review at [www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview)



## Draft Discussion Paper: Key Zoning Issues for Public Input



Share Your Input – Online Survey

**Look for this icon on the display boards.**

**Please answer the questions in the online survey available on the City's website at [www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview).**

**Your responses will help guide the Zoning By-law Review.**

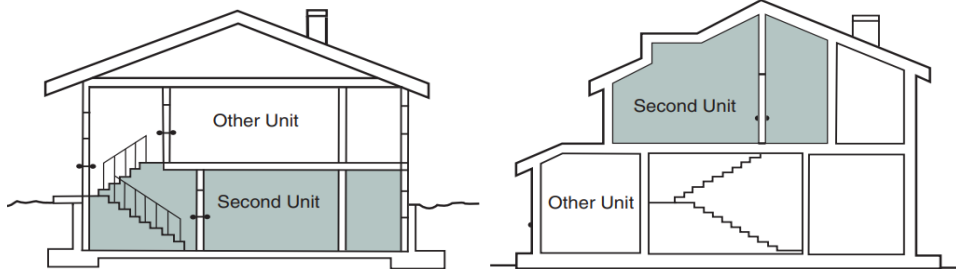


# Additional Residential Units

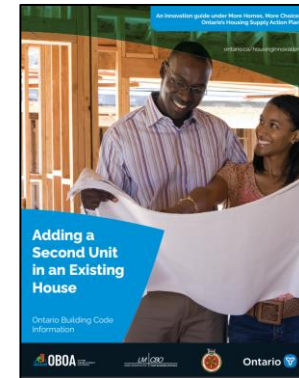
## What are additional residential units?

- Self-contained residential units with a private kitchen, bathroom facilities, and sleeping areas, within a dwelling or within a structure that is ancillary to a dwelling (e.g. a detached garage)
- Formerly referred to as “second units” before Bill 108 (More Homes, More Choices Act, 2019)
- Planning Act requires municipalities to authorize additional residential units in their Official Plans and Zoning By-laws
- 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)

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MMAH, 2019



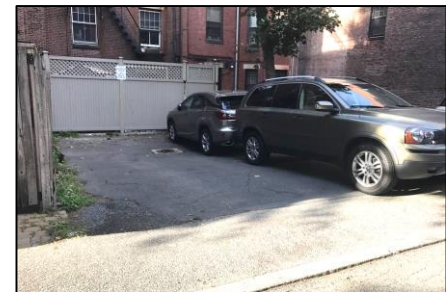
Province’s Guide: “Adding a Second Unit in an Existing House: Ontario Building Code Information” (MMAH, 2019)



# Additional Residential Units

## Zoning for additional residential units

- Must be permitted in detached, semi-detached, and row (town)houses **and** in buildings or structures that are ancillary to these housing types, wherever these housing types are permitted
  - “Ancillary” means a building or structure that is secondary and complementary to a house (e.g. a detached garage)
- This means a total of 3 residential units are permitted on a lot:
  - For example, a single-detached house with 1 primary residential unit + 1 basement apartment + 1 apartment in a detached garage
- The Zoning By-law needs to be updated to conform to legislation
- There are other zoning considerations, such as parking, servicing, design and compatibility
- Planning Act Regulations allow Zoning By-laws to establish whether a parking space for an additional residential unit is required (see details on display board)
  - If a parking space is required, the Regulations allow tandem parking



Example of tandem parking;  
[boston.curbed.com](http://boston.curbed.com)



# Tiny Homes

## What are tiny homes?

- Tiny homes are small, private and self-contained dwelling units intended for year-round use
- They can be a primary home, or a separate structure on a property with an existing dwelling
- 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)
- Must be connected to water and sewer
- Cannot be under 17.5 m<sup>2</sup> (188 ft<sup>2</sup>), based on the Building Code



MMAH, 2019



# Tiny Homes

## Zoning for tiny homes

- Can be an affordable housing option
- Zoning By-laws can promote tiny homes by defining and permitting the use, or by removing minimum dwelling size requirements
- Currently, tiny homes are not explicitly addressed in the City’s Official Plan and Zoning By-law
- The current Zoning By-law does not include a minimum size for dwelling units in any Zone – so, dwellings of any size, including a tiny home, would be permitted if other zoning requirements are met (e.g. setbacks, lot area)
- A development of multiple tiny homes could be proposed, and would need a Plan of Subdivision
- If multiple tiny homes are proposed on a single lot, a Zoning By-law Amendment would be required



Province’s Guide: “Build or Buy a Tiny Home: Ontario Building Code Information” (MMAH, 2019)



# Pop-up Shops

## What are pop-up shops?

- Pop-up shops are short-term, temporary retail spaces / structures (e.g. vacant storefronts, tents, trailers, shipping containers, etc.)
- Usually located in areas of high pedestrian activity, like downtowns, shopping centres, parks, and along waterfronts
- Used by new and existing businesses to gain exposure, set up a secondary location



Pop-ups on the Bay, Belleville, ON



Top: SWS Pop Up Village, Muskoka, ON  
Middle: Bryant Park, NYC  
Bottom: Levis Bike Pop-up, SF





# Pop-up Shops

## Zoning for pop-up shops

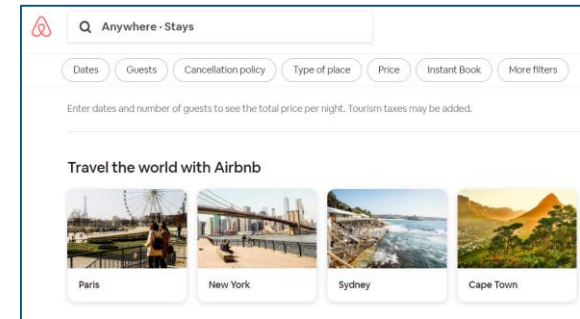
- There is increased interest in the City around pop-up shops
  - e.g. City of Cornwall Waterfront Master Plan recommends zoning provisions to facilitate food trucks and pop-up shops along the waterfront to bring activity to the area
- The current Zoning By-law has provisions for “temporary sales”, which are limited to no more than a 72 hour period in any 6 month period
  - Can occur in temporary structures / tents in proximity to and on the same lot as: hotels, motels, community arenas, and public halls, subject to licensing requirements
  - Can also occur in areas that are zoned Commercial and permit retail sales
- Temporary sales are not explicitly permitted outdoors in open space areas, such as in parks along the waterfront



# Short-term Accommodations

## What are short-term accommodations?

- Private rental accommodations for the travelling public, generally for stays of less than 30 days
  - Listed by the property owner through websites and mobile apps like Airbnb and HomeAway
- Benefits include:
  - Increased tourism, and increased diversity, supply, and affordability of accommodation options
  - Income generation for property owners
- Potential issues include:
  - Nuisances and safety concerns
  - Violation of apartment or condo rules
  - Changes to neighbourhood character
  - Loss of long-term rental supply



Airbnb website, 2020



# Short-term Accommodations

## Municipal approaches to regulation

- Municipalities are using many approaches to regulate short-term accommodations, such as:
  - Enforcing separate noise, property standards, and parking by-laws to address specific concerns;
  - Passing separate 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 do a study to inform the best policy and regulatory approaches for short-term accommodations, such as Official Plan and Zoning By-law Amendments, Licensing By-laws, administrative procedures, and changes to other by-laws.

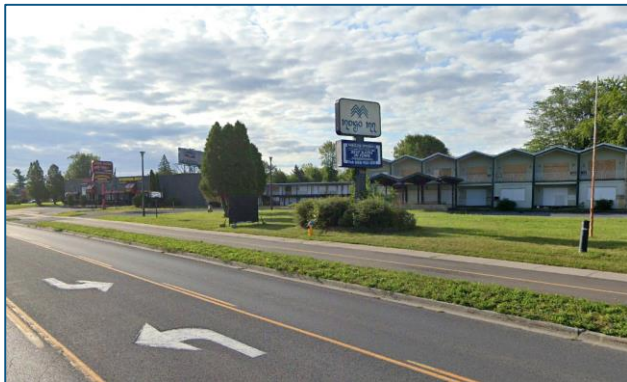


# Vincent Massey Drive

## Role and function of the corridor

- Formerly the primary entry and exit to Cornwall from the west, until Highway 401 was completed in 1968
- Uses oriented to the travelling public were prevalent, as can be seen from the existing and former hotels and motels along the corridor
- The role and function of the corridor is changing, as other routes now serve as primary accesses into the City

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Google Streetview, 2019



# Vincent Massey Drive

## Land use designation and zoning

- City’s Official Plan designates the corridor as “General Commercial” and identifies it as a major employment area
- From Thirteenth Street to Fifteenth Street:  
Zoned “Community Commercial-Shopping Centre” (CC-SC)
  - Permits a broad range of commercial uses, like retail and food stores
- From Fifteenth Street to Power Dam Drive:  
Zoned “Highway Commercial”
  - Larger format uses; larger setbacks from the road

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 HIGHWAY COMMERCIAL (CH) ZONE

 COMMUNITY COMMERCIAL-SHOPPING CENTRE (CC-SC) ZONE

# Opportunities to Share Your Input on the Draft Discussion Paper

- 1) Review the Draft Discussion Paper on the City's website:  
[www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview)
- 2) Review the display boards on the City's website
- 3) Complete an online survey on the City's website to share your thoughts on the key zoning issues presented
- 4) If you have additional questions, comments, or suggestions for the Zoning By-law Review, please email [planning@cornwall.ca](mailto:planning@cornwall.ca)

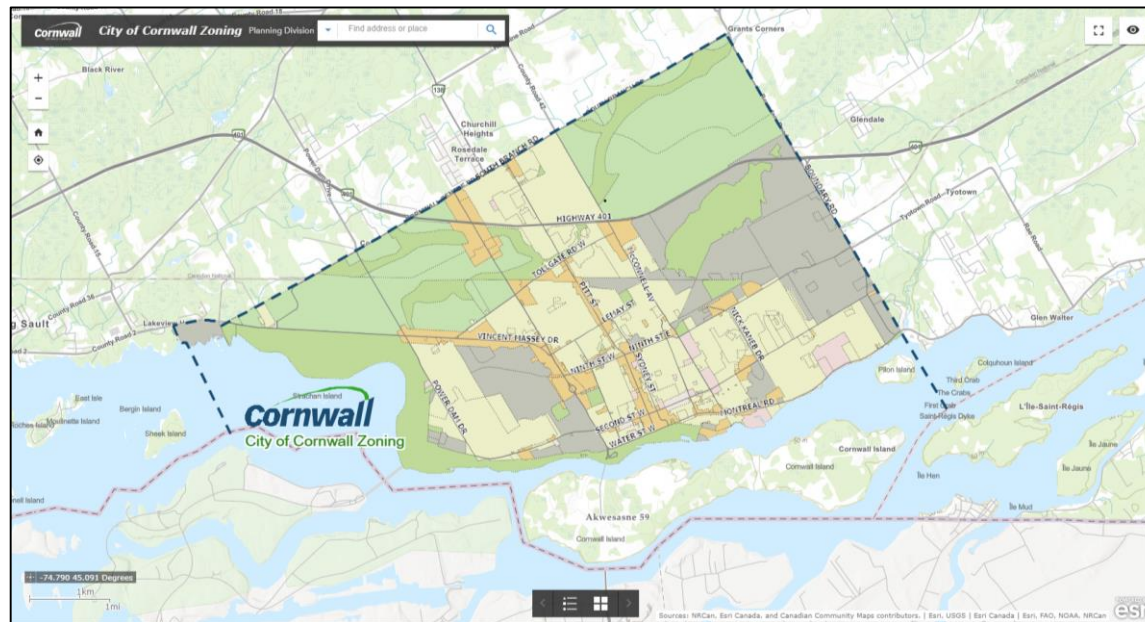
# Next Steps

- Online survey closes on May 31, 2020 at 11:59 pm
- “As We Heard It” Summary memo on Online Public Open House #2 survey responses (June 2020)
- Final Discussion Paper (June 2020)
- Zoning Strategy Report with key recommendations that will form the basis of the new Zoning By-law (Early Summer 2020)

# Where to Find Your Zoning Information

## Existing Zoning for your property:

- City website: [https://www.cornwall.ca/en/do-business/zoning.aspx?\\_mid\\_=11029](https://www.cornwall.ca/en/do-business/zoning.aspx?_mid_=11029)
- Interactive E-Map:



# How to Stay Involved

- Project Website Updates:  
[www.cornwall.ca/zoningreview](http://www.cornwall.ca/zoningreview)
- Send your comments to [planning@cornwall.ca](mailto:planning@cornwall.ca)
- Stay informed on future Public Open Houses through:



Project website



Twitter, Facebook, Instagram  
@CityofCornwall



Newspaper notices  
(Standard-Freeholder,  
Seaway News, The Seeker)



Community bulletins

# Thank you!

Questions? Comments?  
Email: [planning@cornwall.ca](mailto:planning@cornwall.ca)

**City Contact:**

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