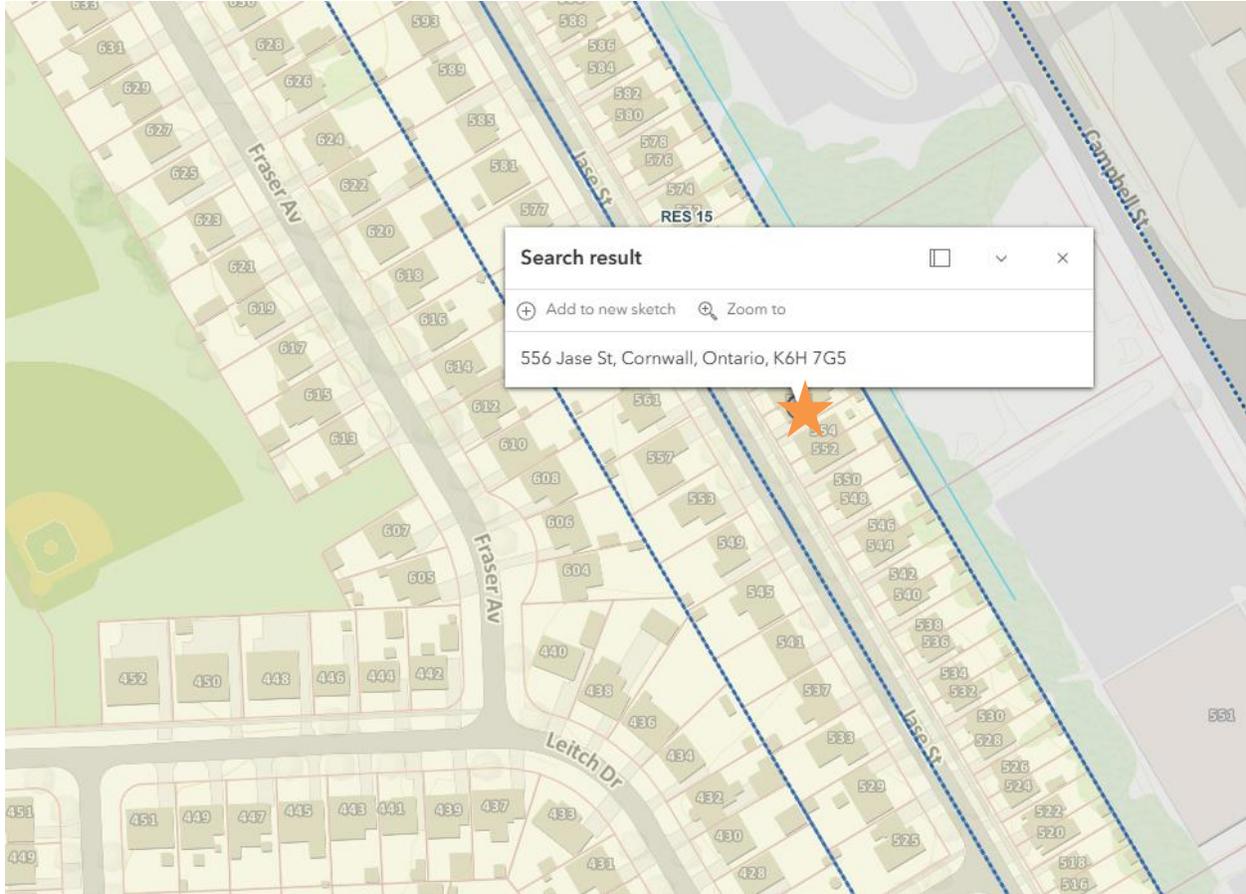


# Zoning Map

556 Jase Street Cornwall



RES 15 - Residential Zone

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

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

All structures and buildings erected, altered, or used in a RES 15 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

### 5.1 Permitted Uses

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

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

### 5.2 Zone Standards

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



## Section 5 Residential 15 (RES 15) Zone

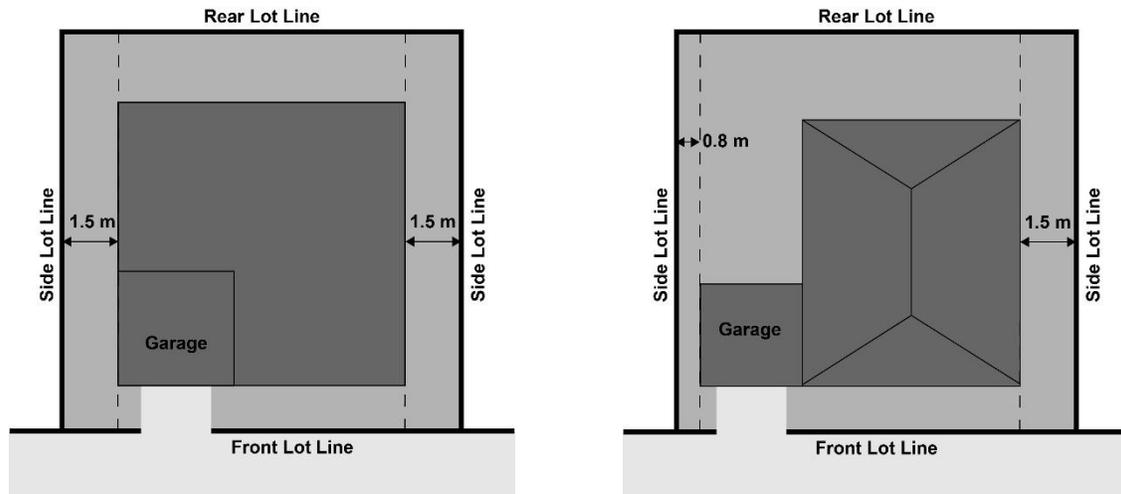
Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
a) Minimum Lot Frontage				
iii. Where neither public water supply nor sanitary sewers are available	38 m	38 m (19 m per dwelling unit)	38 m	38 m
b) Minimum Lot Area				
i. Where both public water supply and sanitary sewers are available	464 m <sup>2</sup>	600 m <sup>2</sup>	600 m <sup>2</sup>	464 m <sup>2</sup>
ii. Where either public water supply or sanitary sewers are available, but not both	696 m <sup>2</sup>	929 m <sup>2</sup>	929 m <sup>2</sup>	696 m <sup>2</sup>
iii. Where neither public water supply nor sanitary sewers are available	2,788 m <sup>2</sup>	2,788 m <sup>2</sup>	2,788 m <sup>2</sup>	2,788 m <sup>2</sup>
c) Minimum Front Yard	6 m	6 m	6 m	6 m
d) Minimum Interior Side Yard (see Figure following this table)				
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage			6 m
ii. Where a semi-detached dwelling has a garage or carport which does not abut the side yard	N/A	1.5 m	N/A	
iii. Where a carport is provided	1.5 m and 0.8 m on	0.5 m on the carport side	1.5 m and 0.5 m on the carport side	

Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
	carport side			
iv. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	3 m for the required technical parking space and 1.5 m for living space above or behind	1.5 m and 3 m on the driveway side	6 m
e) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
f) Minimum Rear Yard	8 m	8 m	8 m	10.5 m
g) Maximum Lot Occupancy (all main buildings)	35%	40%	40%	40%
h) Maximum Building Height	10 m	10 m	10 m	10 m



## Section 5 Residential 15 (RES 15) Zone

### Illustration of Section 5.2 d) Minimum Interior Side Yard Setback Requirements:



Section 5.2 d) i): Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage

Section 5.2 d) i): Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage

## 5.3 Additional Provisions

### 5.3.1 Additions to Semi-detached Dwellings

1. The minimum side yard setback for a permitted addition is 1.5 m from the common lot line which divides the semi-detached dwelling units.
2. The minimum side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.

### 5.3.2 Roof Overhang – Minimum Distance from Lot Line

In no case shall any roof overhang be closer than 0.15 m from any lot line.

### 5.3.3 Maximum Units Transitional Housing

The maximum number of transitional housing units permitted in the RES 15 Zone shall be 4 units.

## 5.4 Exception Zones

### 5.4.1 RES 15-1

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

### 5.4.2 RES 15-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-2	099/06
<b>Property Location:</b> Lots 23 to 26 – Northwoods Glen Subdivision, Phase 8		
<b>Standards</b>		
i. More than 25% of the lots in this phase may be small lots.		

### 5.4.3 RES 15-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-3	2013/198
<b>Property Location:</b> Part of Lot 8 and Part of the East Half of Lot 9, Concession 3 – Lots in Phases 1 and 2 of the Northwoods Forest Subdivision		
<b>Standards</b>		
i. Lot 46 – Lot frontage: 10.88 m.		



## Section 5 Residential 15 (RES 15) Zone

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Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
<b>RES 15</b>	<b>RES 15-3</b>	<b>2013/198</b>
<b>Other</b>		
ii. That a Reserve Block be created in place of Lot 3 along the south side of Mercier Avenue to be considered as either a development lot or a municipal right-of-way.		

### 5.4.4 RES 15-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
<b>RES 15</b>	<b>RES 15-4</b>	<b>2021-046</b>
<b>Property Location:</b> Northwoods Forest Subdivision Phases 3 to 10, situated northeast of Pitt Street and south of South Branch Road (lands indicated on the Draft Plan of Subdivision prepared by Kirk L. Stidwill, O.L.S., dated February 17, 2021)		
<b>Standards</b>		
i. Phase 6, Lots 9, 12, 17, 19, 20, 25, 27, and 28 - Increase in the percentage of small lot singles from 25% to 27%.		