



Section 9
Residential 50 (RES 50) Zone

9 Residential 50 (RES 50) Zone (Mobile Home Park)

The Residential 50 (RES 50) Zone is intended to implement the policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits residential mobile home parks and associated service commercial uses.

All structures and buildings erected, altered or used in a RES 50 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

9.1 Permitted Uses

1. 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:
 - Residential mobile home park

2. The following uses are also permitted, subject to additional provisions:
 - a) Service commercial uses may not occupy more than 10% of the mobile home park area, and are limited to the following:
 - Retail store
 - Personal service establishment

9.2 Zone Standards

Provision	Requirement
a) Minimum Park Area	4 ha
b) Minimum Park Frontage	60 m
	i. Where parking on the lot is permitted: 418 m ²

Provision	Requirement	
c) Minimum Lot Area	ii. Where parking on the lot is not permitted: 371 m ²	
d) Minimum Lot Frontage	i. Single width units: 9.5 m	
	ii. Double width units: 12 m	
	iii. Corner lot: 15 m	
e) Minimum Mobile Home Size	12.1 m long and 3 m wide	
f) Maximum Mobile Home Size	21.4 m long and 7.3 m wide	
g) Maximum Mobile Home Height	4.5 m and in no case more than 1 storey	
h) Maximum Mobile Home Units	1 per lot	
i) Minimum Front Yard Setback	4.5 m	
j) Minimum Side Yard Setback	i. Interior lot	1.2 m
	ii. Corner lot	4.5 m
k) Minimum Rear Yard Setback	9 m	

9.3 Additional Provisions

9.3.1 Additional Provisions for Mobile Home Parks

1. A permanent commercial area for the sale of mobile homes within the mobile home park shall not be permitted.
2. Recreation vehicles (i.e. designed and equipped for travel, recreational and vacation uses and seasonal or temporary occupancy) shall not be permitted.
3. All mobile home parks shall have full municipal services and shall be developed in accordance with subdivision design standards.

9.3.2 Alternate Provisions for Service Commercial Uses

In the case of permitted service commercial uses, the yard setback provisions shall apply:



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- a) The minimum front yard setback shall be 9 m.
- b) The minimum side yard setback shall be 6 m.
- c) The minimum rear yard setback shall be 10.5 m.

9.3.3 Landscaping and Playgrounds

1. All mobile home parks shall be landscaped according to good design principles to complement the residential nature of the park.
2. A minimum of 5% of the total area of any mobile home park shall be used exclusively for playground purposes.

9.4 Exception Zones

9.4.1 RES 50-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 50	RES 50-1	011/77
Property Location: 2155 Tollgate Road West (Mobile Home Park North & South of Tollgate Road, Concession 3)		
Other		
The following provisions apply: <ul style="list-style-type: none"> i. Sewers and watermains are made available to the site and that the development take place in accordance with subdivision design standards; ii. Surface drainage of the low areas is improved; iii. The course of the drainage ditch is not altered; iv. The low and swampy areas are raised to the adjacent land; and v. All existing septic tanks which will not be in use are pumped out, disinfected, and backfilled with earth. 		

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Section 10 Neighbourhood Commercial (NC) Zone

10 Neighbourhood Commercial (NC) Zone

The Neighbourhood Commercial (NC) Zone is intended to implement the policies of the Commercial designation in the Official Plan. This Zone generally permits commercial uses which serve residential areas such as convenience stores and personal service establishments as well as some non-commercial uses such as medical facilities.

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

10.1 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:

- Animal hospital
- Arcade
- Day care centre
- Dwelling unit, accessory to a commercial use
- Community centre
- Convenience store
- Library
- Medical facility
- Museum
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Restaurant
- Retail food store

10.2 Zone Standards

Provision	Requirement
a) Minimum Lot Area	600 m ²
b) Minimum Lot Frontage	20 m
c) Minimum Front Yard	6 m

Provision	Requirement	
d) Minimum Interior Side Yard	i. Where abutting a Residential Zone	10 m
	ii. Where abutting a non-Residential Zone	2 m
e) Minimum Exterior Side Yard	6 m	
f) Minimum Rear Yard	i. Where abutting a Residential Zone	10 m
	ii. Where abutting a non-Residential Zone	6 m
g) Maximum Building Height	10 m	

10.3 Additional Provisions

10.3.1 Parking

1. Notwithstanding the any other provision of this By-law, parking shall be permitted in the front yard.
2. Parking shall be permitted in the side yard where the side yard depth is 17 m or greater.
3. All required parking must be provided on the same lot as the main use(s).

10.3.2 Landscaping, Buffering and Fencing

1. Front, side, and rear yards shall be established and maintained as landscaped area with the exception of any portion of such yards used for parking or driveways.
2. Where a side yard or rear yard abuts a Residential Zone, a screening fence shall be provided and shall comply with the City of Cornwall Fence By-law.

10.3.3 Garbage Receptacles

1. Not more than one (1) garbage receptacle may be located on a lot.



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2. No garbage receptacle shall be located within 9 m of a Residential Zone.

10.3.4 Outdoor Use and Storage

1. All uses in this Zone shall be conducted entirely indoors.
2. Outdoor storage is prohibited.

10.3.5 Buildings and Structures

Not more than one main building or structure shall be permitted on a lot in this Zone.

10.4 Exception Zones

Reserved for future use.

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