



## Section 5 Residential 15 (RES 15) 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 dwelling, Duplex dwelling	Other Permitted Uses
a) Minimum Lot Frontage		
i. Where both public water supply and sanitary sewers are available	Single-detached dwelling, Duplex dwelling: 15 m	15 m

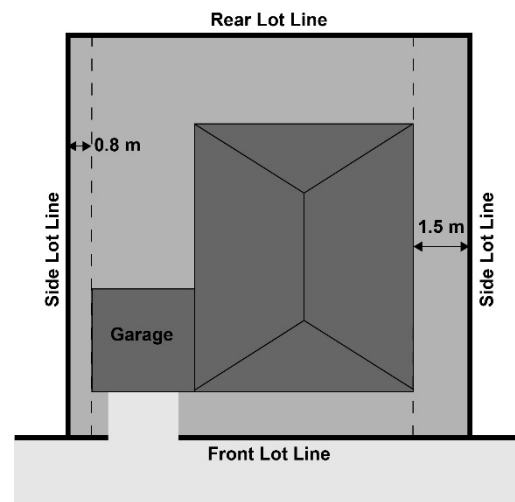
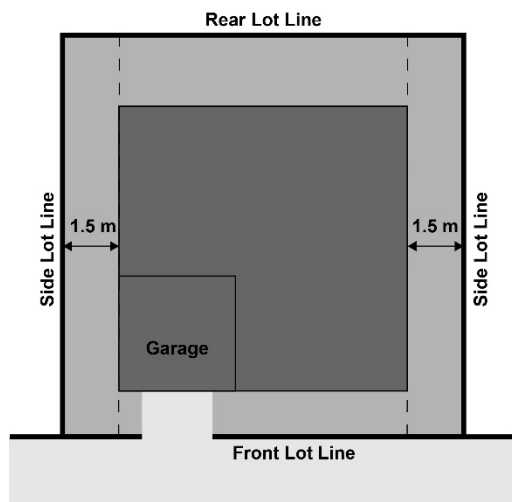
Provision	Requirement	
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling	Other Permitted Uses
	Semi-detached dwelling: 9 m per main dwelling unit	
ii. Where either public water supply or sanitary sewers are available, but not both	Single-detached dwelling, Duplex dwelling: 20 m  Semi-detached dwelling: 15 m per main dwelling unit	20 m
iii. Where neither public water supply nor sanitary sewers are available	Single-detached dwelling, Duplex dwelling: 38 m  Semi-detached dwelling: 19 m per main dwelling unit	38 m
b) Minimum Lot Area		
i. Where both public water supply and sanitary sewers are available	Single-detached dwelling, Duplex dwelling: 464 m <sup>2</sup>  Semi-detached dwelling: 300 m <sup>2</sup> per main dwelling unit	464 m <sup>2</sup>
ii. Where either public water supply or sanitary sewers are available, but not both	Single-detached dwelling, Duplex dwelling: 696 m <sup>2</sup>  Semi-detached dwelling: 464 m <sup>2</sup> per main dwelling unit	696 m <sup>2</sup>
iii. Where neither public water supply nor sanitary sewers are available	Single-detached dwelling, Duplex dwelling: 2,788 m <sup>2</sup>  Semi-detached dwelling: 1,394 m <sup>2</sup> per main dwelling unit	2,788 m <sup>2</sup>



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Provision	Requirement	
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling	Other Permitted Uses
c) Minimum Front Yard	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 carport is provided	1.5 m on each side with living space above or behind the carport, and 0.5 m on the carport side	
iii. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	6 m
e) Minimum Exterior Side Yard	6 m	6 m
f) Minimum Rear Yard	8 m	10.5 m
g) Maximum Lot Occupancy (all main buildings)	40%	40%
h) Maximum Building Height	11 m	10 m

**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

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## 5.3 Additional Provisions

### 5.3.1 Semi-detached Dwellings

1. The minimum interior 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 interior side yard setback for a permitted deck is 0 m from the common lot line which divides the semi-detached dwelling units.
3. Notwithstanding the minimum interior side yard requirements for Semi-detached dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the semi-detached dwelling units.

### 5.3.2 Maximum Units Transitional Housing

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



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### 5.4 Exception Zones

#### 5.4.1 RES 15-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
<b>RES 15</b>	<b>RES 15-1</b>	<b>078/00</b>
<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.
<b>RES 15</b>	<b>RES 15-2</b>	<b>099/06</b>
<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.
<b>RES 15</b>	<b>RES 15-3</b>	<b>2013/198</b>
<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.		
<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.
RES 15	RES 15-4	2021-046
<p><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)</p>		
<p><b>Standards</b></p>		
<p>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%.</p>		



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