



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

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

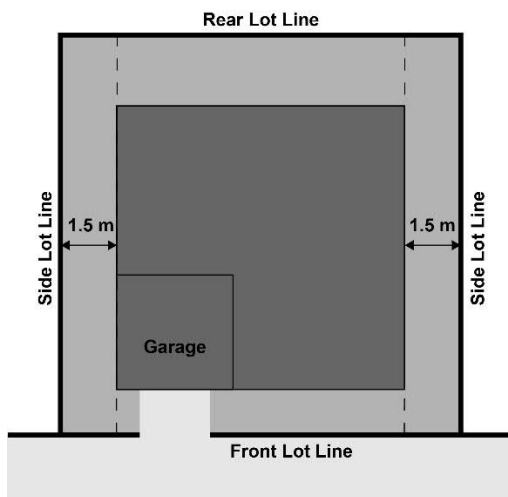
Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
a) Minimum Lot Frontage				
iii. Where neither public water supply nor sanitary sewers are available	38 m	38 m (19 m per dwelling unit)	38 m	38 m
b) Minimum Lot Area				
i. Where both public water supply and sanitary sewers are available	464 m ²	600 m ²	600 m ²	464 m ²
ii. Where either public water supply or sanitary sewers are available, but not both	696 m ²	929 m ²	929 m ²	696 m ²
iii. Where neither public water supply nor sanitary sewers are available	2,788 m ²	2,788 m ²	2,788 m ²	2,788 m ²
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 but no living space above or behind			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 carport side	0.5 m on the carport side	1.5 m and 0.5 m on the carport side	
iv. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	3 m on the driveway side	1.5 m and 3 m on the driveway side	6 m

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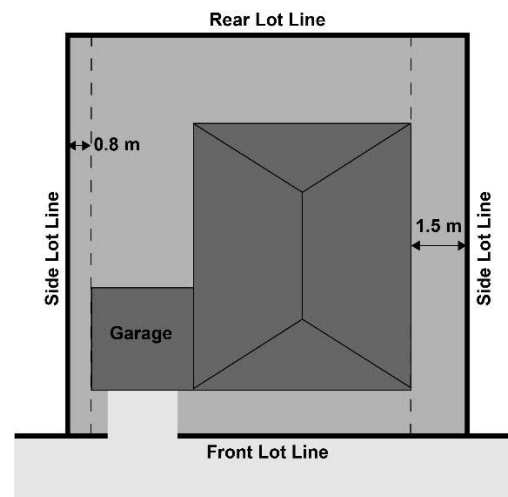


Provision	Requirement			
	Single-detached Dwelling	Semi-detached Dwellings	Duplex Dwelling	Other Permitted Uses
e) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
f) Minimum Rear Yard	8 m	8 m	8 m	10.5 m
g) Maximum Lot Occupancy (all main buildings)	35%	40%	40%	40%
h) Maximum Building Height	10 m	10 m	10 m	10 m

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



Section 5.2 d) i): Where an attached garage is provided, and where living space is provided above or behind the garage



Section 5.2 d) i): Where an attached garage is provided, but there is no living space above or behind the 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.

5.4 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
Property Location: 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		
Uses		
i. Duplex dwellings shall be permitted.		
Standards		
ii. Minimum lot area: 445 m ² .		

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
Property Location: Lots 23 to 26 – Northwoods Glen Subdivision, Phase 8		
Standards		
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
Property Location: 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		
Standards		
i. Lot 46 – Lot frontage: 10.88 m.		



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Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 15	RES 15-3	2013/198
Other		
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
Property Location: Northwoods Forest Subdivision Phases 3 to 10, situated north east 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)		
Standards		
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%.		