



Section 6 Residential 20 (RES 20) Zone

6 Residential 20 (RES 20) Zone (Medium Density)

The Residential 20 (RES 20) Zone is intended to implement the low / medium density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits housing forms including single-detached, semi-detached, link-detached, duplex, triplex, quadruplex, rowhouse dwellings and apartments, and institutional uses.

All structures and buildings erected, altered or used in a RES 20 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

6.1 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
- Continuum of care home
- Day care centre
- Dwelling, apartment with ten or fewer units
- Dwelling, duplex
- Dwelling, link-detached
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex
- Hospice
- Hospital
- Institutional uses
- Long-term care facility
- Place of worship
- Retirement home
- Rooming house
- School
- Transitional Housing

6.2 Zone Standards

6.2.1 Low-density Residential Uses

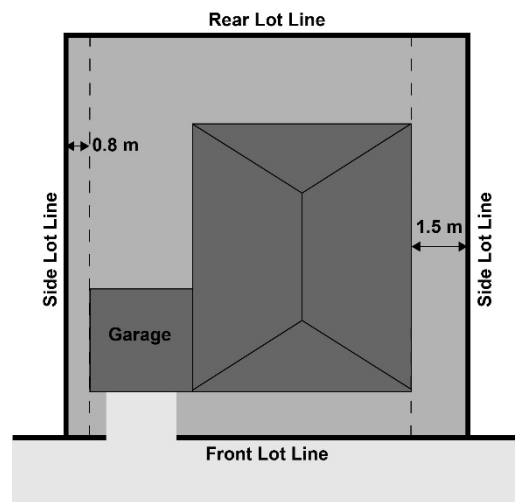
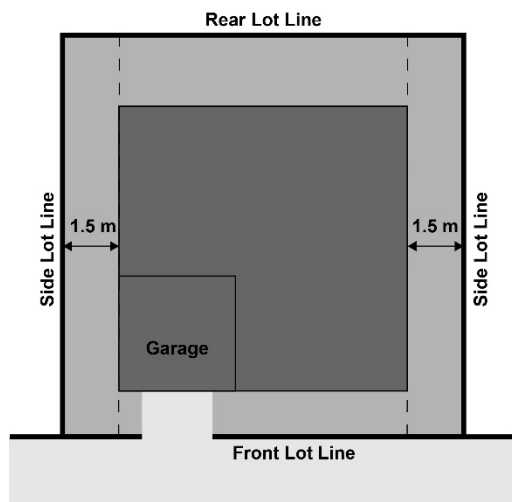
Provision	Requirement for Low-density Residential Uses
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling, Link-detached dwelling, Triplex dwelling, Quadruplex dwelling, Rooming house
a) Minimum Lot Frontage	<p>Single-detached dwelling, Duplex dwelling, Triplex dwelling, Rooming house: 15 m</p> <p>Semi-detached dwelling, Link-detached dwelling: 9 m per main dwelling unit</p> <p>Quadruplex dwelling: 18 m</p>
b) Minimum Lot Area	<p>Single-detached dwelling, Duplex dwelling, Triplex dwelling, Rooming house: 464 m²</p> <p>Semi-detached dwelling, Link-detached dwelling: 300 m² per main dwelling unit</p> <p>Quadruplex dwelling: 600 m²</p>
c) Minimum Front Yard	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
ii. Where a carport is provided	1.5 m on each side with living space above or behind the carport, 0.5 m on the carport side
iii. Where no attached garage or	1.5 m and 3 m on the driveway side



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Provision	Requirement for Low-density Residential Uses
	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling, Link-detached dwelling, Triplex dwelling, Quadruplex dwelling, Rooming house
carport is provided	
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	8 m
g) Maximum Lot Occupancy (all main buildings)	40%
h) Maximum Building Height	Single-detached dwelling, Semi-detached dwelling, Duplex dwelling, Link-detached dwelling, Triplex dwelling, Rooming house: 11 m Quadruplex dwelling: 13.5 m

Illustration of Section 6.2.1 d) Minimum Interior Side Yard Setback Requirements



Section 6.2.1 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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6.2.2 Medium-density Residential and Non-Residential Uses

Provision	Requirement for Medium-density Residential and Non-Residential Uses		
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Apartment dwelling – ten or fewer units	Other Permitted Uses
a) Minimum Lot Frontage	Rowhouse dwelling (linear), 20.5 m, plus 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 22.5 m	22.5 m	22.5 m
b) Minimum Lot Area	185 m ² per main dwelling unit	930 m ²	700 m ²



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Provision	Requirement for Medium-density Residential and Non-Residential Uses		
	Rowhouse dwelling (linear), Rowhouse dwelling (cluster)	Apartment dwelling – ten or fewer units	Other Permitted Uses
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	4.5 m	6 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m
g) Minimum Rear Yard	Rowhouse dwelling (linear): 8 m Rowhouse dwelling (cluster): 6 m	8 m	10.5 m
h) Maximum Lot Occupancy (all main buildings)	40%	40%	40%
i) Maximum Building Height	11m	20 m	13.5 m

6.3 Additional Provisions

6.3.1 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 setback 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.

6.3.2 Link-detached Dwellings

1. In the case of link-detached dwellings, the distance between the two link-detached dwelling units (above the portion that is linked underground) shall not be required to meet the side yard requirements of this Zone, however the minimum distance between two link-detached dwelling units shall be 1.85 m.
2. Each link-detached dwelling shall be provided with an attached garage or an attached carport.

6.3.3 Linear Rowhouse Dwellings

1. The minimum interior side yard setback for a permitted addition shall be 1.5 m from the common lot line between the rowhouse units.
2. Open decks may be situated to the common property line between row house units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.
3. Notwithstanding the Zone Standards for Medium-density Residential Uses, the minimum interior side yard setback for linear rowhouse dwellings is 0 m from the common lot line which divides the linear rowhouse dwelling units.

6.3.4 Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. Notwithstanding the minimum interior side yard requirement for cluster rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the cluster rowhouse dwelling units.



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6.3.5 Alternate Servicing Situations

In the case of a proposed single-detached dwelling, semi-detached dwelling, duplex dwelling, or other permitted non-residential use where public water supply and/or public sanitary sewers are not available, the Zone standards set out in this section shall not apply and instead, the standards of the Residential 15 Zone shall apply. All other permitted development shall be on full municipal services.

6.3.6 Landscaping Requirements for Cluster Rowhouse Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include outdoor amenity area, planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any rooftop amenity areas, and any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. For the purposes of determining the required amount of landscaped area where two or more cluster rowhouse dwellings or apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Subsection.

6.4 Exception Zones

6.4.1 RES 20-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-1	02/81
Property Location: Lot 349, Registered Plan 79, on the east side of St. Felix Street		
Uses		
i. A parking lot for place of worship purposes shall be permitted.		

6.4.2 RES 20-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-2	094/07
Property Location: Lot 19, Northwoods Glen Subdivision, Phase 9		
Standards		
i. Rear yard setback: 5 m.		

6.4.3 RES 20-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-3	012/88
Property Location: Part 1, Reference Plan 52R-3180, Second Street West		
Uses		
i. Permitted uses shall be limited to single detached dwellings, semi-detached dwellings, and rowhouse dwellings.		

6.4.4 RES 20-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-4	072/04
Property Location: Block 20, 21, and 22, including any additional servicing blocks (Second Street East and Boundary Road – Heron Court		
Other		
i. Block 20, Block 21, and Block 22, including any additional servicing blocks, shall be Zoned Residential 20.		

6.4.5 RES 20-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-5	196/06 & 149/07
Property Location: Bellwood Ridge Subdivision, Part of Lots 8 and 9, Concession 2 (situated south of Tollgate Road and Hemlock Crescent, east of Pitt and north of the CN tracks), as shown on a Draft Plan by K.L. Stidwill, O.L.S., dated October 10 th , 2006		



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Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-5	196/06 & 149/07
Standards		
Single-detached dwelling lots: <ol style="list-style-type: none"> i. Lot frontage: 11.6 m; ii. Lot area: 381 m²; iii. More than 25% of the lots in this subdivision may be small lot singles. Rowhouse dwelling lots: <ol style="list-style-type: none"> iv. Side yard setback: 2.3 m (7.5 ft); v. The side yard setback exceptions shall not apply to corner lots; vi. Lot occupancy: 43%. 		
Other		
vii. All rowhouse dwellings shall have garages.		

6.4.6 RES 20-6(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-6(H)	061/09
Property Location: Lands situated south of McKenzie Street West and west of Pitt Street (Part of Lots 23, 24 and 25 on Registered Plan 182)		
Other		
i. That a Holding (H) Zone be applied to the subject lands, which shall be considered to be removed only at such time when a specific development proposal is made to the City. Matters to be considered in the removal of the (H) will include, but not necessarily limited to the following: <ol style="list-style-type: none"> a) A presentation of a draft plan of subdivision which is satisfactory to the Municipality. 		

6.4.7 RES 20-7

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-7	086/12 & 200/2004
Property Location: Blackburn Gardens Subdivision		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-7	086/12 & 200/2004
Standards		
Single detached dwelling lots:		
i. Minimum lot frontage: 11.55 m		
ii. Lot area: 381 m ²		

6.4.8 RES 20-8

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-8	125/19
Property Location: St. Antoine Subdivision (East ½ of Lot 6, Concession 2, and comprising approximately 11.5 ha (28 acres) of land, Draft Plan of Subdivision prepared by K.L. Stidwill, O.L.S., dated July 28, 2018)		
Standards		
i. Minimum Lot Frontage:		
a) Block A: 31 m;		
b) Block B: 24.8 m;		
c) Block C: 28.9 m.		

6.4.9 RES 20-9

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-9	2012/041
Property Location: Belfort Subdivision, Phase 1 (Part of Lot 4, as shown on the Draft Plan of Subdivision prepared by K. Adams, O.L.S., dated March 6, 2012, Part of the East ½ of Lot 5, Concession 1)		
Standards		
i. Up to 38% of the lots shall be permitted to be small lot singles, subject to the following provisions:		
a) Minimum lot frontage: 12 m;		
b) Minimum lot area: 654 m ² .		
Other		
ii. All units must include an attached carport or garage.		



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6.4.10 RES 20-10

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-10	2021/001
Property Location: Belfort Subdivision, Phase 2 (Part of Lot 4, Part of the East 1/2 of Lot 5, Concession 1, Cornwall, Ontario, which consists of 2.38 hectares [5.9 acres], as shown on the Draft Plan of Subdivision by K. Adams, O.L.S., dated June 10, 2020)		
Standards		
Single detached dwellings:		
a) Minimum side yard setback: 1.21 m;		
b) Maximum lot occupancy: 38%.		
Semi-detached dwellings:		
c) Minimum side yard setback: 1.21 m.		

6.4.11 RES 20-11

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-11	2023/010
Property Location: Municipally known as 1424 Aubin Avenue, legally described as Lots 47, 55 and 56, Plan 158, Cornwall, Ontario which consists of 0.67 hectares [1.6 acres].		
Uses		
i. Recreation, sports, fitness, Space, cultural and community support services uses shall be permitted. An office for an amateur sports or recreation organization shall be permitted. No additional office uses shall be permitted.		
Standards		
ii. Rear yard setback of 6.1m		
iii. A landscaped buffer of 0m along the north, south and east boundary of the existing parking lot.		
iv. The Community Centre parking ratio of 1 space per 50 sq m be applied to the site.		
Other		

- v. That the subject site undergo a comprehensive and full site plan control process
- vi. That an Archaeological Stage 2 Assessment be prepared if the undisturbed area of the subject lands is disturbed as part of the redevelopment of the site.

6.4.12 RES 20-12

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-12	2022/116
Property Location: Marleau Lots Subdivision Draft Plan (Block 'C" and Part of Block "B" on Registered Plan 273, Cornwall, Ontario, consisting of 2.57 hectares (6.36 acres) as shown on the Draft Plan of Subdivision by Kim C. Adams, O.L.S., dated June 13, 2022).		
Standards		
<ul style="list-style-type: none"> i. Lots 1- 10, 13-16, Blocks 17 and 21, a minimum rear yard setback of 7 meters; ii. Lots 6, 7, 8 and 13 a maximum lot occupancy of 41%; iii. Lot 9, a maximum lot occupancy of 40%; iv. Block 17, a minimum interior side yard setback of 1.5 meters and maximum lot occupancy of 43%; v. Block 21, a minimum lot frontage of 22.2 meters. 		

6.4.13 RES 20-13

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-13	2025/007
Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)		
Standards		
<ul style="list-style-type: none"> i. Minimum interior side yard setback of 1.2 m 		

6.4.14 RES 20-14

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-14	2025/007



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Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)
Standards
<ul style="list-style-type: none"> i. Minimum interior side yard setback of 1.2 m ii. Maximum lot occupancy of 40%

6.4.15 RES 20-15

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-15	2025/007
Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)		
Standards		
<ul style="list-style-type: none"> i. Minimum interior side yard setback of 1.2 m ii. Minimum rear yard setback of 6.0 m 		

6.4.16 RES 20-16

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-16	2025/007
Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)		
Standards		
<ul style="list-style-type: none"> i. Minimum lot area of 560 square m ii. Minimum interior side yard setback of 1.2 m ii. Minimum rear yard setback of 6.0 m 		

6.4.17 RES 20-17

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-17	2025/007

Property Location: Belfort Subdivision, Phases 3-7 (Part of Lot 4, Part of East 1/2 of Lot 5, Concession 1, Cornwall, Ontario)
Standards
<ul style="list-style-type: none"> i. Minimum interior side yard setback of 2.0 m ii. Minimum exterior side yard setback of 5.0 m iii. Maximum lot occupancy of 48%

6.4.18 RES 20-18

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-18	2025/008
Property Location: 1520 Cumberland Street (Part of Lot 11, Concession 2, Cornwall, Ontario)		
Uses		
Notwithstanding the permitted uses listed in Section 6.1 to the contrary, the following additional use shall be permitted:		
<ul style="list-style-type: none"> i. Dwelling, apartment with twenty-two or fewer units 		