



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, and rowhouse dwellings, and some 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:

- Boarding / rooming house
- Community centre
- Continuum of care home
- Day care centre
- Dwelling, apartment with eight or fewer units
- Dwelling, duplex
- Dwelling, link-detached
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, semi-detached
- Dwelling, single-detached
- Dwelling, triplex
- Hospice
- Hospital
- Place of worship
- School
- Seniors' residence

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 Dwellings	Link-detached dwelling	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
a) Minimum Lot Frontage						
i. Interior lot	15 m	18 m (9 m per dwelling unit)	15 m	18 m (9 m per dwelling unit)	20.5 m, plus 4.8 m per unit in excess of 3	33.5 m
a) Minimum Lot Frontage						
ii. Corner lot	15 m	18 m (9 m per dwelling unit)	15 m	21.5 m (10.75 m per dwelling unit)	20.5 m, plus an additional 10.5 m per unit	33.5 m
b) Minimum Lot Area	464 m ²	600 m ²	600 m ²	605 m ² (302.5 m ² per dwelling unit)	185 m ² per dwelling unit	185 m ² per dwelling unit
c) Minimum Landscaped Area	N/A	N/A	N/A	N/A	30%	30%
d) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard (see Figure following this table)						
i. Where an attached	1.5 m on each side with living space above or behind the				2.4 m plus 0.6 m for	2.4 m plus 0.6 m for

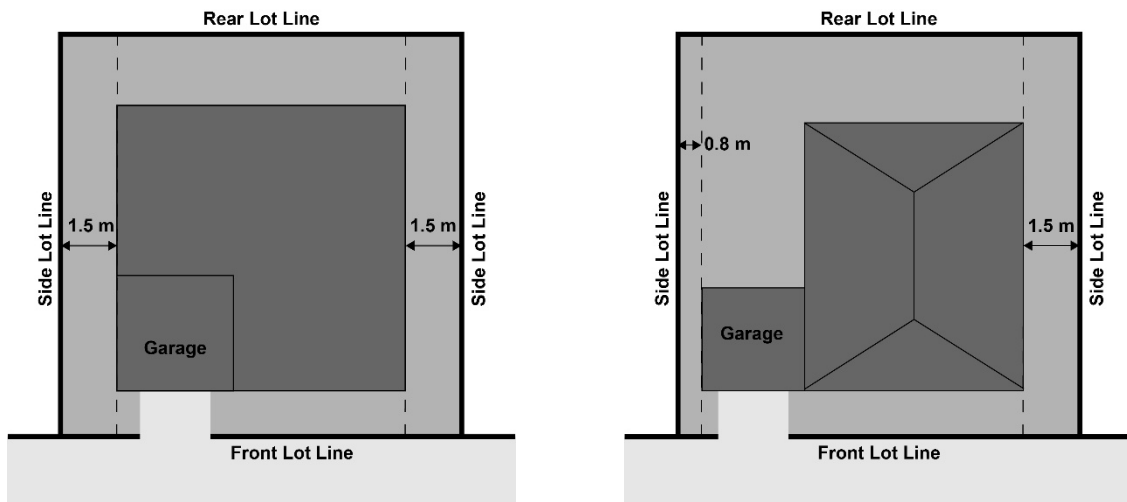


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Provision	Requirement for Low-density Residential Uses					
	Single-detached Dwelling	Semi-detached Dwelling	Duplex Dwellings	Link-detached dwelling	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
garage is provided	garage, or 0.8 m on the side with a garage			See additional provisions	each additional or partial storey above the first (applicable to end units only)	each additional or partial storey above the first (applicable to end units only)
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			
f) Minimum Exterior Side Yard	6 m	6 m	6 m			

Provision	Requirement for Low-density Residential Uses					
	Single-detached Dwelling	Semi-detached Dwelling	Duplex Dwellings	Link-detached dwelling	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
g) Minimum Rear Yard	8 m	8 m	8 m	8 m	8 m	6 m
h) Maximum Lot Occupancy (all main buildings)	35%	40%	40%	40%	35%	35%
i) Maximum Building Height	10 m	10 m	10 m	10 m	10 m	10 m

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



Section 6.2.1 e) 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			
	Triplex Dwelling	Quadruplex Dwelling	Apartment Dwelling – eight or fewer units	Other Permitted Uses
a) Minimum Lot Frontage				
i. Interior lot	22.5 m	22.5 m	22.5 m	22.5 m
ii. Exterior lot			30 m	
iii. Corner lot	30 m	30 m		30 m
b) Minimum Lot Area	700 m ²	700 m ²	930 m ²	700 m ²
c) Minimum Landscaped Area	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	4.5 m on one side and 3 m on the other side	4.5 m on one side and 3 m on the other side	4.5 m	6 m
f) Minimum Exterior Side Yard	6 m	6 m	6 m	
g) Minimum Rear Yard	8 m	8 m	8 m	10.5 m

Provision	Requirement for Medium-density Residential and Non-Residential Uses			
	Triplex Dwelling	Quadruplex Dwelling	Apartment Dwelling – eight or fewer units	Other Permitted Uses
h) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	40%
i) Maximum Building Height	10 m	13.5 m	5 Storey up to a maximum of 20m, subject to the provisions of the Angular Planes Section	13.5 m

6.3 Additional Provisions

6.3.1 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.

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. In the case of link-detached dwellings over one (1) storey in height with an attached garage or carport, the side yard may be reduced to 1.25 m.



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3. In the case of a 1.5 to 2 storey link-detached dwelling where the side yard is reduced, no living space shall be closer than 1.85 m to the lot line.
4. In the case of a 2.5 to 3 storey link-detached dwelling where the side yard is reduced, no living space shall be closer than 2.5 m to the lot line.
5. Each link-detached dwelling shall be provided with an attached garage or an attached carport.

6.3.3 Linear Rowhouse Dwellings

1. The minimum side yard setback for additions erected after a severance along an existing common property line between row house units shall be 1.5 m.
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.

6.3.4 Requirements for Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. The maximum number of dwelling units is 70.
3. A private outdoor area per unit shall be provided.

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, Triplex Dwellings and Quadruplex Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians, but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.

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		



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Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-3	012/88
i. Permitted uses shall be limited to single detached dwellings, semi-detached dwellings, and townhouse 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		
Standards		
Single-detached dwelling lots: <ul 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. 		
Townhouse dwelling lots: <ul 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 townhouse 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: <ul 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		
Standards		
Single detached dwelling lots: <ul style="list-style-type: none"> i. Minimum lot frontage: 11.55 m ii. Lot area: 381 m² 		

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: <ul style="list-style-type: none"> a) Block A: 31 m; 		



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Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-8	125/19
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		
<ul style="list-style-type: none"> . Up to 38% of the lots shall be permitted to be small lot singles, subject to the following provisions: <ul style="list-style-type: none"> i. Minimum lot frontage: 12 m; ii. Minimum lot area: 654 m². 		
Other		
iii. All units must include an attached carport or garage.		

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: <ul style="list-style-type: none"> iv. Minimum side yard setback: 1.21 m; v. Maximum lot occupancy: 38%. 		
Semi-detached dwellings:		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 20	RES 20-10	2021/001
vi. 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.		

6.4.11 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).		



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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.