



Section 7 Residential 30 (RES 30) Zone

7 Residential 30 (RES 30) Zone (Medium-to-High Density)

The Residential 30 (RES 30) Zone is intended to implement the medium / high density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits low-rise multiple-unit dwellings including triplex, quadruplex, and rowhouse dwellings, apartments, and some institutional uses.

All structures and buildings erected, altered or used in a RES 30 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

7.1 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
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Hospice
- Hospital
- Institutional uses
- Long-term care facility
- Place of worship
- Retirement home
- Rooming house
- School
- Transitional housing

7.2 Zone Standards

| Provision | Requirement | | | | |
|-------------------------------|---|--|--|---------------------------------|----------------------|
| | Rowhouse dwelling (linear), Rowhouse dwelling (cluster) | Triplex dwelling, Rooming house | Quadruplex dwelling | Apartment dwelling | Other Permitted Uses |
| a) Minimum Lot Frontage | Rowhouse dwelling (linear): 20.5 m, plus an additional 4.8 m per main dwelling unit in excess of 3 Rowhouse dwelling (cluster): 30 m | 15 m | 18 m | 30 m | 30 m |
| b) Minimum Lot Area | 185 m ² per main dwelling unit | 464 m ² | 600 m ² | 930 m ² | 930 m ² |
| c) Minimum Landscaped Area | 30% - See additional provisions | 30% - See additional provisions | 30% - See additional provisions | 30% - See additional provisions | 30% |
| d) Minimum Front Yard | 6 m | 6 m | 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) | 1.5 m on one side and 3 m on the driveway side | 1.5 m on one side and 3 m on the driveway side | 4.5 m | 6 m |
| f) Minimum Exterior Side Yard | 6 m | 6 m | 6 m | 6 m | 6 m |
| g) Minimum Rear Yard | Rowhouse dwelling (linear): 8 m | 8 m | 8 m | 8 m | 10.5 m |



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| Provision | Requirement | | | | |
|---|--|------------------------------------|---------------------|--------------------|----------------------|
| | Rowhouse dwelling (linear), Rowhouse dwelling (cluster) | Triplex dwelling, Rooming house | Quadruplex dwelling | Apartment dwelling | Other Permitted Uses |
| | Rowhouse dwelling (cluster): 6 m | | | | |
| h) Maximum Lot Occupancy (all main buildings) | 40% | 40% | 40% | 40% | 40% |
| i) Maximum Building Height | 11 m | 11 m | 13.5 m | 20 m | 13.5 m |

7.3 Additional Provisions

7.3.1 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 rowhouse 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 minimum interior side yard requirement for linear rowhouse dwellings, the minimum interior side yard setback is 0 m from the common lot line which divides the linear rowhouse dwelling units.

7.3.2 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.

7.3.3 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 Section.

7.4 Exception Zones

7.4.1 RES 30-1

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|--------------------------------------|------------|
| RES 30 | RES 30-1 | 2014/036 |
| Property Location: 331-333 Cumberland Street (Part of Lot 27, South Side of Fourth Street West) | | |
| Standards | | |
| i. Minimum rear yard setback: 5.18 m (17 ft); | | |
| Parking | | |
| ii. Eighteen (18) parking spaces shall be permitted for the construction of a 15-unit, 3-storey apartment building; | | |
| iii. Front yard parking with a reduced landscape strip of 2.74 m (9 ft) shall be permitted. | | |



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7.4.2 RES 30-2

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|---|------------|
| RES 30 | RES 30-2 | 117/90 |
| Property Location: 221-225 Fourth Street West (Part of Lot 23, North Side of Fourth Street West) | | |
| Standards | | |
| i. Only one building shall be permitted subject to the following provisions: ii. Maximum number of residential units: 12; iii. Maximum building height: 2 storeys; iv. Lot frontage: 18.3 m. | | |
| Other | | |
| v. The subject property shall be subject to Site Plan Control. | | |

7.4.3 RES 30-3

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|--|---|------------|
| RES 30 | RES 30-3 | 2021-071 |
| Property Location: 1335 Reneal Street (Part Lot 9, Concession 2 on Registered Plan 242) | | |
| Standards | | |
| i. Minimum side yard: 3.5 m; ii. Stairs and landing projection: 1.8 m, and a setback of 1.5 m; iii. Maximum lot occupancy: 47% | | |
| Other | | |
| iv. The subject property shall be subject to Site Plan Control. | | |

7.4.4 RES 30-4

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|---|------------|
| RES 30 | RES 30-4 | 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 | | |

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|--|--------------------------------------|------------|
| RES 30 | RES 30-4 | 2025/007 |
| i. Minimum lot frontage of 23 m ii. Maximum building height of 25 m | | |

7.4.5 RES 30-5

| Zoning By-law Section | Exception No. / Zoning Map Reference | By-law No. |
|---|--------------------------------------|------------|
| RES 30 | RES 30-5 | 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 | | |
| i. Maximum building height of 25 m | | |