

INSTITUTIONAL 10

- INS 10 -

- GENERAL -

06-1-1 All structures and buildings erected, altered or used in an INS 10 Zone shall conform to the regulations of this subsection.

- Permitted Uses -

06-1-2 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:

164/91

a) Single-Family dwelling.

021/01

b) Rooming House, Boarding House or Lodging House.

c) Duplex dwelling.

d) Semi-detached dwelling.

e) Multiple-family dwelling, including apartment house and row houses.

f) Home occupation, of any nature which does not adversely affect the amenities of the neighbourhood.

069/94

g) An office or consulting room of a physician or dentist when located in his or her residence, or on the ground floor of an apartment house in which he or she is resident. On-site parking shall be provided at the general commercial rate of 1 space per 300 square feet or part thereof of area used or intended for the office or consulting room of a physician or dentist, in addition to the required residential space(s). A minimum, however, of 3 spaces for the office or consulting room of a physician or dentist is required.

h) School, church, hospital, community centre.

i) A private club.

j) Institutions, clinics.

k) Accessory building incidental to any of the above uses.

l) Private Senior's Residence

06-1-2 PERMITTED USES (CONTINUED)

- 105/94 Notwithstanding any other provisions of this section, only one (1) single family dwelling shall be permitted on Part of Lot 19, Concession 1, and shown in the Hydro Electric Power Commission of Ontario Survey No. 203-9026.
- 166/01 Notwithstanding any other requirements of this section, additional parking and dental offices shall be permitted uses on Part of Lot 35, Plan 141, municipally known as 807 Second Street East, City of Cornwall. In addition, the site will be subject to Site Plan Control.
- 196/06 Notwithstanding any other provision of this Section, a Senior Citizens dwelling complex/project, limited to 3 storeys, shall be permitted on Block C of the Draft Plan by K.L. Stidwill dated October 10th, 2006 and shall be limited to 3 storeys.
- 033/15 Notwithstanding any other provision of this Section, a private parking lot in support of the St. Joseph's Continuing Care Centre, shall be permitted on Part of Lots 20 and 21 South Side of Water Street and Part of Lot 20 North Side of Water Street, municipally known as 27 York Street

- Standards -

BUILDING AND LOT REQUIREMENTS

06-1-3 MINIMUM LOT AREA AND FRONTAGE

a) Residential Uses

Single-Family, Rooming or Boarding House:

131/94 Where neither a public water supply nor sanitary sewers are available, the minimum area shall be 2,788m², and minimum frontage 38.1 metres.

Where either a public water supply or a sanitary sewer is available, but not both, the minimum lot area shall be 7,500 square feet with a minimum frontage of 75 feet.

Where both public water supply and sanitary sewers are available, minimum area shall be 5,000 square feet and minimum frontage 50 feet.

Two-Family (Duplex or Semi-detached):

131/94 Where neither a public water supply nor sanitary sewers are available, the minimum area shall be 2,788m², and minimum frontage 38.1 metres.

Where either a public water supply or a sanitary sewer is available, but not both, the minimum lot area shall be 10,000 square feet with a minimum frontage of 100 feet.

Where both public water supply and sanitary sewers are available, minimum area shall be 6,500 square feet. Minimum frontage for duplex dwellings shall be 50 feet. Minimum frontage for semi-detached dwellings shall be 60 feet.

Multiple Family:

108/96 No applicable Standard.

b) Other Uses

108/96 No applicable Standard.

BUILDING AND LOT REQUIREMENTS

06-1-4 MINIMUM YARD DIMENSIONS

a) Residential Uses

Single-Family, Rooming or Boarding House:

Front yard 20 feet

Side yards.....10 feet on one side
5 feet on the other; provided, that for attached garages and carports the required
side yards shall be reduced to 5 feet and 3 feet, with the latter side yard adjacent
to the garage or carport.

Rear yard 35 feet

Two-Family (Duplex or Semi-detached):

043/83 Front Yard 6 metres

Side Yards.....3 metres on each side
For attached garages, required side yard may be reduced to 1 metre. For attached
carports, the required side yard may be reduced to 0.5 metres. Such reductions
will apply only to that side containing the garage or carport. For semi-detached
dwellings which have garages or carports which do not abut the side yard, the side
yard may be reduced to 1.6 metres.

Rear Yard..... 10.5 metres

Multiple-Family:

Front Yard and Side Yards..... Under Section 06-1-6
Lot Occupancy - Angular Planes

Rear Yard 25 feet

b) Other Uses

Front Yard 20 feet

Side Yards.....Equal to the height of the building,
but in no case less than 20 feet, with the exception of lot occupancy (06-1-6) for
Institutional uses.

Rear Yard 35 feet

BUILDING AND LOT REQUIREMENTS

06-1-5 ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE 067/17

a) Residential Uses

Single-Family, Rooming or Boarding House:

038/02 An accessory building may be located in the rear or side yard not closer than 3 feet to a side or rear lot line.

Where a side line of the lot is identical with the limit of a road allowance, the setback of an accessory building shall not be less than the width of the side yard which is required for the main building.

Accessory building shall not exceed 9 feet in height to the eaves.

092/98 On any lot, the total area of an accessory building including garage shall not exceed 10 percent of the area of the lot. The maximum lot occupancy for Accessory Buildings will be 60 square metres. This does not include pool coverage. A maximum of three (3) Accessory Buildings per lot will be permitted and the maximum total area of all accessory buildings on a lot shall be capped at 93 square metres.

Two-Family (Duplex or Semi-detached):

Same as above except that on any lot the total area of all accessory buildings, including attached and detached garages, shall not exceed 10 per cent of the area of the lot.

Multiple-Family:

An accessory building not more than 15 feet or one storey in height may be located in the rear yard not closer than 3 feet to a side or rear lot line. An accessory building more than 15 feet in height shall be considered a main building and shall be subject to the provision for two or more buildings on a single parcel. Where a side line of the lot is identical with the limit of a road allowance, the setback of an accessory building shall be not less than the width of the side yard which is required for the main building.

b) Other Uses:

108/96 No applicable standard.

BUILDING AND LOT REQUIREMENTS (CONTINUED)

06-1-6 LOT OCCUPANCY

a) Residential Uses

Single-Family, Rooming or Boarding House:

The total area of all buildings shall not exceed 33% of the area of the lot.

Two-Family (Duplex or Semi-detached):

The total area of all buildings shall not exceed 40% of the area of the lot.

Multiple-Family:

b) Angular Planes

No multiple-family dwelling shall be erected, altered or enlarged to project through an enclosing spatial envelope formed by the construction of angular planes upon the lot lines and extending over the lot. These planes shall be erected at an angle of 60 degrees to the horizontal.

c) Institutional Uses

a) Angular Planes

No Institutional building shall be erected, altered or enlarged to project through an enclosing spatial envelope formed by the construction of angular planes upon the lot lines and extending over the lot. These planes shall be erected at an angle of 70 degrees to the horizontal.

Projection through the enclosing envelope is permitted if such projection is enclosed within the arms of a horizontal angle of 90 degrees drawn from a point on the line upon which the horizontal angular plane is constructed, opposite to the centre of the projection.

Minimum yard dimensions shall be determined by these angular planes, but in no case shall the front yard be less than 20 feet or the side yards less than 20 feet.

BUILDING AND LOT REQUIREMENTS

06-1-6 LOT OCCUPANCY (CONTINUED)

b) Maximum Floor Area and Minimum Open Space

The gross floor area of any building shall not exceed twice the area of the lot. Minimum open space shall be provided in accordance with the following table:

GROSS FLOOR AREA AS % OF LOT AREA	MINIMUM OPEN SPACE AS % OF LOT AREA
Less than 1.00	30%
1.00 to 1.25	40%
1.26 to 1.50	50%
1.51 to 2.00	60%

c) Minimum Landscaped Area

A lot occupied by a multiple-family dwelling shall have not less than 35% of the required open space reserved for landscaping, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians. But not more than 50% of the prescribed landscaped area is to be paved.

The landscaped area shall not include any space beneath or within any building. Grass strips or paving less than 5 feet in width shall not be included in computing the landscaped area.

d) Two or More Buildings on a Single Parcel

078/14

Where two or more buildings are to be erected on a single parcel of land, each building shall be assigned a portion of the total parcel. Each portion shall be deemed to be a lot, and the building erected upon it shall conform to the regulations of this sub-section with respect to that lot.

e) Service Commercial

In a multiple-family dwelling which contains 30 or more dwelling units the following commercial uses are permitted:

- i) Newsstand
- ii) Drug Store
- iii) Snack Bar
- iv) Barber Shop
- v) Beauty Parlor
- vi) Vending Machines
- vii) Laundry and dry cleaning pick-up office
- viii) Coin Laundry, but only within the basement

BUILDING AND LOT REQUIREMENTS

06-1-6 LOT OCCUPANCY (CONTINUED)

Such commercial uses shall be intended primarily for the convenience of tenants and shall be located on the ground floor or in the basement. There shall be no exterior advertising and no direct address from the street. The total floor area of commercial uses shall not exceed 4% of the gross floor area of the building.

In a development project which comprises two or more multiple-family dwellings, "service commercial" uses may be concentrated in one building, provided that the total floor area of such commercial uses does not exceed 4% of the gross floor area of all buildings in the project.