

RESIDENTIAL 10

RES 10

- GENERAL -

02-1-1 All structures and buildings erected, altered or used in a RES 10 Zone shall conform to the regulations of this subsection.

091/86 Notwithstanding any other provisions of this Section, one semi-detached dwelling or one convertible dwelling shall be permitted on Block 'C', R.P. 334.

- PERMITTED USES -

02-1-2 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:

- a) Single family dwelling
- 069/94 b) An office or consulting room of a physician, when located in his or her residence. 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.
- c) Home occupation, of any nature which does not adversely affect the amenities of the neighborhood.
- d) School, church, hospital, community center.
- e) Accessory building incidental to any of the above uses.

116/89 Notwithstanding any other provisions of this section, a group home for developmentally handicapped persons with no more than five clients shall be permitted on a double lot described legally as Lots 42 and 43, Registered Plan 225, at the southwest corner of Lasalle Road and Guy Street, City of Cornwall.

075/90 Notwithstanding any other requirements of this Section, a medical office in conjunction with a residential unit shall be permitted on the property described as Lot 6, Registered Plan 159, situated at the north-west corner of Second Street and McConnell Avenue, and known municipally as 718 Second Street East.

131/92 Notwithstanding anything else in this Section, a single family dwelling and accessory building incidental to the main uses shall be the only permitted use(s) on property municipally described as 917 Tollgate Road.

02-1-2 PERMITTED USES – CON'TD

- 057/94 Notwithstanding anything else in this Section, a single family dwelling and accessory building incidental to the main uses shall be the only permitted use(s) on property municipally described as 825 Tollgate Road.
- 086/94 Notwithstanding any other provisions of this Section, professional or business offices shall be permitted at 702 Second Street East, legally described as Lot 11, Plan No. 159.
- 138/97 Notwithstanding anything else in this Section, a Private Senior's Residence for up to a maximum of six (6) seniors shall be permitted on lands described as part of Lot 22 and Lot 23, Registered Plan 103 and, in part, municipally known as 506 Fifth Street East, City of Cornwall. *(This By-law has only had 2 readings as of the date of this consolidation, third reading is pending fulfillment of the conditions.)-*
- 063/04 Notwithstanding any other requirements of this By-law, the subject property on Part Lot 11, Concession 3, municipally located at the west end of Edgar Street and Wellington Street, City of Cornwall shall have no outside storage of commercial vehicles/equipment on site.
- 072/04 Notwithstanding any other provisions of this Section, Lots 8, 9, 10, 11, 12, in Plan 422, Heron Court, shall have a reduced lot frontage of 14 metres.
- 099/06 For the purposes of this By-law Amendment, the following restrictions shall be applied to the specified lots in Phase 8 of the Northwoods Glen Subdivision:
- i. Lot 32 shall be permitted to have a rear yard of 7.5 meters;
 - ii. Lots 23-27 shall be permitted to have a rear yard of 9.0 meters;
 - iii. In addition, no accessory apartments under Section 01-2-5 Accessory Apartment in houses shall be permitted on those small lots in Phase 8 of the subdivision as indicated on a Draft Plan by Thompson Rosemont Group dated April 12, 2006;
 - iv. More than 25% of the lots in this phase may be small lots.
- 099/06 Notwithstanding any other provision of this Section, small lot single dwellings are permitted in plans of subdivision registered after February 1, 1994 provided that the total number of small lot single family dwelling units does not exceed 25% of the total number of dwelling units within the overall registered plan(s), and no more than 25% of any phase, and subject to the following provisions:
- a) minimum lot frontage of 12 metres;
 - b) minimum lot area of 365 metres squared;
 - c) all units must include an attached carport or garage.

02-1-2 PERMITTED USES – CON'TD

094/07 For the purposes of the By-law amendment, the following restrictions shall be applied to the specified lots in Phase 9 of Northwoods Glen Subdivision:

1. That the subject site, save and except Lot 19, be rezoned from Residential 20 (RES. 20) zone to Residential 10 (RES. 10) with a subdivision-specific exception to permit:
 - a. Reduced rear yards for Lots 11, 12, of 9 metres when the By-law requires 10.5 metres;
 - b. Reduced rear yard for Lot 19 of 5 metres when the By-law requires 10 metres;
 - c. Small Lots on lots 7, 8, 11, 14, 15, 16, 17, 18;
 - d. Lot areas of 396 square metres when the By-law permits 464 square metres;
 - e. Lot Frontage of 12 metres when the By-law requires 15 metres;
 - f. As well as to permit more than 15% of the subdivision to have small lot singles.
2. That no accessory apartments be permitted in the small lot singles of this subdivision.
3. That a Draft Plan approval condition be added identifying the developer requirement to supply an appropriate sized stone for the installation of an historic plaque to be supplied.

138/12 Notwithstanding any other provisions/requirements of this Section, the following be added: Any subsequent development on the subject site known as 3228 or 3232 Richmond Drive, being legally described as Part of Lot 25, Concession 4, will be subject to the conditions as identified by the Raisin Region Conservation Authority (RRCA) in their letter dated August 31, 2012.

STANDARDS

02-1-3 - BUILDING AND LOT REQUIREMENTS FOR MAIN BUILDING			
		Single Family Dwellings	Other Main Uses
a) MINIMUM FRONTAGE			
131/86	i. Where both public water supply and sanitary sewers are available	15m	As required by Provincial Public Health Agencies
131/94	ii. Where either public water supply or sanitary sewers are available, but not both	22.5m	
	iii. Where neither public water supply nor sanitary sewers are available	38.1m	
b) MINIMUM LOT AREA			
	i. Where both public water supply and sanitary sewers are available	464m ²	As required by Provincial Public Health Agencies
	ii. Where either public water supply or sanitary sewers are available, but not both	696m ²	
	iii. Where neither public water supply nor sanitary sewers are available	2,788m ²	
c) MINIMUM FRONT YARD		6m	9m
d) SIDE YARD			
069/94	i. Normal requirements	1.5 m on each side provided the legal amount of parking is provided if not - 1.5m and 3m <small>Notwithstanding any reductions listed below, living space shall not be closer than 1.5 m to the lot line and in no case shall roof overhangs be closer than .15m to lot lines</small>	Equal to the height of the building, but in no case less than 6m
131/96	ii. Reduced requirements:	1.5m and 1.5m	No applicable standard
189/90	<ul style="list-style-type: none"> • Where an attached garage is provided and living space is provided above or behind the garage • Where an attached garage is provided but no living space is provided above or behind the garage • Where a carport is provided 	1.5m and 0.8m	No applicable standard
086/12	e) MINIMUM REAR YARD	10m	10.5m
108/96 086/12	f) MAXIMUM LOT OCCUPANCY	35% (all main buildings)	33% (all main buildings)

131/92 Notwithstanding anything else in this section, a special minimum lot area of 2,322 square metres and minimum lot frontage of 36 metres be applied to the property municipally described as 917 Tollgate Road.

057/94 Notwithstanding anything else in this section, a special minimum lot area of 2,847 square metres, minimum lot frontage of 39 metres, and minimum lot depth of 73 metres be applied to the property municipally described as 825 Tollgate Road.

141/02 Notwithstanding anything else in this By-law, the property legally described as Part of Lot 16, Concession 1, municipally known as 1215 Second Street West, be rezoned from Commercial 51 (COM 51) to Residential 10 (RES 10) with a site specific exception to recognize an existing catering business.

02-1-4 BUILDING AND LOT REQUIREMENTS FOR ACCESSORY BUILDINGS/ ACCESSORY STRUCTURE
067/17

189/90 **A. YARD REQUIREMENTS**
038/02

- i. An accessory building may be located in the rear or side yard not closer than 0.8m to a side or rear lot line.
- ii. Where a side line of the lot is identical with the limit of the 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.

B. AREA AND HEIGHT

078/14
092/98
078/14
038/02 On any lot the total area of an accessory building including detached garages shall not exceed 10% (percent) of the area of the lot and such accessory buildings shall not exceed 3m from grade to eaves and 5m from grade to peak. This does not include pool and deck coverage. The maximum size of any accessory building is 60 square metres. 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.

02-1-5 RESIDENTIAL 10 - SPECIAL (RES 10-S)

i.) 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:

- a) Single-Family Dwelling;
- b) An office or consulting room of a physician, when located in his or her residence. On-site parking requirements apply as per Section 02-1-2b.) of this By-law;
- c) Home Occupation, of any nature which does not adversely affect the amenities of the neighbourhood;
- d) Accessory building incidental to any of the above uses.

ii.) **MINIMUM LOT FRONTAGE**

Where both public water supply and sanitary sewers are available
..... **9 metres**

iii.) **MINIMUM LOT AREA**

Where both public water supply and sanitary sewers are available
.....**353m²**

iv.) **MINIMUM SIDE YARDS**

On both sides, when attached garage provided and living space behind (optional for living space)**1.2 metres**

v.) **MINIMUM SIDE YARD**

On a corner lot.....**3 metres**

vi.) **MINIMUM REAR YARD**.....**4.5 metres**

vii.) **MAXIMUM LOT OCCUPANCY**

All main buildings.....**46%**
(This standard applies only if garages are included, otherwise regular RES 10 zone standard applies)

viii.) **MINIMUM FRONT YARD**.....**6 metres**

02-1-6 RESIDENTIAL 10 - SPECIAL (RES 10-S2)

i.) **PERMITTED USES**

No building or part thereof, and no land shall be used, cause to be used, or be permitted to be used for purposes other than:

- a.) Single-Family Dwelling
- b.) Accessory building incidental to any of the above uses.

ii.) **MINIMUM LOT FRONTAGE**

Where both public water supply and sanitary sewers are available
.....**10 metres**
No building shall be permitted if these services are not available.

- iii.) **MINIMUM LOT AREA**
 Where both public water supply and sanitary sewers are available**239m²**
 No building shall be permitted if these services are not available
- iv.) **MINIMUM FRONT YARD TO LIVING SPACE**.....**3 metres**
- v.) **MINIMUM SIDE YARDS**
 Attached garage or carport - both sides.....**0.9 metres**
 No garage - 2.75 metres on one side and 0.9 metres on the other side
 If legal parking is supplied in front yard with living space behind, side yard is reduced to 0.9 metres on both sides.
- vi.) **MINIMUM SIDE YARDS**
 On a corner lot facing a street.....**3 metres**
- vii.) **MINIMUM REAR YARD**
 All main buildings including carports and attached garages**5.5 metres**
- viii.) **MAXIMUM LOT OCCUPANCY**
 All buildings, main and accessory**46%**
 Lot Occupancy with garages.....**46%**
 Lot Occupancy without garages.....**43%**
- ix.) **MAXIMUM DRIVEWAY WIDTH**.....**2.74 metres**
- x.) **MINIMUM FRONT YARD SETBACK TO CARPORT OR ATTACHED GARAGE**
**4.9 metres** to permit second car parking in tandem
- xi.) **MINIMUM PARKING SPACE REQUIREMENTS**
 For required parking space, the provisions of section 01-3-5 shall prevail, except that the second car space may be 2.74 metres to 0.6m overhang where permitted.
- xii.) **LOT FRONTAGE CALCULATION ON IRREGULAR LOTS**
 Shall be calculated at **3 metres from the Arc.**

xiii.) PERMITTED ENCROACHMENTS INTO YARD

Every part required by this By-law shall be open and unobstructed by any structure from the ground to the sky provided, however, that those structures listed in the following table shall be permitted to project into the minimum required yards indicated for the distances specified:

STRUCTURE	YARD	MAXIMUM PROJECTION FROM MAIN WALL INTO REQUIRED YARD
a) Sills, belt courses, cornices, eaves, gutters, chimneys, pilasters, awnings, parapets or similar architectural adornments	Front or rear yard	0.3 metres
b) Window Bays	Front or rear yard or yard abutting a street	0.3 metres
c) Steps and Handicap Ramps	Front yard	(1.09m) 3.6 feet
d) Porches	Front or exterior side yard	(1.09m) 3.6 feet
Front porches and decks cannot be enclosed (roof only is permitted)		

In no case shall the minimum setback from property line be less than 0.15 metres.

Notwithstanding anything else in this By-law, the provisions of **Section 01-4-1 Smaller Lots** shall not apply to these lands.

Notwithstanding the current provisions of the Zoning By-law, the maximum permitted height from grade for accessory building eaves shall be 2 metres with a total height for the building no greater than 3.6 metres at top of roof peak. The current provisions for % allowance of area of accessory building shall apply (10% of lot area).

Notwithstanding the current provisions of the Zoning By-law, home occupations shall not be permitted in this zone.