

RESIDENTIAL 15

RES 15

- GENERAL -

02-1A-1 091/82 All structures and buildings erected, altered or used in a RES. 15 Zone shall conform to the regulations of this subsection.

- PERMITTED USES -

02-1A-2 164/91 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:

- 131/86
- a) Single family dwelling
 - b) Duplex dwelling
 - c) Semi-detached dwelling
 - d) Home occupation, of any nature which does not adversely affect the amenities of the neighbourhood
- 069/94
- e) An office or consulting room of a physician or dentist 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.
 - f) School, church, hospital, community center.
 - g) Accessory building incidental to any of the above uses.
- 093/82
- Notwithstanding any other provisions of this section, Single Family Dwellings shall be permitted on lots having 10.6 metres frontage on Lots 129, 130, 131, 133, Block "R" and Block "P", Registered Plan 322 on Champlain Drive.
- 050/92
- Notwithstanding any other provisions of this Section, Office Space and a Teacher Resource Centre specifically of the Ontario Secondary School Teachers' Federation is a permitted use on the lot municipally known as 39 Fourth Street East.

02-1A-2 PERMITTED USES - CONT'D

- 026/94
092/98 Notwithstanding any other provision of this Section, small single family dwelling lots are permitted in plans of subdivision registered after February 1, 1994, provided the total number of small 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 frontage of 12 metres
 - b) minimum lot area of 365m²
 - c) all units must include an attached carport or garage.
- 025/98 Notwithstanding any other provisions of this Section, all Residential 15 permitted uses shall be allowed at 925 Tollgate Road West, being on Part of the West Half of Lot 15, Concession 3, City of Cornwall, except for semi-detached dwelling, school, church, hospital and community centre.
- 078/00 Notwithstanding any other provision of Section 02-1A-2, "Permitted Uses", Duplex dwellings shall be permitted on lots having a minimum lot area of 445m² or (4800 sq. ft.) on Lots 341, 342 and 343, Registered Plan 79, fronting on Belmont Street and St. Felix Street.
- 99/06 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 metres;
 - ii. Lots 23-27 shall be permitted to have a rear yard of 9.0 metres;
 - 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 Rosemount Group dated April 12, 2006;
 - iv. More than 25% of the lots in this phase may be small lots.

STANDARDS

02-1A-3 BUILDING AND LOT REQUIREMENTS FOR MAIN BUILDING

		Single Family Dwellings	Two-Family Dwellings	Other Main Uses
a) MINIMUM FRONTAGE				
131/86 099/16	i.) Where both public water supply and sanitary sewers are available	15m	15m - duplex 18m - semi-detached (9m lot frontage per dwelling and lots are to be 300 metres squared.)	As required by Provincial Public Health Agencies
131/94	ii.) Where either public water supply or sanitary sewers are available, but not both	20m	30m	
	iii.) Where neither public water supply nor sanitary sewers are available	38.1m	38.1m	
b) MINIMUM LOT AREA				
131/94	i.) Where both public water supply and sanitary sewers are available	464m ²	600m ²	As required by Provincial Public Health Agencies
	ii.) Where either public water supply or sanitary sewers are available, but not both	696m ²	929m ²	
	iii.) Where neither public water supply nor sanitary sewers are available	2,788m ²	2,788m ²	
c) MINIMUM FRONT YARD		6m	6m	9m
d) MINIMUM SIDE YARDS				
069/94 078/14 168/05	i.) General	0.5 metres on each side provided the legal amount of parking is provided If not - 1.5m and 3m Notwithstanding any reductions listed below living space shall not be closer than 1.5m to the lot line and in no case shall roof overhangs be closer than 0.15m to lot lines	1.5m on each side beyond where the legal amount of parking is provided and 3m if no legal parking is provided	Equal to the height of the building, but in no case less than 6m
	ii.) Side yards can be reduced:			
	• Where living space is provided above or behind the garage	1.5m and 1.5m	1.5m on garage side	No applicable standard
	• Where an attached garage is			

02-1A-3 BUILDING AND LOT REQUIREMENTS FOR MAIN BUILDING

	provided but no living space is provided above or behind the garage	1.5m and 0.8m on garage side	0.8m on garage side	No applicable standard
		Single Family Dwellings	Two-Family Dwellings	Other Main Uses
d) MINIMUM SIDE YARD (cont'd)				
133/90 078/14	• Where a carport is provided	1.5m and 0.5m on carport side	0.5m on carport side	No applicable standard
069/94	• Where a semi-detached dwelling has a carport or garage which does not abut the side yard	N/A	1.5m for semi-detached	No applicable standard
069/94	iii.) Side yards for additions along the Common Property Line	Notwithstanding side yard setback for additions erected after a severance along an existing common property line between two semi-detached units shall be 1.5 metres. Open decks may be situated to the common property line between semi-detached units.		
e) MINIMUM REAR YARD				
108/96 086/12 125/92	Please refer to Special Note Section of this By-law for schedule detail	10m	10.5m	10.5m
		Notwithstanding any other requirements of this Section, development on Parcels "A" and "B" identified on Schedule "A" of By-law 125, 1992, being lands which abut the South Branch of the Raisin River, shall have a rear yard of 10 metres minimum.		
f) LOT OCCUPANCY				
086/12		35% All main buildings	40% All main buildings	40% All main buildings

**02-1A-4 BUILDING AND LOT REQUIREMENTS FOR ACCESSORY BUILDINGS/
ACCESSORY STRUCTURE**

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

- 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.) MAXIMUM HEIGHT

069/94
078/14

Accessory building shall not exceed 3 metres in height from grade to eaves and 5 metres in height from grade to peak.

C.) LOT OCCUPANCY

069/94
092/98

On any lot the total area of an accessory building including garage shall not exceed 10 per cent of the area of the lot to a maximum size of 60m². A maximum of three (3) accessory building per lot will be permitted and the maximum total area of all accessory buildings on a lot shall be capped at 93 square metres. This does not include pool and deck coverage.

038/02

02-1A-5 EXCEPTIONS WITHIN THE RESIDENTIAL 15 ZONE

131/86

- a) Notwithstanding any other provisions of this section, single family dwellings shall be permitted on lots having 1.6 metres frontage on Lots 129, 130, 131, 132, 133, Block "R" and "P", Registered Plan 322 on Champlain Drive, subject to the following standards:

	Interior Lot		Corner Lot
MINIMUM LOT AREA	325m ²		465m ²
MINIMUM LOT FRONTAGE	10.6m		15m
	Front Yard	Side Yard	Rear Yard
MINIMUM SETBACKS	6m	1.8m provided that for an attached garage, the side yard may be reduced to 1m or .5m for an attached carport. No habitable area shall be closer than 1.85m.	10.6m

142/93

- b) Notwithstanding any other provision of this section, single family dwellings shall be permitted on six (6) lots located in the "Residential 15" and in the "Residential 20" zones along Northwoods Crescent, legally described as Part of west half of Lot 8, Concession 3, City of Cornwall, as shown as Lots 5, 6, 21, 22, 24 and 25 of the draft plan by Stidwill and Smith (dated September 3, 1993) subject to the following standards:

Minimum Frontage: 12 metres

Minimum Lot Area: 430m²