

RESIDENTIAL 20

RES 20

- GENERAL -

02-2-1 All structures and buildings erected, altered or used in a RES. 20 Zone shall conform to the regulations of this subsection.

- PERMITTED USES -

02-2-2 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
- 021/01
- 04/81
- 038/02
108/96
- 108/80
- 069/94
- a) Single family dwelling
 - b) Rooming, Lodging or Boarding House
 - c) Duplex dwelling
 - d) Semi-detached dwelling and Link dwelling
 - e) Triplex, quadruplex and row houses
 - f) Private Senior's Residence
 - g) Existing apartment houses or those that have been approved at the time of passing of By-law 108-80 shall be considered as conforming uses and shall be allowed permitted expansions subject to the Residential 40 zone standard. *(Deleted reference to proposed apartment building on lots 76, 77, 78, 79 R.P. No. 240)*
 - h) Home occupation, of any nature, which does not adversely affect the amenities of the neighbourhood.
 - i) 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 a 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.
 - j) School, church, hospital, community center.
 - k) Accessory building incidental to any of the above uses.

1964/76 Notwithstanding anything else in this section, funeral home facilities shall be permitted on the lands being composed of part of Lots 198, 199 and 200, on the east side of Bonneville Lane, according to Registered Plan No. 16 on file in the Registry Office for the Registry Division of Stormont; and measuring 198.0 feet along Bonneville Lane and 67.0 feet in depth.

- 008/77 Notwithstanding anything else in this By-law, the land occupied by R.R. Autobody Shop with municipal address as 1002 Cumberland Street, shall be allowed to continue its operation on the said parcel.
- 02/81 Notwithstanding any other requirements of this section, a parking lot for church purposes shall be permitted on Lot 349, Registered Plan 79, on the east side of St. Felix Street.
- 094/82 Notwithstanding any other provisions of this section, Convertible Dwellings shall be permitted on Lots 9, 13, 14, 15, 16, 17, 18, 19, 20, 23, 26 and 30 of Registered Plan 350.
- 05/83 Notwithstanding anything else in this section, an office and workshop shall be permitted on Part of Lot 12, Concession 1 also described as that land in Reference Plan 52R-1701, with municipal address as 438 Eleventh Street West.
- 03/84 Notwithstanding any other provisions of this section, office uses may be permitted at 1201 Pitt Street.
- 21/84 Notwithstanding any other provisions of this section, Convertible Dwellings shall be permitted on any lot in Registered Plan 240.
- 37/84 Notwithstanding any other provisions of this section, Quadruplexes shall not be permitted on Block 'A', Registered Plan 240.
- 060/86 Notwithstanding any other provisions of this section, Multiple-Family Dwellings up to six units shall be permitted on Part of Lot 11, Concession 2, subject to the same setback, lot occupancy and minimum landscaped area requirements applicable to Quadruplexes in a Residential 20 zone.
- 071/86 Notwithstanding any other provisions of this section, a seventeen unit, three-storey apartment building, and a two-storey apartment building shall be permitted on Lot 100, Lot 110 and Part Lot 109, Registered Plan 164, property known municipally as 408 Twelfth Street West.
- 154/87 Notwithstanding any other provisions of this section, a Warehouse and Wholesale Carpet and Floor Covering Outlet with a retail component not to exceed 25% of the gross floor area shall be the only permitted use on Part of Lot 'O', Plan 6, Glebe with municipal address being 491 Ninth Street East (north-west corner of Ninth Street and Marlborough Street).

- 012/88 Notwithstanding any other provisions of this section, the only permitted uses on a Lot described as Part 1, Reference Plan 52R-3180, Second Street West, shall be Single Family Dwellings, Semi-detached Dwellings and Townhouses.
- 128/88 Notwithstanding any other provisions of this section, a group home for developmentally handicapped persons with no more than four clients shall be permitted at 423 Fourteenth Street West, City of Cornwall.
- 034/90 Notwithstanding any other provisions of this section, the following uses shall be permitted at 314 Ninth Street West:
- a) Business or Professional Office
 - b) Service Shop, including barber shop, beauty parlor, shoe repair, receiving office for laundry or dry cleaner
 - c) Self-service laundry
 - d) Retail shop, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 70 percent of the total floor area
 - e) Restaurant
 - f) Parking lot, private or public
 - g) Automobile showroom
 - h) Retail outlet for automotive supplies
 - i) Municipal government offices
 - j) Funeral home
 - k) Accessory building incidental to any of the above
- 188/90 Notwithstanding any other requirements of this section, an auto body shop including the sale of a maximum of five (5) used cars at any one time shall be permitted on Part of Lot 'K" in Registered Plan 6A, City of Cornwall, having municipal address 220 Eleventh Street East.
- 016/91 Notwithstanding the requirements of By-law 093, 1986, and other provisions of this section, a three-storey triplex shall be permitted on Lot 25, Registered Plan 334, having a frontage of 21.0 metres and lot area of 625 square metres.
- 025/92 A non-profit/fraternal organization (club), including meeting facilities which are not to be licensed, at 305 Thirteenth Street West, City of Cornwall. More specifically, the site is legally described as Lots 127 and 128, Registered Plan 213.

108/93

Notwithstanding any other provisions of this section, the following uses shall be permitted at the respective stated addresses in the former First Street East Commercial Area, and shall be subject to the "Commercial 11" standards:

- | | |
|--|---|
| a) 913 First Street East
302 McConnell Avenue | • Exception to allow "beauty parlor/barber shop" |
| b) 400 St. Felix Avenue
(City Hall Annex)
1104 First Street East
(S.D.&G. School Board) | • Exception to allow "business or professional office" |
| c) 102 Baldwin Avenue
882 First Street East | • Exception to allow "institutional building" |
| d) 327 McConnell Avenue | • Exception to allow "professional office," without a practitioner's residency clause |
| e) 319 McConnell Avenue | • Exception to allow "Commercial 11 uses and regulations to accessory building" |

026/94

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:

092/98

- a) Minimum frontage of 12 metres;
- b) Minimum lot area of 365m²;
- c) All units must include an attached carport or garage.

019/99

Notwithstanding any other provisions of this section, a Private Seniors Residence may be permitted on Part of Lot 8, Concession 2, municipally located south of Lemay and West of St. Michel Avenue.

200/04

Notwithstanding any other provision of this section, semi-detached dwellings shall be permitted in Maple Grove Estates subdivision being Part of Lots 8 and 9, Concession 2, on lots of minimum 15.24 m frontage and 520 m² area, and provided all units include attached garages in their design, and that single-family detached dwellings shall be permitted on lots with a minimum frontage of 11.55 m and a lot area of 381 m².

- 196/06 For the purposes of this By-law Amendment, the following special provisions shall be applied to the lots in Bellwood Ridge Subdivision, located on 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., October 10th, 2006:
- i. Single family dwelling lots may be permitted to have a lot frontage of 11.6 metres;
 - ii. Single family dwelling lots may have a lot area of 381m²;
 - iii. No accessory apartments under Section 01-2-5 Accessory Apartment in houses shall be permitted on those small lots or townhouse lots (carriage homes) in Bellwood Ridge subdivision as indicated on a Draft Plan by Kirk L. Stidwill O.L.S., dated October 10th, 2006;
 - iv. The provision which permits only 25% of the single family dwelling lots in a subdivision shall not apply to the small lots in this subdivision;
 - v. All townhouse dwellings shall have garages;
 - vi. The rear yard setback for the townhouses may be permitted at 34.5 feet and the side yards may be 7.5 feet. These setbacks shall not apply to corner lots;
 - vii. The lot occupancy for these lots with townhouses will be 43%.
- 149/07
- 120/07 Notwithstanding any other provisions of this Section, the semi-detached dwelling located at 324-326 McConnell Avenue shall have an interior side yard on the north limit of 1.0 metres.
- 061/09 That a Holding (H) category be applied to the subject lands situated south of McKenzie Street West and west of Pitt Street (Part of Lots 23, 24 and 25 on Registered Plan 182). The Holding (H) category 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:
- i. A presentation of a draft plan of subdivision which is satisfactory to the Municipality.
- 158/09 "Notwithstanding any other provision of this Section a Family Hair Salon shall be permitted on Part of Lot 21 on the North Side of Eight Street West, municipally known as 815, 815A and 817 York Street, further the parking requirements can be partly fulfilled with the introduction of a tandem parking provision. The signage shall not exceed 15 square feet and such signage shall not be illuminated in any fashion."
- 086/12 Notwithstanding any other provisions of this Section, those lots as shown on the Draft Plan of Subdivision dated May 11, 2009 by K.L Stidwill, O.L.S, within the Blackburn Gardens subdivision, shall be recognized as compliant with respect to frontage and lot area as detailed in By-law 200-2004 'single family dwelling lots shall be permitted on lots with a minimum frontage of 11.55 m and a lot area of 381 metres squared.

STANDARDS

02-2-3 BUILDING AND LOT REQUIREMENTS FOR MAIN BUILDINGS

A. GENERAL PROVISIONS

- i. For uses permitted in a Residential 20 zone also permitted in a Residential 15 zone, the requirements of the Residential 15 zone shall apply.
- ii. For all other uses, the standards listed below shall apply.
- 131/86 iii. Multiple family dwellings shall not be erected unless both public water supply and sanitary sewers are available.

137/90 Notwithstanding any other requirements of this section, the minimum rear yard setback on lots 1-13, of Draft Plan 04T-89005 (Phase II of the Northwoods Glen Subdivision), Part of Lots 8 and 9, Concession 3, shall be 14 metres.

024/94 Notwithstanding any other requirements of this section, development of linear townhouses on Part of Lots 17 and 18, Concession 1, including municipal addresses 1440 to 1514 Second Street West, inclusively, and identified on Schedule "A" to By-law 024, 1994, shall be limited to eighteen as a maximum, and shall include attached garages in their design(s) with all driveways to be coupled.

029/94 Notwithstanding anything else in this By-law, the following provisions shall apply to those lands fronting onto an open Public Road, more specifically, with municipal address being 844 Bedford Street:

- i. Minimum Lot Frontage.....45 feet
- ii. Minimum Lot Depth.....65 feet
- iii. Minimum Lot Area.....2.925 square feet
- iv. Minimum Side Yard.....0.5 feet on the north side and 10 feet on the south side
- v. Minimum Rear Yard.....5 feet

068/15 Notwithstanding anything else in this By-law, the following minimum Lot Areas in the St. Michel Subdivision (Plan No. 52M-33) shall apply to these lots:

- Lot 8 - 520m²
- Lot 11 - 540m²
- Lot 12 - 560m²
- Lot 13 - 558 m²
- Lot 14 - 584 m²

		Link Dwelling (for two units)	Triplex Quadruplex	Row House Linear	Row House Cluster
B. MINIMUM FRONTAGE					
092/98 102/13	i.) Interior lot	18m	22.5m	20.5m plus 4.8m (K)	33.5m
102/13	ii.) Corner lot	21.5m	22.5m	20.5m plus 10.9m (K)	33.5m
C. MINIMUM AREA		605m ²	700m ²	185m ² per dwelling unit	185m ² per dwelling unit
131/86	D. MINIMUM LANDSCAPED AREA (as a percentage of total lot area)	N/A	35%	35%	35%
E. MINIMUM FRONT YARD		6m	6m	6m	6m

		Link Dwelling (for two units)	Triplex Quadruplex	Row House Linear	Row House Cluster
F) MINIMUM SIDE YARD		Refer to Sub. Section (I)	4.5m and 3m	Refer to Sub. Section (K)	Refer to Sub. Section (L)
G) MINIMUM REAR YARD		10.5m	10m	13.5m	No applicable standards
125/92	Please refer to Special Notes Section of this By-law for Schedule Detail	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.			
076/93		Notwithstanding anything else in this By-law up to six (6) unrelated persons (clients) may reside at 1141 Sydney Street, legally described as Lot 25, Registered Plan 334, being a group home supervised by Open Hands.			
108/96	H) MAXIMUM LOT OCCUPANCY (all main buildings)	40%	30%	30%	30%
I) SPECIAL PROVISIONS - LINK DWELLINGS					
131/86	i) Minimum Side Yard	For the purpose of Link Dwellings the distance between the two units above that portion that is linked shall not be considered under Side Yard Provisions. Side yards shall be the distance between the outside walls and the lot lines.			
	1 Storey	1.25m			
	1 ½ -2 Storey	1.85m	Provided that, for an attached garage or carport, the side yard may be reduced to 1.25m provided that no living space shall be closer than 1.85m to the lot line.		
	2 ½-3 Storey	2.5m	Provided that, for an attached garage or carport the side yard may be reduced to 1.25m provided that no living space shall be closer than 2.5m to the lot line.		
131/86	ii) Minimum Distance between Linked Units (building to building)	1.85m			

131/86	iii)	Each Link Dwelling shall be provided with an attached garage or an attached carport.	
J) SPECIAL PROVISIONS - CONVERTIBLE DWELLINGS			
Notwithstanding any other provision of this section, Convertible Dwellings shall be permitted on Lots 9, 13, 14, 15, 16, 17, 18, 19, 20, 23, 26 and 30 of Registered Plan 350, subject to the following standards:			
		INTERIOR LOT	CORNER LOT
i)	MINIMUM LOT AREA	465m ²	557m ²
ii)	MINIMUM LOT FRONTAGE	15.2m	18.2m
iii)	FRONT YARD	6m	
iv)	SIDE YARD	1.5m and 3m	where no garage/carport is provided
		1.5m and 1.5m	where an attached garage is provided and living space is provided above or behind the garage
		1.5m and 0.8m	where an attached garage is provided but no living space is provided above or behind the garage
		1.5m and 0.5m	where a carport is provided. The latter side to be on the carport side
		In no case shall living space be closer than 1.5m to the lot line and in no case shall roof overhangs be closer than .15m to the lot lines	
v)	REAR YARD	10.5m	
K) SPECIAL PROVISIONS/ROW HOUSE - LINEAR			
131/86	i)	MINIMUM FRONTAGE per row dwelling	20.5m plus 4.8m for each dwelling unit in excess of 3 (interior lot). 20.5m plus 10.9m for each dwelling unit in excess of 3 (corner lot).
ii) MINIMUM SIDE YARD			
		Interior Side Yard (end dwelling unit from side lot line)	2.4m plus .6m for each additional or partial storey above the first
		Exterior Side Yard (end dwelling unit from outside street)	6m
092/98	iii)	SIDE YARDS FOR ADDITIONS ALONG THE COMMON PROPERTY LINE	
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 metres. 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.			
L) SPECIAL PROVISIONS/ROWHOUSE - CLUSTER			
	i)	MINIMUM DWELLING WIDTH	4.5M
092/98	ii)	MINIMUM OUTDOOR AREA (all outdoor space excluding land covered by buildings)	78m ² /unit

iii) SIDE YARDS FOR ADDITIONS ALONG THE COMMON PROPERTY LINE	
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 metres. 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.	
iv) MAXIMUM NUMBER OF DWELLING UNITS	70 units
v) MINIMUM SIDE YARD	
Interior Side Yard (end dwelling unit from outside street)	2.4m plus .6m for each additional or partial storey above the first
Exterior Side Yard (end dwelling unit from outside street)	6m
vi) OUTDOOR PRIVACY AREA	An outdoor privacy area shall be provided for each dwelling unit and shall be physically screened on all sides except for access to the unit and the minimum distance to the outer edge of the privacy area from the face of the wall of the dwelling unit shall not be less than 6m and shall be the full width of the said dwelling unit.
vii) DISTANCE BETWEEN BUILDINGS	
a)	The distance measured at right angles between walls containing windows to habitable rooms and not having an abutting privacy area between shall be not less than 18m.
b)	When an outdoor privacy area abuts the face of a building, the distance measured at right angles from that building to the face of another building having an outdoor privacy area abutting thereto, shall be not less than 12m plus 1.5m for a common sidewalk.
c)	When an outdoor privacy area abuts the face of a building, the distance measured at right angles from that building to the face of another building having habitable rooms but not abutting an outdoor privacy area shall not be less than 15m.
d)	The distance measured at right angles between a wall in which there are no windows or habitable rooms and another wall which contains windows of habitable rooms shall be not less than 7.5m.
e)	The distance measured at right angles between walls which do not contain windows to habitable rooms shall be not less than 3.6m.
f)	The distance measured at right angles between the wall of a building not containing a window to a habitable room and the wall of another building with an abutting outdoor privacy area shall be not less than 6m plus 1.5m for a common sidewalk.
g)	There shall be no common sidewalk or roadway closer than 6m from any wall containing windows to a habitable room at the ground level.
h)	The distance measured at right angles between a wall containing windows to habitable rooms and a side or rear lot line shall be not less than 7.5m. Notwithstanding the foregoing, one wall containing bedroom windows only shall be not less than 1.8m from a side or rear lot line.
i)	The distance measured at right angles between a wall which does not contain windows to habitable rooms and a side or rear lot line shall be not less than 1.8m.
j)	Common open space shall contain a specific play area or areas consisting of not less than ten (10) percent of the total Minimum Outdoor Area (M.O.A.).
k)	Communal parking areas shall be located in such a manner that no edge of the parking lot or driveway thereto is closer than 6m from the window of any habitable room at ground level.

024/96 Notwithstanding any other provisions of this section, a triplex shall be permitted on Part of Lot 12, Registered Plan 156, with municipal address 2093 Pitt Street North, subject to the following requirements:

- i) Minimum Lot Frontage:.....17.60m
- ii) Minimum Lot Area:.....673m²

105/05 Notwithstanding anything else in this By-law Section 02-2-3, shall be amended to allow perimeter setbacks and side yard setbacks for properties to the west and south at 6m, with all other setbacks for Residential 20 being respected.

Notwithstanding anything else in this By-law, the property legally described as Lots 57 and 58 Registered Plan No. 240, municipally located at the south west corner of Laffin Street and Brookdale Avenue, be rezoned from Residential 15 (Res 15) to Residential 20 (Res 20)

067/17 Notwithstanding any other provision of this Section, the following minimum lot areas in the Pinewood Subdivision by Doug Campbell (52M-34) shall apply to these lots:

Plan 52M-34:

Lot 2 457.95 m²

Lot 3 457.95 m²

Lot 4 457.95 m²

Lot 5 457.95 m²

Lot 15 457.95 m²

Lot 16 457.95 m²

Lot 17 457.95 m²

**02-2-4 BUILDING AND LOT REQUIREMENTS FOR ACCESSORY BUILDINGS/
067/17 ACCESSORY STRUCTURE**

A.) YARD REQUIREMENTS

131/86
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.

189/90 ii. 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.

B.) MAXIMUM HEIGHT

078/14 Accessory buildings shall not exceed 3 meters in height from grade to eaves and 5 metres in height from grade to peak.

C.) MAXIMUM LOT OCCUPANCY (Accessory buildings only)

- i. Single Family Residential, Rooming or Boarding House.....10%
- ii. Two Family Residential
(Duplex, Semi-detached, or Convertible Dwelling).....10%

- iii. Multiple Family Residential.....10%
- iv. Other Uses.....10%
- 092/98 v. A maximum of three (3) accessory buildings per lot will be permitted and the
038/02 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. The total maximum area for a single accessory building will be 60 square metres.

095/86 Notwithstanding any other provisions of this Subsection, a senior citizen’s club building not to exceed 40ft. X 60ft. shall be permitted on Block “A”, R.P. 147, property known municipally as Broadview Park, provided the building is located east of the existing branch library building, subject to setback provisions established in an approved site plan agreement.

179/01 Notwithstanding anything else in this By-law, those lot numbers 26 to 131, as shown on a Draft Plan of Subdivision for Mrs. Enza Orsi, legally described as Part of Lot 2, Concession 1, dated October 12, 2001 be permitted subject to provisions and standards of the Residential 10 S2 (RES. 10 S2) zone standards as set out in Section 02-1-6 of the Residential 10 zone.

139/12 Notwithstanding any other provisions of this Section, the two residential buildings on Block 19, 20 and 21 of Registered Plan 422 located at the south west corner of Second Street East and East Ridge Drive shall be permitted to have a rear yard of 5.3 metres.

070/13 Notwithstanding anything else in this By-law, the following special provisions shall apply to Part East Half of Lot 7, Concession 2 as shown on a Draft Plan of Subdivision by André P. Barrette, O.L.S. Dated February 9th 2013 for Clément Court Subdivision, situated at the north west corner of McConnell and Eleventh Street;

Permitted Uses

Blocks 1, 5&10 to allow up to 8 row house units

Minimum Rear Yards:

- Blocks 1&5 to allow a minimum of 8 metres
- Block 9 to allow a minimum of 7.5 metres
- Block 10 to allow a minimum of 11.0metres
- Lots 2 & 4 to allow a minimum of 9.0 metres
- Lots 6 to allow a minimum of 7.5 metres
- Lot 7 to allow a minimum of 10.0 metres
- Lot 8 to allow a minimum of 9.0 metres

Maximum Lot Occupancy:

- Blocks 1 & 5 to allow a maximum of 43%
- Blocks 9 to allow a maximum of 39%
- Block 10 to allow a maximum of 33%