

# RESIDENTIAL 30

## RES 30

### - GENERAL -

**02-3-1** All structures and buildings erected, altered or used in a RES. 30 Zone shall conform to the regulations of this subsection.

### - PERMITTED USES -

**02-3-2** 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, Lodging or Boarding House

c) Duplex Dwelling

d) Semi-detached dwelling

092/98

e) Triplex, quadruplex, row houses and apartment house or buildings

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

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 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.

h) School, church, hospital, community center.

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

020/07

j) A private seniors' residence

1964/76

That notwithstanding anything else in this Section, funeral home facilities shall be permitted on the lands being composed of parts 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 67.50 feet in depth.

**02-3-2****PERMITTED USES – CONT'D**

- 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. The seventeen unit, three storey apartment building shall be located on the north one-half of Lot 110, Registered Plan 164, utilizing the existing foundation of the existing building.
- 159/88 Notwithstanding any other provisions of this Section, a 3 ½ storey apartment building, having a maximum height of 12.2 meters and having a maximum of 32 residential units may be permitted on a lot described as the westerly 235.24 feet frontage of Part 3, Reference Plan 52R-3180, Second Street West.
- 154-89 Notwithstanding any other provisions of this Section, a group home for developmentally handicapped persons with no more than 5 clients shall be permitted on land legally described as Part Lot 6, North of Second Street, South of Third Street in the City of Cornwall; property which is municipally known as 233-235 Adolphus Street.
- 117/90 Notwithstanding any other provisions of this Section, only one building with a maximum of twelve (12) residential units and having a maximum of two (2) storeys and with a frontage requirement of 18.3 meters shall be permitted on property municipally known as 221 ½ to 226 ½ Fourth Street West being Part of Lot 23, North Side of Fourth Street.
- 111/91 Notwithstanding anything else in this Section, professional or business offices, including a Real Estate office, shall be permitted on property municipally known as 611 and 613 Second Street East being Lots 196 and 197, R.P. No. 16, City of Cornwall (commonly referred to as the former John Stewart Home property).
- 049/92 Notwithstanding any other requirements of this Section, the offices and storage yard of a tree cutting operation shall be permitted on the West Half of Lot 6, Concession 2, fronting on the east side of McConnell Avenue, provided burning of materials is prohibited, and the storage of heavy trucks, equipment and materials is limited to the screened rear yard.
- 075/93 Notwithstanding anything else in this By-law, up to two physicians not necessarily resident on-site shall be permitted to practice at a property municipally described as 144-146 Lawrence Avenue and legally described as Lot 194 and Part of Lot 195, Registered Plan No. 16, City of Cornwall.
- 130/94 Notwithstanding any other provisions of this Section, professional or business offices shall be permitted at 152 Lawrence Avenue, legally described as Part of Lot 195, Plan No. 16 Gladstone.
- 161/94 Notwithstanding any other provisions of this Section, Business or Professional offices shall be permitted at 1104 First Street East, legally described as Part of Lot 43, Plan 169. In addition, the mix of residential and office uses shall not take place on any one level/floor.

**02-3-2**

**PERMITTED USES – CONT'D**

136/99

Notwithstanding any other provision of this Section, a parking lot, monument sales and law office may be permitted on Part of Lot 17 and Part of Lot 18, South Side of Seventh Street, municipally known as 616, 620 Ridley Avenue, 28 Seventh Street West, and the rear portion of 30 Seventh Street West, City of Cornwall.

Further, that the following landscape strip provision be applied: a minimum landscape strip of 1 metre.

104/04

Notwithstanding any other provisions of this Section, an Apartment Complex for up to a fifteen (15) unit Handicapped Accessible/Adaptive Building, including one non-specialized unit for the landowner or custodian, or building supervisor (manager), shall be permitted in the former St. Paul's Catholic Elementary School. The subject property is described municipally as 721 Eleventh Street East, City of Cornwall. In addition, all other permitted uses in this section shall be allowed subject to applicable zoning standards.

170/07

That the purpose and effect of By-law 170-2007 is to rezone approximately 1.5 acres of land shown as Block 59 on the Draft Plan dated September 7, 2007 by Julia Meldrum Smith, O.L.S., from Residential 20 (RES 20) with exceptions for smaller lots to a Residential 30 (RES 30) zoning. This is to permit the construction of three (3) stacked townhouses with eight (8) units each, which will be converted into condominium dwellings.

171/07

That the purpose and effect of By-law 171-2007 is to rezone approximately 1.3 acres of land on Block 58 of a Draft Plan dated September 7, 2007 by Julia Meldrum Smith, O.L.S. The current zoning on the property is Residential 20 (RES 20) with exceptions for a reduced side yard to allow three (3) stacked townhouse buildings with eight (8) units each. The minimum side yard for Block 58 shall be 3.0 metres.

# STANDARDS

02-3-3

**BUILDING AND LOT REQUIREMENTS FOR MAIN BUILDING**

**a) GENERAL PROVISIONS**

131/86

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|------------|---|
| <b>i)</b>  | For uses permitted in a Residential 30 zone also permitted in a Residential 20 zone, the requirements of the Residential 20 zone shall apply. However, notwithstanding the above, the requirements listed within this section for triplexes and quadruplexes shall apply. |
| <b>ii)</b> | For all other uses, the standards listed below shall apply.   |

**Triplexes, Quadruplex and Walk-up Apartment Buildings**

<b>b) MINIMUM LOT FRONTAGE</b>		30m
<b>c) MINIMUM LOT AREA</b>		930m <sup>2</sup>
<b>d) MINIMUM LANDSCAPED AREA</b> (as a percentage of total lot area)		30%
<b>e) MINIMUM FRONT YARD</b>		6m
<b>f) MINIMUM SIDE YARDS</b>		
<b>i)</b>	Normal requirements	4.5m
<b>ii)</b>	Abutting a street on a corner lot for Walk-up Apartments and Apartment Houses	6m
<b>g) MINIMUM REAR YARD</b>		6m
<b>h) MAXIMUM LOT OCCUPANCY</b> (all main buildings)		33%
<b>i) MAXIMUM BUILDING HEIGHT</b>		10m and in no case more than 3 storeys

189/90

108/96

**02-3-4 BUILDING AND LOT REQUIREMENTS FOR ACCESSORY BUILDINGS/  
067/17 ACCESSORY STRUCTURE**

**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 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**

131/86 Accessory buildings shall not exceed 3 metres in height from grade to eaves  
078/14 and 5 metres in height from grade to peak.

**C) MAXIMUM LOT OCCUPANCY (accessory buildings only)**

- 092/98 i) Single family Residential, Rooming or Boarding House .....10%
- ii) Two Family Residential (Duplex, Semi-detached or Convertible dwelling)..10%
- Multiple Family Residential .....10%
- iii) Other Uses .....10%
- iv) 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 metres. This does not include pool and deck coverage. The total maximum area for a single accessory building will be 60 square metres.
- 038/02

**02-3-5 SPECIAL PROVISIONS**

- 115/90 i) Notwithstanding any other requirements of this section, the Minimum Front Yard Setback shall be 3 metres on lands described as Part of Lot 6, Concession 1, commonly referred to as the Lorneville South Neighbourhood.