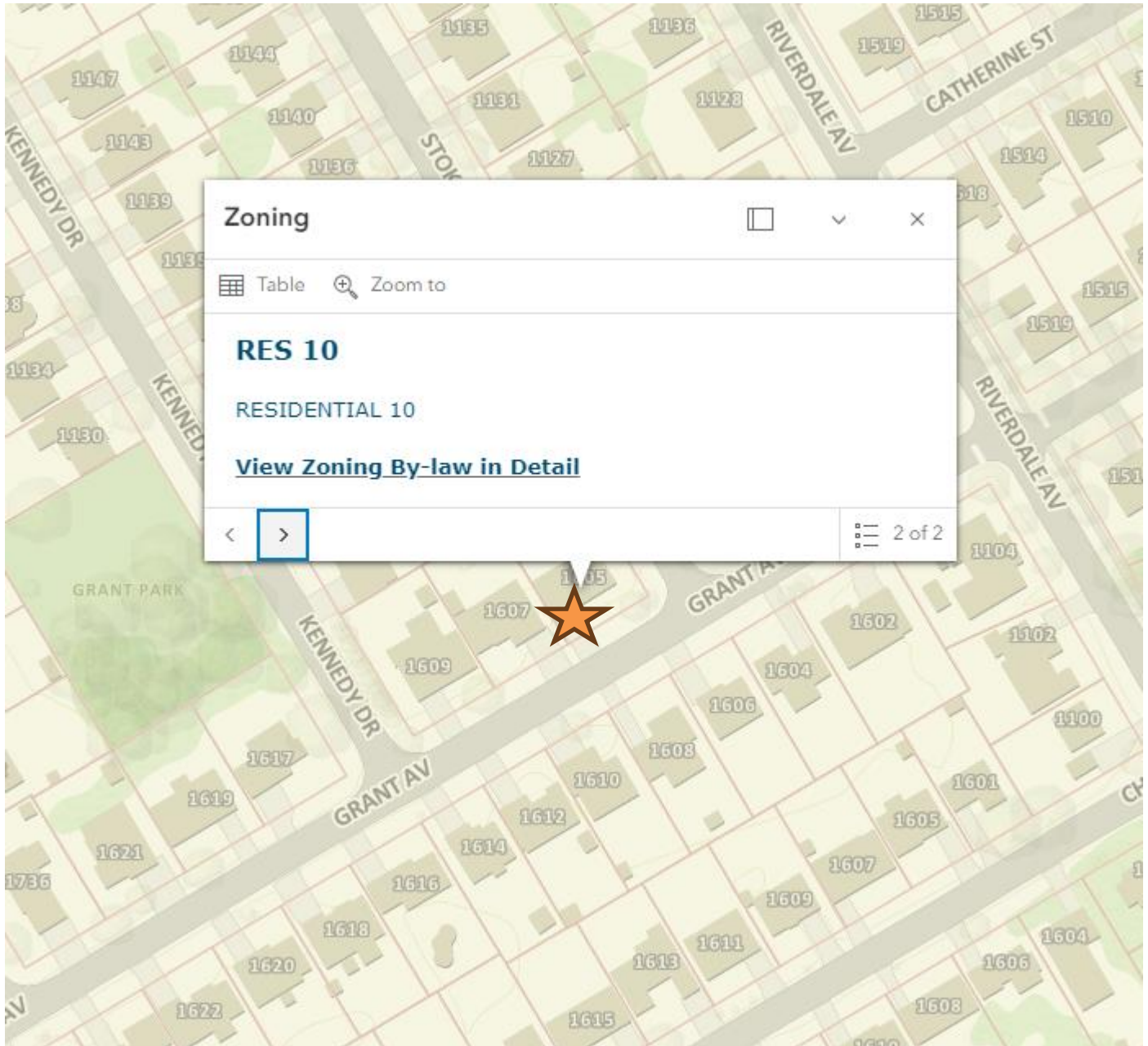


Zoning Information

1605 Grant Ave Cornwall



Res 10 - Residential Zone



Section 4 Residential 10 (RES 10) Zone

4 Residential 10 (RES 10) Zone (Low Density)

The Residential 10 (RES 10) Zone is intended to implement the low-density policies of the Urban Residential Area designation in the Official Plan. This Zone generally permits single-detached dwellings and some institutional uses.

All structures and buildings erected, altered, or used in a RES 10 Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

4.1 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:

- Community centre
- Day care centre
- Dwelling, single-detached
- Hospice
- Hospital
- Place of worship
- School

4.2 Zone Standards

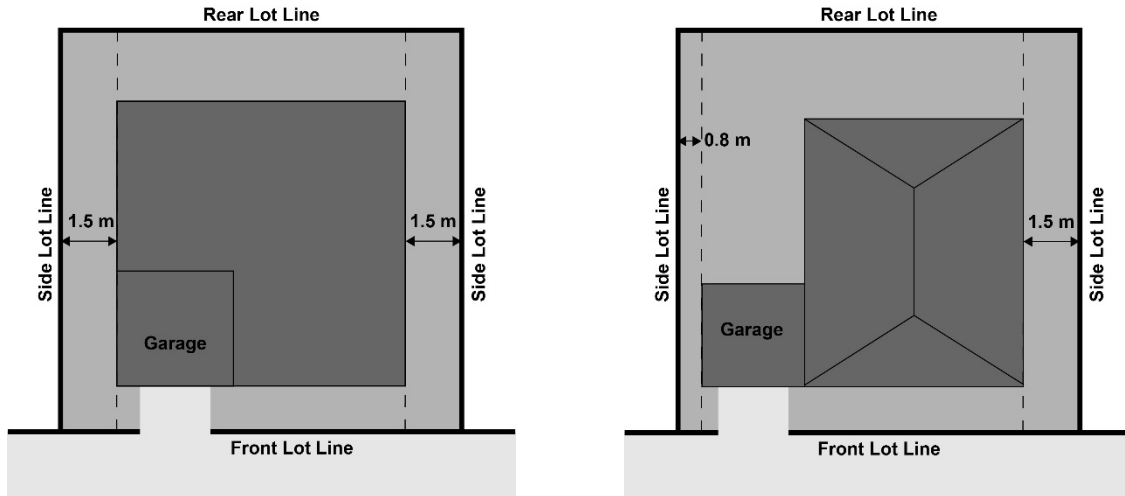
Provision	Requirement	
	Single-detached Dwelling	Other Permitted Uses
a) Minimum Lot Frontage		
i. Where both public water supply and sanitary sewers are available	15 m	
ii. Where either public water supply or sanitary sewers are available, but not both	22.5 m	
iii. Where neither public water supply nor sanitary sewers are available	38 m	

Provision	Requirement	
	Single-detached Dwelling	Other Permitted Uses
b) Minimum Lot Area		
i. Where both public water supply and sanitary sewers are available	464 m ²	
ii. Where either public water supply or sanitary sewers are available, but not both	696 m ²	
iii. Where neither public water supply nor sanitary sewers are available	2,788 m ²	
c) Minimum Front Yard Setback	6 m	6 m
d) Minimum Interior Side Yard Setback (see Figure following this table)		
i. Where an attached garage is provided	1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage	6 m
ii. Where a carport is provided	1.5 m and 0.5 m on the carport side	
iii. Where no attached garage or carport is provided	1.5 m and 3 m on the driveway side	
e) Minimum Exterior Side Yard	6 m	6 m
f) Minimum Rear Yard Setback	8 m	8 m
g) Maximum Lot Occupancy	35% (all main buildings)	33% (all main buildings)
h) Maximum Building Height	10 m	10 m



Section 4 Residential 10 (RES 10) Zone

Illustration of Section 4.2 d) Minimum Interior Side Yard Setback Requirements:



Section 4.2 d) i): Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage

Section 4.2 d) i): Where an attached garage is provided, 1.5 m on each side with living space above or behind the garage, or 0.8 m on the side with a garage

4.3 Additional Provisions

4.3.1 Roof Overhang

In no case shall any roof overhang be closer than 0.15 m from any lot line.

4.4 Exception Zones

4.4.1 RES 10-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-1	063/04
Property Location: 101 Wellington Street West (Part Lot 11, Concession 3, municipally located at the west end of Edgar Street and Wellington Street, City of Cornwall)		
Other		
i. No outside storage of commercial vehicles / equipment on site is permitted.		

4.4.2 RES 10-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-2	072/04
Property Location: Lots 8, 9, 10, 11, 12 in Plan 422, Heron Court (Second Street East and Boundary Road)		
Standards		
i. Lot frontage: 14 m.		

4.4.3 RES 10-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-3	099/06
Property Location: Lot 27 and Lot 32 – Northwoods Glen Subdivision, Phase 8		
Standards		
i. Lot 32 – Rear yard setback: 7.5 m;		
ii. More than 25% of the lots in this phase may be small lots.		

4.4.4 RES 10-4

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-4	094/07
Property Location: 259 (Lot 7), 255 (Lot 8), 250 (Lot 11), 262 (Lot 14), 266 (Lot 15), 270 (Lot 16), 274 (Lot 17), 278 (Lot 18) Valerie Elizabeth Court – Northwoods Glen Subdivision, Phase 9		
Standards		
i. Small lots on Lots 7, 8, 11, 14, 15, 16, 17, 18;		
ii. Lot area: 396 m ² ;		
iii. Lot frontage: 12 m;		
iv. More than 25% of the subdivision are permitted to have small lot singles.		
Other		
v. A Draft Plan approval condition is to be added identifying the developer requirement to supply an appropriate sized stone for the installation of an historic plaque.		



Section 4

Residential 10 (RES 10) Zone

4.4.5 RES 10-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-5	N/A
Property Location: East side McConnell Avenue (between Fourth Street East and Fifth Street East)		
Uses		
i. The following uses shall be permitted: single-detached dwelling; an office or consulting room of a physician, when located in his or her residence; home occupation, of any nature which does not adversely affect the amenities of the neighbourhood; and an accessory building incidental to any of the aforementioned permitted uses.		
Standards		
ii. Minimum lot frontage, where both public water supply and sanitary sewers are available: 9 m;		
iii. Minimum lot area, where both public water supply and sanitary sewers are available: 353 m ² ;		
iv. Minimum side yard setback, on both sides, when attached garage is provided and there is living space behind (optional for living space): 1.2 m;		
v. Minimum corner side yard: 3 m.		

4.4.6 RES 10-6

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-6	N/A
Property Location: Frank Court		
Uses		
i. The following uses shall be permitted: single-detached dwellings; and an accessory building incidental to any of the aforementioned permitted uses.		
Standards		
ii. Minimum lot frontage, where both public water supply and sanitary sewers are available: 10 m;		
iii. Minimum lot area, where both public water supply and sanitary sewers are available: 293 m ² ;		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-6	N/A
iv. Minimum front yard setback to living space: 3 m.		
Other		
v. No building shall be permitted if both public water supply and sanitary sewer services are not available.		

4.4.7 RES 10-7

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-7	141/02
Property Location: 1215 Second Street West (Part of Lot 16, Concession 1)		
Uses		
i. An existing catering business shall be permitted.		

4.4.8 RES 10-8(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RES 10	RES 10-8(H)	1986/180
Property Location: Roll Nos. 06000907850 (285 Saunders Dr.); 06000907860; 06000907830; 06000907820; and 06000907805, Cornwall, Ontario		
Other		
i. A Holding (H) Zone shall be applied to all permitted uses on the portion of the properties identified in Schedule A of By-law 1986/180.		
ii. Before removing the Holding (H) Zone, the Council will consider the adequacy of any buffer between residences and existing industries south of the property in question, and the impact of any residential subdivision design on trucking activity.		