

## **SECTION 8 - RESIDENTIAL ZONE 3 (R3) REGULATIONS**

### **8.1 GENERAL USE REGULATIONS**

#### **8.1.1 PERMITTED USES**

No land, building, or structures shall be used or erected in the Residential Zone 3 (R3) except for the following purposes:

- a) single-unit residential uses serviced by a public water supply, sanitary sewage system and storm sewer system;
- b) multiple unit residential uses serviced by a public water supply, sanitary sewage system and storm sewer system;
- c) only one home occupation per dwelling unit in accordance with the provisions of subsection 5.27 of this By-law;
- d) accessory uses.
- e) group home dwellings serviced by a public water supply, sanitary sewage system and storm sewer system and in accordance with the provisions of subsection 5.41 of this By-law.

#### **8.1.2 PERMITTED BUILDINGS AND OTHER STRUCTURES**

No building or structures shall be used or erected in the Residential Zone 3 (R3) except of the following purposes:

- a) one single-unit detached dwelling on one lot;
- b) one duplex dwelling or one semi-detached dwelling on one lot;
- c) semi-detached duplex dwelling;
- d) townhouse or row house dwelling;
- e) triplex building;
- f) group housing;
- g) accessory buildings and structures for the permitted uses.
- h) one group home dwelling on one lot

8.1.3 MINIMUM LOT AREA

a) single-unit detached dwellings or group home dwellings	650 square metres
b) semi-detached dwellings	390.0 square metres per dwelling unit
c) duplex dwellings	780.0 square metres
d) triplex dwellings	910 square metres
e) semi-detached duplex dwelling	520 square metres per duplex dwelling
f) townhouse or row house dwellings	232.0 square metres per unit
g) group housing	not less than the sum of the individual lot area requirements for each type of dwelling on the lot.

8.1.4 MINIMUM LOT FRONTAGE

a) single-unit detached dwellings or group home dwellings	15.0 metres
b) semi-detached dwellings	9.0 metres per dwelling unit
c) duplex dwellings	18.0 metres
d) triplex dwellings	21.0 metres
e) semi-detached duplex dwellings	12.0 metres per duplex dwelling
f) townhouse or row house dwellings	6.0 metres per unit
g) group housing	33.5 metres

8.1.5 MAXIMUM LOT COVERAGE

a) semi-detached duplex dwelling, townhouse or row house dwelling	35 percent
b) group housing	40 percent
c) all other permitted uses	30 percent

8.1.6	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	
	a) group housing	35 percent
	b) all other permitted uses	30 percent
8.1.7	<u>MAXIMUM BUILDING HEIGHT</u>	10.6 metres for dwellings
8.1.8	<u>MINIMUM FLOOR AREA</u>	
	a) single-unit detached dwelling	93.0 square metres
	b) semi-detached dwelling	93.0 square metres per dwelling unit
	c) duplex, triplex, semi-detached duplex, townhouse, rowhouse dwellings	93.0 square metres per dwelling unit
	d) group housing	the minimum requirements for each type of dwelling unit as listed above will be the minimum standard
8.1.9	<u>MINIMUM FRONT YARD DEPTH</u>	7.6 metres
8.1.10	<u>MINIMUM SIDE YARD WIDTH</u>	
	a) Single-unit Detached Dwelling or Group Home Dwelling or Semi-detached Dwelling	
	i) on an interior or through lot	1.2 metres, plus 0.6 metres for each additional storey above the first storey and no requirement where there is a common dividing wall
	ii) on a corner lot	5.0 metres on the side yard abutting a street, and 1.2 metres plus 0.6 metres for each additional storey directly above the first storey on the opposite side yard and no requirement

where there is a common dividing wall

- b) Duplex Dwelling or Semi-detached Duplex Dwelling
  - i) on an interior or through lot 1.8 metres
  - ii) on a corner lot 5.0 metres on the side yard abutting a street, and 1.8 metres on the opposite side yard.
  
- c) Triplex Dwelling, Row House, or Town House Dwelling
  - i) on an interior or through lot 3.0 metres or one-half the height, whichever is greater and no requirement where there is a common dividing wall
  - ii) on a corner lot 5.0 metres on the side yard abutting a street, and 3.0 metres or one-half the height, whichever is greater, on the opposite side yard and no requirement where there is a common dividing wall
  
- d) Group Housing
  - i) on an interior or through lot 6.0 metres
  - ii) on a corner lot 7.6 metres on the side yard abutting a street, and 6.0 metres on the opposite side yard.
  
- e) For the purpose of subsection 8.1.10(a), the 0.6 metre additional requirement shall only apply to those side yards directly adjacent to such additional storey.

8.1.11 MINIMUM REAR YARD DEPTH

- a) single-unit detached, semi-detached, duplex, triplex dwellings 7.6 metres
  
- b) semi-detached duplex townhouse or row house, group housing 10.6 metres

8.1.12 MAXIMUM DENSITY 30 dwelling units per net hectare

8.1.13 BUFFER STRIP

Where a Residential Zone 3 (R3) abuts a Residential Zone 1 (R1) or a Residential Zone 2 (R2), a buffer strip shall be provided along the lot lines that abut the R1 or R2 zones, having a minimum width of three (3.0) metres, in compliance with subsection 5.23. A buffer strip will not be required in the case of single-unit detached or semi-detached dwellings.

8.1.14 MINIMUM DISTANCE BETWEEN BUILDINGS

Where a lot contains two or more dwellings, the following minimum distances between the buildings shall be required:

- a) The minimum distance between two exterior walls (neither of which is an end wall) facing and parallel to each other, where either or both walls contain a living room window, shall be the height of the higher wall.
- b) The minimum distance between an exterior wall containing a living room window and a facing and parallel end wall containing no windows to habitable rooms, shall be the height of the higher wall.
- c) The minimum distance between two exterior walls (neither of which is an end wall) facing and parallel to each other, where either or both contain windows to habitable rooms other than living room windows shall be the height of the higher wall.
- d) The minimum distance between an exterior wall containing a habitable room window, other than a living room window, and a facing and parallel end wall containing no windows to habitable rooms shall be 6 metres.
- e) The minimum distance between two end walls facing and parallel to each other where neither wall contains habitable rooms shall be 3.7 metres.
- f) For the purposes of this subsection 8.1.14, such exterior walls having an angle of divergence of not more than 85 degrees shall be deemed to face and be parallel to each other.

8.2 SPECIFIC USE REGULATIONS

(None until amended.)

8.3 EXCEPTIONS

The special regulations contained in this subsection 8.3 shall apply to the area or areas defined below:

8.3.1 DEFINED AREA R3-1 as shown on Schedule "A", Map 2 to this By-law.

a) Other Permitted Use

a clinic

b) Other Permitted Buildings and Structures

the existing buildings and structures.

8.3.2 DEFINED AREA R3-2 as shown on Schedule "A", Map 14 to this By-law.

a) Minimum Lot Area 343.73 square metres.

8.3.3 DEFINED AREA R3-3 as shown on Schedule "A", Map 2 to this By-law.

a) Other Permitted Use

an automobile body repair shop

b) Other Permitted Buildings and Structures

the existing buildings and structures.

8.3.4 DEFINED AREA R3-4 as shown of Schedule "A", Map 10 to this by-law.

a) Minimum Lot Frontage 20.1 metres

b) Minimum Floor Area 83 square metres

c) Minimum Front Yard Depth 6.1 metres

d) Minimum Side Yard Width 6.1 metres

e) Minimum Rear Yard Depth 7.6 metres

f) General

Except for the specific requirements contained in subparagraphs (a) to (e), all other provisions pertaining to the R3 zone shall apply to lands zoned R3-4.

8.3.5 DEFINED AREA R3-5 as shown on Schedule “A”, Map 4 to the By-law.

a) Permitted Uses

- i) An apartment building use containing a maximum of 41 dwelling units;
- ii) Accessory uses.

b) Permitted Buildings and Other Structures

- i) An apartment building containing a maximum of 41 dwelling units;
- ii) accessory buildings and structures for the permitted uses.

- c) Minimum Lot Area 0.8 hectares
- d) Minimum Lot Frontage 50 metres
- e) Maximum Lot Coverage 30 percent
- f) Maximum Building Height 10.6 metres
- g) Minimum Landscaped Open Space 30 percent
- h) Minimum Front Yard Depth 7.6 metres
- i) Minimum Side Yard Width 13 metres
- j) Minimum Rear Yard Depth 20 metres

8.3.6 DEFINED AREA R3-6 as shown on Schedule “A”, Map 1 to the By-law.

a) Permitted Uses

- i) semi-detached residential uses;
- ii) townhouse residential uses;
- iii) accessory uses, including one home occupation per dwelling unit in accordance with the provisions of subsection 5.27 of this By-law.

b) Permitted Buildings and Other Structures

- i) one semi-detached dwelling unit on one lot;
- ii) one townhouse dwelling unit on one lot;
- iii) accessory building and structures are prohibited.

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| c) <u>Minimum Lot Area</u>   | 184 square metres per dwelling unit |
| d) <u>Minimum Lot Frontage</u>   | 7.0 metres per dwelling unit        |
| e) <u>Maximum Lot Coverage</u>   | 55 percent                          |
| f) <u>Minimum Landscaped Open Space</u>  | 30 percent                          |
| g) <u>Maximum Building Height</u>  | 10.0 metres                         |
| h) <u>Minimum Front Yard Depth</u>   | 6.1 metres                          |
| i) <u>Minimum Interior Side Yard Width</u>   |                                     |
| i) semi-detached dwelling units  | 1.8 metres                          |
| ii) townhouse dwelling units   | 3.0 metres                          |
| iii) notwithstanding subsection 8.3.6(i)(i) and 8.3.6(i)(ii), no side yard shall be required for a townhouse or semi-detached dwelling between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit. |                                     |
| j) <u>Minimum Exterior Side Yard Width</u>   | 4.5 metres                          |
| k) <u>Minimum Rear Yard Depth</u>  | 7.6 metres                          |

8.3.7 DEFINED AREA R3-7 as shown on Schedule “A”, Map 1 to the By-law.

- a) Permitted Uses
- i) semi-detached residential uses;
  - ii) townhouse residential uses;
  - iii) accessory uses, including one home occupation per dwelling unit in accordance with the provisions of subsection 5.27 of this By-law.
- b) Permitted Buildings and Structures
- i) one semi-detached dwelling unit on one lot;
  - ii) one townhouse dwelling unit on one lot;
  - iii) accessory buildings and structures are prohibited.



c) <u>Minimum Lot Area</u>	163 square metres per dwelling unit
d) <u>Minimum Lot Frontage</u>	7.0 metres per dwelling unit
e) <u>Maximum Lot Coverage</u>	55 percent
f) <u>Minimum Landscaped Open Space</u>	30 percent
g) <u>Maximum Building Height</u>	10.0 metres
h) <u>Minimum Front Yard Depth</u>	4.5 metres
i) <u>Minimum Interior Side Yard Width</u>	
i) semi-detached dwelling units	1.8 metres
ii) townhouse dwelling units	3.0 metres
iii) notwithstanding subsection 8.3.7(i)(i) and 8.3.7(i)(ii), no side yard shall be required for a townhouse or semi-detached dwelling between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit.	
j) <u>Minimum Exterior Side Yard Width</u>	4.5 metres
k) <u>Minimum Rear Yard Depth</u>	6.1 metres

8.3.8 DEFINED AREA R3-8 as shown on Schedule “A”, Map 18 to this by-law.

a) Other Regulation

Notwithstanding any other provision of this by-law to the contrary, the following additional provisions shall apply to lands zoned R3-8:

- i) no part of any main building shall be permitted in the 15.2 metres of the rear lot line;
- ii) accessory structures shall be permitted in the 15.2 metres of the rear yard required by subparagraph 8.3.8 a) i) provided such accessory structures:
  - are in accordance with subsection 5.25 of this by-law; and
  - are not connected to the main building by any type of underground trench, conduit or corridor of any kind; and
    - do not have footings that penetrate the soil beyond 45 centimetres measured from grade; and

iii) notwithstanding subparagraphy 8.3.8 a) ii), private outdoor swimming pools shall be prohibited on lands zoned R3-8.

8.3.9 DEFINED AREA R3-9 as shown on Schedule “A”, Map 23 to this by-law.

a) Permitted Use

Single-unit attached residential uses and accessory uses, and home occupation uses in accordance with subsection 5.27 of this By-law.

b) Permitted Buildings and Structures

One semi-detached dwelling unit on one lot, and accessory buildings and structures.

c) Minimum Lot Area

330 square metres per dwelling unit

d) General

Except for the specific requirements contained in subparagraphs (a) to (c), all other provisions pertaining to the R3 zone shall apply to lands zoned R3-9.

8.3.10 DEFINED AREA R3-10 as shown on Schedule “A”, Map 23 to this By-law.

a) Permitted Use

Triplex dwelling, townhouse dwelling, and apartment building residential uses and accessory uses, and home occupation uses in accordance with subsection 5.27 of this By-law.

b) Permitted Buildings and Structures

Triplex dwellings, townhouse dwellings, apartment buildings, and accessory buildings and structures.

c) Minimum Lot Area 232 square metres per dwelling unit

d) Minimum Lot Frontage

- i) triplex dwellings 21 metres
- ii) townhouse dwellings 6 metres per dwelling unit
- iii) apartment buildings 30 metres

e) Maximum Lot Coverage 40 percent

f) Minimum Landscaped Open Space 30 percent

g) Maximum Height 12.2 metres

h) Minimum Front Yard Depth 7.6 metres

i) Minimum Side Yard Width

- a) triplex and townhouse dwellings 2 metres
- b) apartment buildings 6 metres

j) Minimum Rear Yard Depth 7.6 metres

k) Maximum Density 30 units per net hectare

l) General

Except for the specific requirements contained in subparagraphs (a) to (k) all other provisions pertaining to the R3 zone shall apply to lands zoned R3-10.

8.3.11 DEFINED AREA R3-11 as shown on Schedule “A”, Map 1 to this By-law.

a) Permitted Use

- i) semi-detached residential uses;
- ii) accessory uses, including one home occupation per dwelling unit in accordance with the provisions of subsection 5.27 of this By-law.

b) Permitted Buildings and Structures

- i) one semi-detached dwelling unit on one lot;
- ii) accessory buildings and structures are prohibited.

- c) Minimum Lot Area 435 square metres per dwelling unit
- d) Minimum Lot Frontage 9.4 metres per dwelling unit
- e) Maximum Lot Coverage 45 percent
- f) Minimum Landscaped Open Space 30 percent
- g) Maximum Building Height 10.0 metres
- h) Minimum Front Yard Depth 7.6 metres
- i) Minimum Interior Side Yard Width
  - i) semi-detached dwelling unit 1.8 metres
  - ii) notwithstanding subparagraph (i) above, no side yard shall be required for a semi-detached dwelling unit between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit.
- j) Minimum Exterior Side Yard Width 5.0 metres
- k) Minimum Rear Yard Depth 7.6 metres

8.3.12

DEFINED Area R3-12 as shown on Schedule “A”, Map 1 to this By-Law.

- a) Permitted Use
  - i) semi-detached residential uses;
  - ii) accessory uses, including one home occupation per dwelling unit in accordance with the provisions of subsection 5.27 of this By-law.
- b) Permitted Building and Structures
  - i) one semi-detached dwelling unit on one lot;
  - ii) accessory buildings and structures are prohibited.
- c) Minimum Lot Area 290 square metres per dwelling unit
- d) Minimum Lot Frontage 9.1 metres per dwelling unit
- e) Maximum Lot Coverage 45 percent
- f) Minimum Landscaped Open Space 30 percent
- g) Maximum Building Height 10.0 metres
- h) Minimum Front Yard Depth 6.1 metres
- i) Minimum Interior Side Yard Width
  - i) semi-detached dwelling unit 1.2 metres plus 0.6 metres for each additional storey
  - ii) notwithstanding subparagraph (i) above, no side yard shall be required for a semi-detached dwelling unit between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit.
- j) Minimum Exterior Side Yard Width 5.0 metres
- k) Minimum Rear Yard Depth 7.6 metres

8.3.13

DEFINED Area R3-13 as shown on Schedule “A”, Map 1 to this By-Law.

- a) Permitted Use
  - i) semi-detached residential uses;
  - ii) accessory uses, and one home occupation per dwelling unit in accordance with the provisions of subsection 5.27 of this By-law.
- b) Permitted Building and Structures
  - i) one semi-detached dwelling unit on one lot;
  - ii) accessory buildings and structures are prohibited.

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|----|--|---|
| c) | <u>Minimum Lot Area</u>  | 430 square metres per dwelling unit                   |
| d) | <u>Minimum Lot Frontage</u>  | 11 metres per dwelling unit                           |
| e) | <u>Maximum Lot Coverage</u>  | 35 percent  |
| f) | <u>Minimum Landscaped Open Space</u>   | 30 percent  |
| g) | <u>Maximum Building Height</u>   | 10.0 metres   |
| h) | <u>Minimum Front Yard Depth</u>  | 7.6 metres  |
| i) | <u>Minimum Interior Side Yard Width</u>  |   |
|    | i) semi-detached dwelling unit   | 1.2 metres plus 0.6 metres for each additional storey |
|    | ii) notwithstanding subparagraph (i) above, no side yard shall be required for a semi-detached dwelling unit between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit. |   |
| j) | <u>Minimum Exterior Side Yard Width</u>  | 2.7 metres  |
| k) | <u>Minimum Rear Yard Depth</u>   | 7.6 metres  |

8.3.14 Defined Area R3-14 as shown on Schedule “A”, Map 5, of this By-Law.

- a) Permitted Uses
- i) semi-detached residential uses;
  - ii) triplex residential uses;
  - iii) townhouse residential uses;
  - iv) only one home occupation per dwelling unit in accordance with the provisions of subsection 5.27 of this By-law;
  - v) group home dwellings in accordance with the provisions of subsection 5.41 of this By-law
  - vi) accessory uses.
- b) Permitted Building and Other Structures
- i) semi-detached dwellings with each dwelling unit on a separate lot;
  - ii) triplex dwellings with each dwelling unit on a separate lot;
  - iii) townhouse dwellings with each dwelling on a separate lot;
  - iv) accessory buildings and structures

- c) Minimum Lot Area
  - i) semi-detached dwellings 370 square metres per dwelling unit
  - ii) triplex and townhouse dwellings 325 square metres per dwelling unit
- d) Minimum Lot Frontage
  - i) semi-detached dwellings 9.0 metres per dwelling unit
  - ii) triplex and townhouse dwellings 8.2 metres per dwelling unit
- e) Maximum Lot Coverage
  - i) semi-detached dwellings 45 percent
  - ii) triplex and townhouse dwellings 50 percent
- f) Minimum Landscaped Open Space 30 percent
- g) Maximum Building Height 10.6 metres
- h) Minimum Front Yard Depth 7.6 metres
- i) Minimum Interior Side Yard Width
  - i) semi-detached dwellings 1.2 metres, plus 0.6 metres for each additional storey above the first storey, and no requirement where there is a common dividing wall
  - ii) triplex and townhouse dwellings 1.5 metres, plus 0.6 metres for each additional storey above the first storey, and no requirement where there is a common dividing wall
- j) Minimum Exterior Side Yard Width 3.0 metres
- k) Minimum Rear Yard Depth 7.6 metres
- l) Other Zone Provisions  
The provisions of subsections 8.1.13 and 8.1.14 of this By-law shall not apply to lands zoned R3-14

8.3.15 Defined Area R3-15 as shown on Schedule “A”, Map 10, of this By-Law.

- a) Permitted Uses
  - i) six-unit dwelling residential uses;
  - ii) one home occupation per dwelling unit in accordance with the provisions

of subsection 5.27 of this By-law;

iii) accessory uses.

b) Permitted Building and Other Structures

i) six-unit dwellings;

ii) accessory buildings and structures.

c) Minimum Lot Area 950 square metres per dwelling

d) Minimum Lot Frontage 22.0 metres per dwelling

e) Maximum Lot Coverage 30 percent

f) Minimum Landscaped Open Space 30 percent

g) Maximum Building Height 10.6 metres

h) Minimum Yard Width

i) easterly yard 20.0 metres

ii) all other yards 3.0 metres

i) Other Zone Provisions

i) The provisions of subsections 5.18, 8.1.12 and 8.1.14 of this By-law shall not apply to lands zoned R3-15;

ii) Notwithstanding the provisions of subsection 8.1.13, a buffer strip, having a minimum width of three (3.0) metres, in compliance with subsection 5.23, shall be provided along:

- the easterly lot line;
- a portion of the southerly lot line that abuts a municipal alley, extending a minimum of 24 metres from the easterly lot line.