

R3

RESIDENTIAL THREE ZONE

PERMITTED USES:

Residential

- Apartment dwelling
- Boarding house
- Converted dwelling
- Group home
- Lodging house
- Residential care facility
- Retirement home
- Secondary dwelling unit
- Townhouse dwelling
- Stacked townhouse dwelling
- Triplex dwelling

Non-Residential

- Community garden
- Conservation use
- Home-based business
- Park
- Stormwater management facility

ZONE REQUIREMENTS:

	ZONING MECHANISM	R3 PROVISIONS				
		Principal Dwelling Types				
		Triplex dwelling or converted dwelling	Group home; boarding or lodging house	Townhouse dwelling	Stacked townhouse dwelling	Apartment dwelling, retirement home or residential care facility
a)	Lot Area (minimum)	660 m ²	660 m ²	185 m ² per dwelling unit	115 m ² per dwelling unit	115 m ² per dwelling unit
b)	Lot Frontage (minimum)	18 m	20 m	20 m, or 5.5 m if located on separate, adjacent lots	22 m	20 m
c)	Front Yard Setback (minimum)	6 m	6 m	6 m	6 m	6 m
d)	Exterior Side Yard Setback (minimum)	4.5 m	4.5 m	4.5 m	4.5 m	4.5 m
e)	Interior Side Yard Setback (minimum)	3 m	3 m	2 m, 0 m between units which are vertically attached	3 m, 0 m between units which are vertically attached	3 m
f)	Rear Yard Setback (minimum)	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m
g)	Development Form	n/a	n/a	Not more than eight (8) dwelling units shall be in any one townhouse dwelling.	Not more than sixteen (16) dwelling units shall be in any one stacked townhouse dwelling	n/a
h)	Landscaped Open Space (minimum)	30%	35%	30%	30%	30%
j)	Building Height (maximum)	10.5 m	10.5 m	10.5 m	12 m, to a maximum of 3 storeys (excluding basement)	20 m, to a maximum of 5 storeys (excluding basement)
k)	Main Building Spacing for buildings on the same lot (minimum)	n/a	n/a	3 m	3 m	6 m
l)	Amenity Area	15 m ² per dwelling unit	n/a	n/a	15 m ² per dwelling unit up to eight units, plus 10 m ² per unit in excess of 8	15 m ² per dwelling unit up to eight units, plus 10 m ² per unit in excess of 8