

8.1 USES PERMITTED

No person shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R3 *uses* presented in Table 8.1:

TABLE 8.1: USES PERMITTED
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing not more than 4 units;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.10;
• a <i>group home</i> , in accordance with the provisions of Section 5.9;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.22;
• a <i>special needs home</i> ;
• a <i>street fronting townhouse dwelling</i> .

8.2 ZONE PROVISIONS

No *person* shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 8.2:

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	<i>8 dwelling units per building.</i>	<i>1 dwelling per lot</i>	no provision	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Area, Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2ft ²)	600 m² (6,458.6 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i>	
Lot Frontage, Minimum	5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 11 m (36.1 ft)	20 m (65.5 ft)	20 m (65.5 ft)	
Lot Depth, Minimum	30 m (98.4 ft)		no provision	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)		7.5 m (24.6 ft)	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	10 m (32.8 ft) provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) except that if the <i>rear lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply.	
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except that if the <i>interior side lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply	4.0 m (13.1 ft)

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Setback , Minimum Distance from the Centre-line of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		20.5 m (67.3 ft)	
Lot Coverage , Maximum	40% of <i>lot area</i>			
Landscaped Open Space , Minimum	30% of <i>lot area</i>			
Gross Floor Area , Minimum	65 m² (699.7 ft ²) per <i>dwelling unit</i>	65 m² (699.7 ft ²) for each unit in a <i>converted dwelling</i> or 18.5 m² (199.1 ft ²) for each roomer or boarder in a <i>group home or boarding or lodging house</i>	55 m² (592 ft ²) per <i>dwelling unit</i>	
Height of Building , Maximum	11 m (36.1 ft)		3 <i>storeys</i>	
Amenity Area , Minimum	40 m² (430.6 ft ²) per <i>dwelling unit</i>	no provision	40 m² (430.6 ft ²) per <i>dwelling unit</i>	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.			

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8.2.1 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT:

Where more than one residential *building* is *erected* on a lot, a minimum of **6 m** (19.7 ft) shall be provided adjacent to any exterior wall of the *building* containing a window to a *habitable room*.

8.2.2 DISTANCE BETWEEN APARTMENT DWELLINGS ON ONE LOT:

Where more than one *apartment dwelling* is *erected* on a lot, a minimum space of **18 m** (59.1 ft) shall be provided between any exterior wall of the *buildings* containing a window to a *habitable room*. A separation space of **6 m** (19.7 ft) shall be provided adjacent to a blank wall

8.3 SPECIAL PROVISIONS**8.3.1 LOCATION: WOODHATCH SUBDIVISION, R3-1**

8.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-1 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse dwelling;
a multiple unit dwelling.

8.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-1 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.1.2.1 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

8.3.2 LOCATION: OXFORD STREET, R3-2

8.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-2 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

an apartment dwelling.

8.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-2 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

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8.3.2.2.1 NUMBER OF APARTMENT DWELLING UNITS:

Maximum	12 only
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8.3.2.2.2 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

8.3.3 **LOCATION: THAMES STREET NORTH, R3-3**

8.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-3 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a *converted dwelling* not containing more than 4 units;

8.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-3 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.3.2.1 INTERIOR SIDE YARD

Minimum width	3 m (9.8 ft) on one side, 1 m (3.28 ft) on the other side
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8.3.3.2.2 PARKING SPACES

Minimum	7
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8.3.3.2.3 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

8.3.4 **LOCATION: KING STREET WEST, R3-4**

8.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-4 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a *multiple unit dwelling*

8.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-4 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

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8.3.4.2.1 NUMBER OF ROW HOUSE UNITS

Maximum	40
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8.3.4.2.2 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.5 LOCATION: KING HIRAM STREET, R3-5

8.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-5 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a converted dwelling containing not more than 4 *dwelling units*.

8.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-5 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.5.2.1 SPECIAL PARKING AREA PROVISIONS

Notwithstanding any provisions of this By-Law to the contrary, a minimum of 8 *parking spaces* shall be provided and shall be located to the rear of the *converted dwelling*.

8.3.5.2.2 SPECIAL PRIVACY FENCE PROVISION

Notwithstanding any provisions of this By-Law to the contrary, a solid privacy fence, **1.8 m** (5.9 ft) in height, shall be provided along those portions of the interior *side lot lines* behind the *converted dwelling*, and along the *rear lot line*.

8.3.5.2.3 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.6 LOCATION: THAMES STREET NORTH, R3-6

8.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-6 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

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8.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-6 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.6.2.1 NUMBER OF MULTIPLE DWELLING UNITS

Maximum 10

8.3.6.2.2. REAR YARD

Minimum depth 9 m (29.5 ft)

8.3.6.2.3 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.7 LOCATION: THAMES STREET NORTH, R3-7 (KEY MAP 28)

8.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-7 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

8.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-7 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.7.2.1 NUMBER OF MULTIPLE *DWELLING* UNITS

Maximum 40

8.3.7.2.2 *INTERIOR SIDE YARD* (NORTH LOT LINE)

Minimum Width 3.3 m (10.8 ft.)

8.3.7.2.3 *HEIGHT* OF BUILDING

Maximum 4 stories

8.3.7.2.4 SETBACK FROM CENTRE-LINE OF THAMES STREET NORTH

Minimum 17.5 m (57.4 ft.)

Deleted and Replaced by By-Law 22-5214)

8.3.7.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

Deleted and Replaced by By-Law 22-5214)

8.3.8 **LOCATION: MILL STREET, R3-8**

8.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-8 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling.

9.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-8 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.8.2.1 NUMBER OF MULTIPLE DWELLING UNITS

Maximum	14
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8.3.8.2.2 PRIVATE OUTDOOR AMENITY AREA

Notwithstanding the provisions of Table 8.2, a private outdoor amenity area or portion thereof may be provided in the *rear yard*. A privacy fence shall not be required for a private outdoor amenity area within any R3-8 Zone.

8.3.8.2.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.3.9 **LOCATION: THAMES STREET NORTH, R3-9**

8.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-9 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

an apartment dwelling

8.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-9 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.9.2.1 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.10 **LOCATION: NORTHEAST CORNER OF INGERSOLL STREET AND
VICTORIA STREET, R3-10**

8.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-10 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling;
a public *use* in accordance with the provisions of Section 5.22.

8.3.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-10 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.10.2.1 NUMBER OF MULTIPLE DWELLING UNITS

Maximum 9 units

8.3.10.2.2 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.11 **LOCATION: PART OF LOTS 1, 6, 7 AND 8, BLOCK 64, PLAN 279, CANTERBURY
STREET, R3-11**

8.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-11 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

RESIDENTIAL USES

a multiple unit dwelling;
a street fronting townhouse dwelling;
an *apartment dwelling* designed to accommodate seniors.

8.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-11 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.11.2.1 NUMBER OF DWELLING UNITS

Maximum 40

8.3.11.2.2 LOT FRONTAGE

Minimum 15 m (49.2 ft)

8.3.11.2.3 INTERIOR SIDE YARD

Minimum width 6 m (19.7 ft)

Minimum width on west *side lot line* 3 m (9.8 ft)

8.3.11.2.4 HEIGHT OF BUILDING

Maximum 4 storeys

8.3.11.2.5 PARKING FOR APARTMENT DWELLING HOUSE

Minimum 1.2 parking spaces per dwelling unit

8.3.11.2.6 LANDSCAPED BUFFER STRIP

A landscaped buffer strip having a minimum width of 3.0 m (9.8 ft) shall be located along all interior side and *rear lot lines* where such *lot line* abuts a Residential Zone. Notwithstanding the above, a landscaped buffer strip having a minimum width of 5.0 m (16.4 ft) shall be located along that portion of the easterly boundary commencing at the southeast corner and extending northwesterly 54.86 m (180.0 ft).

For the purposes of this By-Law, a landscaped buffer strip will consist of a combination of trees and shrubs and may include a pedestrian walkway to provide access to Canterbury Street.

8.3.11.2.7 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.3.12 LOCATION: PART OF LOT 152, BLOCK 29, PLAN 279 - OXFORD STREET, R3-12

8.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-12 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;
 a *converted dwelling* containing not more than 4 *dwelling units*;
 a *home occupation*.

8.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-12 Zone use any lot, or *erect, alter* or use any *building or structure* except in accordance with the following provisions:

8.3.12.2.1 NUMBER OF DWELLING UNITS

Maximum 4 units

8.3.12.2.2 DWELLING UNIT AREA

Minimum 66 m² (710.4 ft²)

8.3.12.2.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.3.13 **LOCATION: PART OF PARK LOTS 1, 2 & 5, BLOCK 84, PLAN 279 AND BLOCKS 6 & 7, PLAN 41M-109, MCKEAND STREET, R3-13**

(Added by By-Law 04-4190)

(Deleted by By-Law 12-4675)

8.3.14 **LOCATION: CHERRY STREET, R3-14**

8.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-14 Zone use any lot, or *erect, alter* or use any *building or structure* for any purpose except the following:

a *semi-detached dwelling*;
 a *street fronting townhouse dwelling*.

8.3.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-14 Zone use any lot, or *erect, alter* or use any *building or structure* except in accordance with the following provisions:

8.3.14.2.1 LOT FRONTAGE

Minimum 5.3 m (40.7 ft)

8.3.14.2.2 NUMBER OF UNITS

Minimum 16

(Added by By-Law 05-4265)

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8.3.14.2.3 LOT AREA

Semi-detached Dwelling
Minimum **390 m²** (4,198.1 ft²)

8.3.14.2.4 FRONT YARD

Street Fronting Townhouse Dwelling
Minimum **4.6 m** (15.1 ft)

except that in no case shall any attached *garage* or *carport* be setback less than **6 m** (19.7 ft) from the street line.

Semi-detached Dwelling
Minimum **6 m** (19.7 ft)

8.3.14.2.5 INTERIOR SIDE YARD

Street Fronting Townhouse Dwelling
Minimum **2 m** (6.56 ft)

Semi-detached Dwelling
Minimum **1.3 m** (4.27 ft)

8.3.14.2.6 LOT DEPTH

Minimum **23.5 m** (77.01 ft)

8.3.14.2.7 REAR YARD

Street Fronting Townhouse Dwelling
Minimum **5 m** (16.4 ft)

Semi-detached Dwelling
Minimum **7.5 m** (24.7 ft)

8.3.14.2.8 LOT COVERAGE

Street Fronting Townhouse Dwelling
Maximum 60%

Semi-detached Dwelling
Maximum 35%

(Added by By-Law 05-4265)

8.3.14.2.9 PORCH, BALCONY, DECK AND STEP ENCROACHMENTS INTO REQUIRED REAR YARDS

Notwithstanding Section 5.34 to this By-Law, porches, balconies, decks and steps are permitted to encroach into the required *rear yards* as follows:

REAR YARD

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, covered porches, covered balconies, covered decks, sunrooms and portions of the *dwelling* which do not exceed a total width of **6.1 m** (20 ft) in width, may project into the required *rear yard* **2.5 m** (8.2 ft). Uncovered balconies, uncovered porches, and uncovered decks may project into the required *rear yard* **3 m** (9.8 ft)

8.3.14.2.10 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 05-4265)

8.3.15 LOCATION: LOT 250, PLAN 279 (JOHN STREET), R3-158.3.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-15 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

multiple unit dwelling

8.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-15 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.15.2.1 NUMBER OF DWELLING UNITS

Maximum 20

8.3.15.2.2 TOTAL LOT AREA

Minimum **2,800 m²** (30,140 ft²)

8.3.15.2.3 LOT AREA PER DWELLING UNIT

Minimum **140 m²** (1,507 ft²)

8.3.15.2.4 NUMBER OF STORIES

Maximum 2

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(Added by By-Law 07-4348)

8.3.15.2.5 REAR YARD

Minimum **5 m** (16.4 ft)

(Added by By-Law 07-4348)
(Amended by By-Law 07-4384)

8.3.15.2.6 AMENITY AREA PER DWELLING UNIT

Minimum **15 m²** (161.5 ft²)

8.3.15.2.7 PARKING SPACES

Minimum 22

8.3.15.2.8 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 07-4348)
(Amended by By-Law 07-4384)

8.3.16 LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), R3-16

8.3.16.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a semi-detached dwelling;
a street fronting townhouse dwelling.

8.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.16.2.1 SEMI-DETACHED DWELLING

8.3.16.2.2 LOT AREA

Minimum **270 m²**
(2,906.3 ft²) per unit or **360 m²**
(3,875.1 ft²) in the case of a *corner lot*

8.3.16.2.3 LOT FRONTAGE

Minimum **9 m**
(29.5 ft) per unit or **12 m** (39.4 ft) per
unit in the case of a *corner lot*

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(Added by By-Law 07-4349)

8.3.16.2.4	LOT DEPTH	
	Minimum	30 m (98.4 ft)
8.3.16.2.5	FRONT YARD/EXTERIOR SIDE YARD	
	Minimum	6 m (19.7 ft)
8.3.16.2.6	REAR YARD	
	Minimum	7.5 m (24.6 ft)
8.3.16.2.7	INTERIOR SIDE YARD	
	Minimum	3.0 m (9.8 ft) for the side not attached to the other dwelling, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft)
8.3.16.2.8	LOT COVERARGE	
	Maximum	40% of the <i>lot area</i> .
8.3.16.2.9	LANDSCAPE OPEN SPACE	
	Minimum	30% of the <i>lot area</i> .
8.3.16.2.10	GROSS FLOOR AREA	
	Minimum	75 m² (807.3 ft ²)
8.3.16.2.11	HEIGHT OF BUILDING	
	Maximum	11 m (36.1 ft)
8.3.16.2.12	PARKING AND ACCESSORY BUILDINGS ETC.	
		In accordance with the provisions of Section 5.19.
8.3.16.2.13	That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.	
		(Added by By-Law 07-4349)

8.3.17 LOCATION: PART LOT 201, BLOCK 51, PLAN 279 (KING STREET EAST), R3-17

8.3.17.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-17 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

8.3.17.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-17 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.17.2.1 NUMBER OF DWELLING UNITS

Maximum 22

8.3.17.2.2 TOTAL LOT AREA

Minimum **9682.4 m²** (104,220.5 ft²)

8.3.17.2.3 LOT FRONTAGE

Minimum **13 m** (42.7 ft)

8.3.17.2.4 INTERIOR SIDE YARD

Minimum **2.5 m** (8.2 ft)

8.3.17.2.5 LOT COVERAGE

Maximum 45%

8.3.17.2.6 APPLICATION OF ZONING REGULATIONS

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R3-17 Zone, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-17, are observed.

8.3.17.2.7 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 08-4416)

(Replaced by By-Law 11-4623)

8.3.18 **LOCATION: PART LOTS 4D & 5D, BLOCK 43, PLAN 279, (KING STREET EAST), R3-18**

8.3.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse dwelling;
a street fronting townhouse dwelling containing 2 dwelling units

8.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-5(H) Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.18.2.1 LOT AREA

Minimum **288.3 m²** (3,102.9 ft²)

8.3.18.2.2 FRONT YARD

Minimum **0 m** (0 ft)

8.3.18.3 That all the provisions of the MG Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*

(Added by By-Law 09-4519)

8.3.19 **LOCATION: LOT 11, BLOCK 19, REGISTERED PLAN 279, (140 BENSON STREET), R3-19**

8.3.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwellin;
a street fronting townhouse dwelling.

8.3.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.19.2.1 NUMBER OF UNITS

Maximum 4

(Approved by OMB File PL100266, June 23, 2010)

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8.3.19.2.2 REAR YARD

Minimum **7.5 m** (24.6 ft)

8.3.19.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Approved by
OMB File PL100266, June 23, 2010)

8.3.20 LOCATION: BLOCK 3, REGISTERED PLAN 41M-116, (50 GARLAND COURT), R3-20

8.3.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-20 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse dwelling.

8.3.20.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-20 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.20.2.1 LOT AREA (END UNIT)

Minimum **185 m²** (1,991.4 ft²)

8.3.20.2.2 LOT FRONTAGE (END UNIT)

Minimum **3.5 m** (11.5 ft)

8.3.20.2.3 LOT DEPTH

Minimum **25 m** (82 ft)

8.3.20.2.4 REAR YARD

Minimum **6 m** (19.7 ft)

8.3.20.2.5 INTERIOR SIDE YARD (END UNIT)

Minimum **1.5 m** (4.9 ft)

8.3.20.2.6 LOT COVERAGE

Maximum 50%

(Added by By-Law 10-4531)

Sept 30/22

8.3.20.2.7 PRIVATE AMENITY AREA

Minimum **38 m²** (409 ft²)

8.3.20.2.8 MAXIMUM DRIVEWAY WIDTH

Maximum of Front Yard 85%

8.3.20.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 10-4531)

8.3.21 **LOCATION: BLOCK 3, REGISTERED PLAN 41M-116, (50 GARLAND COURT), R3-21**

8.3.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-21 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

8.3.21.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-21 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.21.2.1 REAR YARD

Minimum **7 m** (23 ft)

8.3.21.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 10-4531)

8.3.22 **LOCATION: PART LOTS 5D & 6D, BLOCK 43, PLAN 279, (KING STREET EAST), R3-22**

8.3.22.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-22 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse dwelling

a street fronting townhouse dwelling containing up to 3 *dwelling units*

(Added by By-Law 10-4563)

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8.3.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-5(H) Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.22.2.1 LOT AREA

Minimum **386.8 m²** (4163.2 ft²)

8.3.22.2.2 FRONT YARD

Minimum **0 m** (0 ft)

8.3.22.3 That all the provisions of the R3 Zone in Section 8.3 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 10-4563)

8.3.23 **LOCATION: LOT 13 AND PART LOT 14, BLOCK 74, REGISTERED PLAN 279,
(161 VICTORIA STREET), R3-23**

(Added by By-Law 10-4575)

(Deleted by By-Law 14-4753)

8.3.24 **LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), R3-24 (Key Map 9)**

8.3.24.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-24 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 8.1 to this By-Law.

8.3.24.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-24 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.24.2.1 HOLDING PROVISION (H)

Where the symbol “H” appears on a zoning map following the zone symbol R3-24, those lands shall not be developed or used unless this By-Law has been amended to remove the “H” symbol.

(Added by By-Law 10-4587,

As approved by OMB File PL101296)

8.3.24.2.2 CRITERIA FOR THE REMOVAL OF THE HOLDING SYMBOL (H)

- i) Prior to the removal of the “H” symbol, the owner shall undertake a noise attenuation study to the satisfaction of the Town of Ingersoll and where deemed appropriate, shall enter into an agreement or agreements pursuant to Section 41 of the Planning Act with the Town and/or other appropriate authority regarding the future implementation of the recommendations of the noise attenuation study, including any and all financial responsibilities associated therewith.

8.3.24.2.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 10-4587,
As approved by OMB File PL101296)

8.3.25 **LOCATION: LOT 111, BLOCK 6, PLAN 279 (121 CHURCH STREET), R3-25 (KEY MAP 20)**

8.3.25.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-25 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

a multiple unit dwelling.

8.3.25.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-25 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.25.2.1 NUMBER OF DWELLING UNITS

Maximum 4

8.3.25.2.2 TOTAL LOT AREA

Minimum **571 m²** (6,154.6 ft²)

8.3.25.2.3 LOT FRONTAGE

Minimum **15.1 m** (49.5 ft)

8.3.25.2.4 EXTERIOR SIDE YARD

Minimum width **2.0 m** (6.6 ft)

8.3.25.2.5 INTERIOR SIDE YARD

Minimum width **2.2 m** (7.2 ft)

(Added by By-Law 11-4638)

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8.3.25.2.6 AMENITY AREA

Minimum per unit **28.0 m²** (301.4 ft²)

8.3.25.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 11-4638)

8.3.26 LOCATION: 35 CHATFIELD STREET, R3-26 (KEY MAP 9)

8.3.26.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 8.1 to this By-law.

8.3.26.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.26.2.1 FRONT YARD DEPTH

Minimum **5 m** (16.4 ft) for building abutting the northerly lot line
7 m (22.9 ft) for building abutting the southerly lot line

8.3.26.2.2 REAR YARD DEPTH

Minimum **8.3 m** (27.2 ft) for building abutting the northerly lot line
5.7 m (18.7 ft) for building abutting the southerly lot line

8.3.26.2.3 That all provisions of the R3-26 Zone in Section 8.2 of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 16-4904)

8.3.26 LOCATION: BLOCK 86, PLAN 41M-342, R3-26 (KEY MAP 3)

8.3.26.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 8.1 of this By-law

8.3.26.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.26.2.1 LOT COVERAGE, INTERIOR STREET FRONTING TOWNHOUSE LOT

Maximum **49%**

8.3.26.2.2 That all provisions of the R3 Zone in Section 8.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 19-5063)

8.3.27 **LOCATION: BLOCK 63, PLAN 41M-309 (CHAMBERLAIN AVENUE), R3-27 (KEY MAP 9)**

8.3.27.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-27 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 8.1 to this By-law.

8.3.27.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-27 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.27.2.1 FRONT YARD DEPTH

Minimum **4.6 m** (15 ft) for building abutting the easterly lot line
6.9 m (22.6 ft) for building abutting the westerly lot line

8.3.27.2.2 REAR YARD DEPTH

Minimum **4 m** (13.1 ft) for building abutting the easterly lot line

8.3.27.2.3 That all provisions of the R3-27 Zone in Section 8.2 of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 16-4905)

8.3.28 LOCATION: PART LOTS 20 & 21, CONCESSION 1 (WEST OXFORD), R3-28
(KEY MAP 7)

8.3.28.1 all *uses* permitted in Section 8.1 to this By-law

8.3.28.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-28 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.28.2.1 Dwelling Units

Minimum Number	35
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8.3.28.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 22-5230)

8.3.29 LOCATION: PART LOTS 20 & 21, CONCESSION 1 (WEST OXFORD), R3-29
(KEY MAP 7)

8.3.29.1 all *uses* permitted in Section 8.1 to this By-law;
a public school

8.3.29.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-29 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.29.2.1 Provisions for a *Public School*:

The development of a *public school* shall be in accordance with all relevant provisions of the IN1 Zone as contained in Section 16.2 of this By-law and all the other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.3.29.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 22-5230)

8.3.30 LOCATION: BLOCK 85, REGISTERED PLAN 41M-342, R3-30 (KEY MAP 3)

8.3.30.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-30 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all *uses* permitted in Section 8.1 to this By-law;

8.3.30.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-30 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.30.2.1 Application of Zoning Regulations

Internal *lot lines* created by any legal means within the *lot lines* delineated by the R3-30 Zone, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-30, are observed.

8.3.30.2.2 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 22-5229)

8.3.31 LOCATION: 37 WILLIAM STREET, R3-31 (KEY MAP 29)

8.3.31.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-31 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

An apartment dwelling

8.3.31.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-31 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.31.2.1 Number of Dwelling Units

Maximum **20**

8.3.31.2.2 Dwelling Unit Gross Floor Area

Minimum **45 m² (484.4 ft²)**

(Added by By-Law 23-5276)

8.3.31.2.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 23-5276)

8.3.32 **LOCATION: BLOCK 27, PLAN 41M-307, R3-32 (KEY MAP 16)**

8.3.32.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-32 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this By-law

8.3.32.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-32 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.32.2.1 *Lot Coverage, Interior Street Fronting Townhouse*

Maximum 50%

8.3.32.2.2 That all provisions of the R3 Zone in Section 8.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 23-5277)