

14.1 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 14.1:

TABLE 14.1: USES PERMITTED
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> ;
• a <i>home occupation</i> , in accordance with the provisions of Section 6.14 of this Zoning By-Law;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 6.22 of this Zoning By-Law;
• a <i>street fronting townhouse</i> .

14.2 ZONE PROVISIONS

No *person* shall within any R3 Zone *use* any *lot* or *erect, alter* or use any *building* or *structure* unless the *lot* is served by *sanitary sewers* and a *public water supply* and is in accordance with the provisions presented in Table 14.2:

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 <i>dwelling units</i> per <i>dwelling</i> .	1 <i>dwelling</i> per <i>lot</i>	No provision	
Lot Area, Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4 ft 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 420 m² (4,521 ft ²)	600 m² (6,458.6 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i>	for units with an individual <i>garage</i> or <i>driveway</i> 280 m² (3,014 ft ²) per <i>dwelling unit</i> , with communal parking 185 m² (1,991.4 ft ²) per <i>dwelling unit</i>

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Frontage , Minimum	8 m (26.2 ft) per <i>dwelling unit</i> or 11 m (36.1 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 18 m (59.1 ft)	20 m (65.5 ft)	30 m (98.4 ft)	20 m (65.6 ft)
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	9 m (29.5 ft)			
Lot Depth , Minimum	30 m (98.4 ft)			
Rear Yard , Minimum Depth	7.5 m (24.6 ft)		10 m (32.8 ft)	
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 building, 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 habitable room windows may be reduced to 3 m (9.8 ft).	
Setback , Minimum Distance from the Centreline of a County Road	22 m (72.1 ft)			
Lot Coverage , Maximum	35% of lot area			
Landscaped Open Space , Minimum	30% of lot area			

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Gross Floor Area, Minimum	50 m ² (538 ft ²) per dwelling unit	50 m ² (538 ft ²) for each unit in a <i>converted dwelling</i> or 18.5 m ² (199.1 ft ²) for each roomer or boarder in <i>boarding</i> or <i>lodging house</i> .	50 m ² (538 ft ²) per <i>dwelling unit</i>	
Height of Building, Maximum	11 m (36.1 ft)		4 storeys	
Amenity Area, Minimum	no provision		65 m ² (699.7 ft ²) per <i>dwelling unit</i>	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.			

(Deleted and Replaced by By-Law 39-2022)

14.2.1 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

Where more than one residential *building* is *erected* on a *lot*, a minimum *landscaped open space* of 6 m (19.7 ft) shall be provided adjacent to the front of any exterior wall of the *building* containing a window to a habitable room. A *landscaped open space* of 3 m (9.8 ft) shall be provided adjacent to a blank wall.

14.2.2 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R3-C)

In accordance with the provisions of Section 6.4, all R3-C zoned lots shall contain a *converted dwelling*, containing not more than 4 units and may contain a *home occupation* or a *public use* in accordance with the provisions of Section 14.2 of this Zoning By-Law.

14.3 SPECIAL PROVISIONS

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