

13.1 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 13.1:

TABLE 13.1: 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 5.14 of this Zoning By-Law;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>street fronting townhouse</i> .

13.2 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 13.2:

July 24/09

TABLE 13.2: 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>building</i> .	1 <i>dwelling</i> per <i>lot</i>	no provision	
Lot Area, Minimum	<b>150 m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i> or <b>240 m<sup>2</sup></b> (2,583.4 ft <sup>2</sup> ) 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 <b>420 m<sup>2</sup></b> (4,521 ft <sup>2</sup> )	<b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> )	<b>150m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i>	for units with an individual <i>garage</i> or <i>driveway</i> <b>280 m<sup>2</sup></b> (3,014 ft <sup>2</sup> ) per <i>dwelling unit</i> , with communal parking <b>185 m<sup>2</sup></b> (1,991.4 ft <sup>2</sup> ) per <i>dwelling unit</i>
Lot Frontage, Minimum	<b>8 m</b> (26.2 ft) per <i>dwelling unit</i> or <b>11 m</b> (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 <b>18 m</b> (59.1 ft)	<b>20 m</b> (65.5 ft)	<b>30 m</b> (98.4 ft)	<b>20 m</b> (65.6 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	<b>10 m</b> (32.8 ft)			
Lot Depth, Minimum	<b>30 m</b> (98.4 ft)		no provision	
Rear Yard, Minimum Depth	<b>7.5 m</b> (24.6 ft)		<b>10 m</b> (32.8 ft)	

<b>TABLE 13.2: ZONE PROVISIONS</b>				
<b>Zone Provision</b>	<b>Street Fronting Townhouse</b>	<b>Converted Dwelling, Boarding or Lodging House, or Public Use</b>	<b>Apartment Dwelling</b>	<b>Multiple Unit Dwelling</b>
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) for end <i>dwelling units</i>	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side, provided that where a <i>garage</i> or carport 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 <b>1.5 m</b> (4.9 ft).	<b>6 m</b> (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no habitable room windows may be reduced to <b>3 m</b> (9.8 ft).	
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>23 m</b> (75.5 ft)			
<b>Lot Coverage, Maximum</b>	35% of <i>lot area</i>			
<b>Landscaped Open Space, Minimum</b>	30% of <i>lot area</i>			
<b>Gross Floor Area, Minimum</b>	<b>70 m<sup>2</sup></b> (753.5 ft <sup>2</sup> ) per <i>dwelling unit</i>	<b>70 m<sup>2</sup></b> (753.5 ft <sup>2</sup> ) for each unit in a <i>converted dwelling</i> or <b>18.5 m<sup>2</sup></b> (199.1 ft <sup>2</sup> ) for each roomer or boarder in <i>boarding or lodging house</i> .	<b>55 m<sup>2</sup></b> (592 ft <sup>2</sup> ) per <i>dwelling unit</i>	
<b>Height of Building, Maximum</b>	<b>11 m</b> (36.1 ft)		3 <i>storeys</i>	
<b>Amenity Area, Minimum</b>	no provision		<b>65 m<sup>2</sup></b> (699.7 ft <sup>2</sup> ) per <i>dwelling unit</i>	
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 of this Zoning By-Law.			

July 24/09

## 13.2.1 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.

13.3 SPECIAL PROVISIONS13.3.1 **Location: Part of Lot 21, Concession 1 (North Dorchester), Thamesford,  
R3-1 & R3-1(H)**


---

(Added by By-Law 42-00)  
(Deleted by By-Law 35-06)

13.3.2 **Location: Part of Lot 22 & 23, Concession 1 (North Dorchester), Thamesford,  
R3-2 & R3-2(H)**

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

all *uses* permitted in Section 13.1 of this Zoning By-Law.

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

## 13.3.2.2.1 NUMBER OF DWELLINGS

Notwithstanding any provisions of this Zoning By-Law to the contrary, the number of *dwellings* that may be constructed on the lands to which the R3-2 or R3-2(H) Zone applies range from a minimum of 15 per **ha** (6 per acre) to a maximum of 40 per **ha** (16 per acre) of land.

(Added by By-Law 11-02,  
as approved by OMB Order 1252)

July 24/09

## 13.3.2.2.2 FRONT YARD, EXTERIOR SIDE YARD

Minimum 6 m (19.7 ft.)

## 13.3.2.2.3 PERMITTED R3-4(H) USES

Notwithstanding Section 13.1 to this Zoning By-Law, no *person* shall within any R3-2(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for such purposes existing as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

## 13.3.2.2.4 REMOVAL OF THE HOLDING SYMBOL (H)

Development for any *use* in Section 13.3.2.1 shall be permitted at such time as the County of Oxford and the Township of Zorra are satisfied that adequate sanitary and water services will be available to service the development and financial arrangements satisfactory to the County of Oxford have been made by the developer relative to costs associated with the required sanitary and water services, and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

13.3.2.2.5 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 11-02,  
as approved by OMB Order 1252)

13.3.3 Location: Lots 3 & 5, Plan 45 (North Oxford), Thamesford, R3-3(H)13.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-3(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

an *apartment dwelling* containing a maximum of 10 units

(Added by By-Law 36-02)

July 24/09

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

13.3.3.2.1 HEIGHT OF BUILDING

Maximum 2 storeys

13.3.3.2.2 PERMITTED R3-3(H) USES

13.3.3.2.3 (Deleted by By-Law 06-05)

13.3.3.2.4 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 36-02)

13.3.4 LOCATION: 110 GEORGE STREET (THAMESFORD), R3-4

13.3.4.1 Notwithstanding any provisions of this Zoning 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;*  
*a home occupation*, in accordance with the provisions of Section 5.14 of this Zoning By-Law.

13.3.4.2 Notwithstanding any provisions of this Zoning 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:

13.3.4.2.1 NUMBER OF UNITS

Maximum 10

(Added by By-Law 27-09)

13.3.4.2.2	FRONT YARD	
	Minimum	<b>5 m</b> (16.4 ft)
13.3.4.2.3	EXTERIOR SIDE YARD	
	Minimum	<b>7 m</b> (23 ft)
13.3.4.2.4	INTERIOR SIDE YARD	
	Minimum	<b>2.8 m</b> (9.2 ft)
13.3.4.2.5	HEIGHT	
	Maximum	1 <i>storey</i>
13.3.4.2.6	PRIVATE AMENITY AREA	
	Minimum	<b>60 m<sup>2</sup></b> (645.9 ft <sup>2</sup> )/unit
13.3.4.2.7	LOT COVERAGE	
	Maximum	42%
13.3.4.2.8	That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.	

(Added by By-Law 27-09)

13.3.5 LOCATION: PART OF LOT 21, CONCESSION 1 (NORTH OXFORD), THAMESFORD,  
R3-5 & R3-5(H) (KEY MAP 68)

13.3.5.1 Notwithstanding any provisions of this Zoning 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 single detached dwelling;*
- a duplex dwelling;*
- a semi-detached dwelling;*
- a street fronting townhouse;*
- a home occupation, in accordance with the provisions of Section 5.14 of this Zoning By-Law.*

13.3.5.2 Notwithstanding any provisions of this Zoning 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* unless the *lot* is served by sanitary sewers and a public water supply and is in accordance with the following provisions presented in Table 13.3.5.2.1:

13.3.5.2.1 R3-5 ZONE PROVISIONS, TABLE 13.3.5.2.1

TABLE 13.3.5.2.1: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Number of Dwellings or Dwelling Units, Maximum	1 <i>dwelling</i> per <i>lot</i>	2 <i>dwellings</i> per <i>lot</i>	2 <i>dwellings</i> per <i>lot</i>	8 <i>dwelling units</i> per <i>building</i>
Lot Area, Minimum	450 m <sup>2</sup> (4843.8 ft <sup>2</sup> )	600 m <sup>2</sup> (6,458.6 ft <sup>2</sup> )	450 m <sup>2</sup> (4843.8 ft <sup>2</sup> )	150 m <sup>2</sup> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i> or 240 m <sup>2</sup> (2,583.4 ft <sup>2</sup> ) 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 m <sup>2</sup> (4,521 ft <sup>2</sup> )



TABLE 13.3.5.2.1: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Lot Frontage, Minimum	15 m (49.2 ft)	20 m (65.5 ft)	15 m (49.2 ft)	8 m (26.2 ft) per dwelling unit or 11 m (36.1 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 18 m (59.1 ft)
Front Yard, Minimum Depth	6 m (19.7 ft)			
Exterior Side Yard, Minimum Width	4.5 m (14.8 ft)			
Lot Depth, Minimum	30.5 m (100 ft)			
Rear Yard, Minimum Depth	7.5 m (24.6 ft)			
Interior Side Yard, Minimum Width	In accordance with the provisions of Section 11.2 of this Zoning By-Law	In accordance with the provisions of Section 12.2 of this Zoning By-Law		In accordance with the provisions of Section 13.2 of this Zoning By-Law
Lot Coverage, Maximum	40% of lot area			
Landscaped Open Space, Minimum	30% of lot area			
Gross Floor Area, Minimum	93 m <sup>2</sup> (1001 ft <sup>2</sup> )	85 m <sup>2</sup> (915 ft <sup>2</sup> ) per dwelling unit	140 m <sup>2</sup> (1507 ft <sup>2</sup> )	70 m <sup>2</sup> (753.5 ft <sup>2</sup> ) per dwelling unit
Height of Building, Maximum	11 m (36.1 ft)			
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.			

13.3.5.2.2 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 35-13)

(Amended by By-Law 26-19)

May/19

**Township of Zorra Zoning By-Law Number 35-99**

13.3.5.2.2 PERMITTED R3-5(H) USES

(Deleted by By-Law 26-19)

13.3.5.2.3 REMOVAL OF THE HOLDING SYMBOL (H)

(Deleted by By-Law 26-19)

**13.3.6 LOCATION: LOT 5, PART LOT 6, NORTH OF BROCK STREET AND EAST OF MIDDLETON STREET, REGISTERED PLAN 140, 190 BROCK STREET, THAMESFORD**

---

13.3.6.1 Notwithstanding any provisions of this Zoning 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.*

13.3.6.2 Notwithstanding any provisions of this Zoning 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 in accordance with the following provisions:

13.3.6.2.1 Number of Dwelling Units

Maximum 4

13.3.6.2.2 Exterior Side Yard – For existing structure as of August 12, 2014

Minimum 7 m (22.9 ft)

13.3.6.2.3 Interior Side Yard – For existing structure as of August 12, 2014

Minimum 5.5 m (18 ft)

13.3.6.3 That all of the provisions of the R3 Zone in Section 13.2 as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 39-14)

May/19

13.3.7 LOCATION: PART LOT 11, CONCESSION 4 (WEST ZORRA), R3-7 (KEY MAP 47)

13.3.7.1 Notwithstanding any provisions of By-Law Number 35-99 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:

all *uses* permitted in Section 13.1 of this By-Law;

13.3.7.2 Notwithstanding the provisions of this Zoning 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:

13.3.7.2.2 LOT COVERAGE

Maximum **40%** of the *lot area*

13.3.7.2.3 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this Zoning By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 76-18)