

RESIDENTIAL ZONE 3 (R3)**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 for one or more of the following R3 uses:

an apartment dwelling house;  
 a bed and breakfast establishment;  
 a boarding or lodging house;  
 a converted dwelling house;  
 a group home type 1;  
 a home occupation in a permitted dwelling house;  
 a horizontally-attached dwelling house;  
 a multiple-attached dwelling house;  
 a retirement home;  
 a street row dwelling house.

**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 following provisions:

TABLE 8.2 – ZONE PROVISIONS						
Zone Provision	Apartment Dwelling House	Boarding or Lodging House, Group Home or Retirement Home	Converted Dwelling House	Horizontally Attached Dwelling House	Multiple Attached Dwelling House	Street Row Dwelling House
<b>Lot Area</b> Minimum	150 m <sup>2</sup> per dwelling unit	600 m <sup>2</sup>	540 m <sup>2</sup>	280 m <sup>2</sup> per dwelling unit <sup>1</sup> or 185 m <sup>2</sup> per dwelling unit <sup>2</sup>	150 m <sup>2</sup> per dwelling unit	150 m <sup>2</sup> per dwelling unit <sup>3</sup> or 240 m <sup>2</sup> per dwelling unit <sup>4</sup>
<b>Lot Coverage</b> Maximum for all main buildings and accessory buildings	30% of the lot area	40% of the lot area	41% of the lot area <sup>5</sup> 47% of the lot area <sup>6</sup>	35% of the lot area	40% of the lot area	45% of the lot area
<b>Lot Frontage</b> Minimum	30.0 m	20.0 m	18.0 m	20.0 m	20.0 m	5.0 m <sup>8</sup> or 8.0 m <sup>9</sup>

RESIDENTIAL ZONE 3 (R3)

TABLE 8.2 – ZONE PROVISIONS						
Zone Provision	Apartment Dwelling House	Boarding or Lodging House, Group Home or Retirement Home	Converted Dwelling House	Horizontally Attached Dwelling House	Multiple Attached Dwelling House	Street Row Dwelling House
<b>Lot Depth</b> Minimum	no provision	28.0 m	28.0 m	no provision	no provision	28.0 m
<b>Front Yard Depth</b> Minimum	6.0 m					
<b>Rear Yard Depth</b> Minimum	10.0 m <sup>10</sup>	10.0 m	7.5 m	7.5 m	7.5 m	7.5 m
<b>Interior Side Yard Width</b> Minimum	6.0 m <sup>11</sup>	3.0 m on one side and 1.5 m on the other <sup>12</sup>	3.0 m on one side and 1.2 m on the other <sup>13</sup>	3.0 m	3.0 m	3.0 m for end dwelling units
<b>Exterior Side Yard Width</b> Minimum	6.0 m	4.5 m	4.5 m	4.5 m	6.0 m	4.5 m
<b>Setback</b> Minimum distance from centreline of an arterial road as designated on Schedule "B"	18.5 m	18.5 m adjacent to a front yard; and 17.0 m adjacent to an exterior side yard	18.5 m adjacent to a front yard; and 17.0 m adjacent to an exterior side yard	18.5 m adjacent to a front yard; and 17.0 m adjacent to an exterior side yard	18.5 m	18.5 m adjacent to a front yard; and 17.0 m adjacent to an exterior side yard
<b>Landscaped Open Space</b> Minimum	35% of the lot area	30% of the lot area	30% of the lot area	40% of the lot area	35% of the lot area	35% of the lot area <sup>14</sup>
<b>Landscaped Open Space between Buildings</b> Minimum	9.0 m <sup>15</sup> 3.0 m <sup>16</sup>	no provision				
<b>Amenity Area</b> Minimum	30 m <sup>2</sup> per dwelling unit	no provision	no provision	no provision	30 m <sup>2</sup> per dwelling unit	no provision

TABLE 8.2 – ZONE PROVISIONS						
Zone Provision	Apartment Dwelling House	Boarding or Lodging House, Group Home or Retirement Home	Converted Dwelling House	Horizontally Attached Dwelling House	Multiple Attached Dwelling House	Street Row Dwelling House
<b>Private Outdoor Amenity Area per Dwelling Unit</b> Minimum	no provision	no provision	no provision	40 m <sup>2</sup> <sup>15</sup>	no provision	no provision
<b>Height</b> Maximum	3 storeys	11.0 m	11.0 m	11.0 m	3 storeys	11.0 m
<b>Number of Boarding or Lodging Houses, Group Homes or Retirement Homes per Lot</b> Maximum	no provision	1	no provision			
<b>Number of Converted Dwelling Houses per Lot</b> Maximum	no provision	no provision	1	no provision		
<b>Number of Dwelling Units in a Horizontally Attached Dwelling House or Street Row Dwelling House</b> Maximum	8	no provision	no provision	8	no provision	
<b>Gross Floor Area per Roomer, Boarder or Dwelling Unit</b> Minimum	18.5 m <sup>2</sup>	45.0 m <sup>2</sup>	no provision			
<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein					

(Amended by By-Law 9254-18)

<sup>1</sup> Minimum Lot Area per dwelling unit with an individual garage, carport or driveway<sup>2</sup> Minimum Lot Area per dwelling unit with communal parking

RESIDENTIAL ZONE 3 (R3)

- <sup>3</sup> Minimum *Lot Area* per *dwelling unit* with two (2) walls attached to adjoining units
- <sup>4</sup> Minimum *Lot Area* per *dwelling unit* with only one (1) wall attached to an adjoining unit
- <sup>5</sup> Maximum *Lot Coverage* for a *dwelling house*
- <sup>6</sup> Maximum *Lot Coverage* for all *main buildings* and *accessory buildings*
- <sup>7</sup> (Deleted by By-Law 9254-18)
- <sup>8</sup> No Provision (Amended by By-Law 8847-13)
- <sup>9</sup> Minimum *Lot Frontage* per *dwelling unit* with only one (1) wall attached to an adjoining unit
- <sup>10</sup> except that where a *rear yard* abuts an end wall which contains no habitable room windows, the *rear yard* may be reduced to 3.0 m, however, notwithstanding the foregoing, if the *rear lot line* of the *lot* abuts an R1 or R2 Zone, the aforementioned reduction shall not apply
- <sup>11</sup> except that where an *interior side yard* abuts an end wall containing no habitable room windows, the *interior side yard* may be reduced to 3.0 m
- <sup>12</sup> except that where a garage or carport is attached to or within the main building, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1.5 m
- <sup>13</sup> except that where two garages and/or carports are attached to or are within the *main building*, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1.2 m
- <sup>14</sup> except that where an individual *street row dwelling unit* is located on its own independently conveyable *lot*, the minimum amount of *landscaped open space* for all *main buildings* and *accessory buildings* shall be 30% of the lot area
- <sup>15</sup> (Deleted by By-Law 8847-13)
- <sup>16</sup> Minimum *Landscaped Open Space* between *Buildings* where the *buildings* are situated such that both facing walls contain no windows to a habitable room
- 8.2.1 Outside Stairs for a *boarding or lodging house, group home or retirement home* may only be located to the rear of the *building*.

RESIDENTIAL ZONE 3 (R3)**8.3 SPECIAL PROVISIONS****8.3.1 R3-1 ANDERSON STREET (KEY MAP 59)**

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 horizontally-attached dwelling house.*

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 *Rear Yard Depth:*

Minimum 5.7 metres

8.3.1.2.2 Application of Zoning Regulations:

Internal lot lines created by any legal means within the lot lines delineated as Block 151, Registered Plan 41M-124 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 Block 151, Registered Plan 41M-124, are observed.

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

**8.3.2 R3-2 CORNER OF PEEL STREET AND CHAPEL STREET (KEY MAP 63)**

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:

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

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:

8.3.2.2.1 *Lot Frontage:*

For the purposes of this section, the *front lot line* shall be deemed to be that *lot line* abutting Chapel Street.

RESIDENTIAL ZONE 3 (R3)8.3.2.2.2 *Front Yard Depth:*

Minimum	6.1 metres
---------	------------

8.3.2.2.3 *Exterior Side Yard Width:*

Minimum	6.1 metres
---------	------------

8.3.2.2.4 *Interior Side Yard Setback for Parking Area:*

Minimum	0.6 metres from a residential use
---------	-----------------------------------

8.3.2.2.5 Provisions for an *Apartment Dwelling House:*i) *Lot Coverage:*

Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	40% of the <i>lot area</i>
--	----------------------------

ii) Notwithstanding the definition of an '*Apartment Dwelling House*' contained in this By-law, for the purpose of this section, *dwelling units* within an *apartment dwelling house* may share a common hall or halls and common entrance or may be served by exclusive access, separate from all other units.

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

8.3.3 **R3-3 CORNER OF LAKEVIEW DRIVE AND EASTVIEW AVENUE (KEY MAP 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:

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

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 Provisions for a *Horizontally-Attached Dwelling House:*i) For the purposes of this section, all *dwelling units* with direct access to a public street shall be deemed to be '*Horizontally-Attached Dwellings*' as defined in this By-law.

RESIDENTIAL ZONE 3 (R3)ii) *Rear Yard Depth:*

Minimum	6.0 metres
---------	------------

ii) *Required Visitor Parking:*

Minimum	4.0 spaces
---------	------------

8.3.3.2.2 That all other provisions of the R3 Zone in Section 8.2 of this By-Law 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.

8.3.4 **R3-4 WEST SIDE OF FERGUSON DRIVE SOUTH OF PARKINSON ROAD (KEY MAP 86)**

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 horizontally-attached dwelling house.*

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:

8.3.4.2.1 *Number of Dwelling Units Per Lot:*

Maximum	26 units
---------	----------

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

8.3.5 **R3-5 SPITFIRE STREET (KEY MAP 32)**

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:

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

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 *Rear Yard Depth:*

Minimum	3.0 metres
---------	------------

RESIDENTIAL ZONE 3 (R3)8.3.5.2.2 *Interior Side Yard Width:*

Minimum	3.0 metres
---------	------------

8.3.5.2.3 For the purposes of this Section, the *front lot line* shall be deemed to be the westernmost *lot line* (abutting Spitfire Street).

8.3.5.2.4 Notwithstanding any other provision in this By-law, the maximum *lot coverage* for all *main buildings* and *accessory buildings* shall be 38% of the *lot area*.

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

8.3.6 **R3-6 CORNER OF BROADWAY AND BROCK STREETS (KEY MAP 61)**

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:

*an apartment dwelling house.*

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 *Front Yard Depth:*

Minimum	4.5 metres
---------	------------

## 8.3.6.2.2 Parking Location:

Notwithstanding any other provision contained in this By-law, a *parking area* may be located within the *front* or *exterior side yard* of the *lot*.

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



RESIDENTIAL ZONE 3 (R3)**8.3.7 R3-7 BROCK STREET NORTH OF BROADWAY STREET (KEY MAP 61)**

(Deleted by By-Law 8878-13)

**8.3.8 R3-8 WINNIETT STREET NORTH OF DUNDAS STREET (KEY MAP 44)**

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:

*an apartment dwelling house.*

8.3.8.2 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 *Dwelling Units*:

Maximum	16
---------	----

8.3.8.2.2 *Lot Area*:

Minimum	2,060 square metres
---------	---------------------

8.3.8.2.3 *Front Yard Depth*:

Minimum	5.7 metres
---------	------------

8.3.8.2.4 *Interior Side Yard Width*:

Minimum (north side only)	2.4 metres
---------------------------	------------

8.3.8.2.5 Number of *Parking Spaces*:

Minimum	24
---------	----

8.3.8.2.6 *Amenity Area*:

Minimum Total	600 square metres
---------------	-------------------

8.3.8.2.7 Setback between Projection and *Front Lot Line*:

Notwithstanding any other provision in this By-law, the minimum setback between any uncovered or unenclosed steps providing access to the ground floor of a *building* and the *front lot line* shall be 2.7 metres.

October/13

RESIDENTIAL ZONE 3 (R3)

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

**8.3.9 R3-9 WEST SIDE OF MILL STREET AT QUEEN STREET (KEY MAP 60)**

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 house.*

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 *Number of Dwelling Units:*

Maximum	39
---------	----

8.3.9.2.2 *Lot Area:*

Minimum	4,700 square metres
---------	---------------------

8.3.9.2.3 *Front Yard Depth:*

Minimum	4.25 metres
---------	-------------

8.3.9.2.4 *Interior Side Yard Width:*

Minimum (north side only)	4.0 metres
---------------------------	------------

8.3.9.2.5 *Setback:*

Minimum distance from centreline of Mill Street	17.5 metres
--	-------------

8.3.9.2.6 *Number of Parking Spaces:*

Minimum	45
---------	----

8.3.9.2.7 *Setback of Parking Area from Interior Lot Line:*

i) Minimum	1.0 metre
------------	-----------

ii)	Notwithstanding the foregoing, the setback of an aisle or lane which provides access to parking in the R3-9 Zone may be reduced to nil.
-----	---

Dec. 30/13

RESIDENTIAL ZONE 3 (R3)

- iii) Notwithstanding any provision of this By-law to the contrary, a *parking aisle* serving 90° angle *parking spaces* may be reduced to 6.0 metres where the *parking spaces* being served by the said aisle are located in the *rear yard*.

8.3.9.2.8 *Amenity Area:*

Minimum Total 1,450 square metres

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

8.3.10 **R3-10 WILSON STREET AT THE CN PRINCIPAL MAIN LINE (KEY MAP 63)**

- 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:

all *uses permitted* in Section 8.1 of this By-law;  
a chip wagon;  
a sign print shop.

- 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 Setback from Railroad Right-of-Way:

Notwithstanding any provision of this By-law to the contrary, the minimum setback from a railroad right-of-way for any *building or structure used* for residential purposes shall be 30 metres.

## 8.3.10.2.2 Provisions for a Chip Wagon:

- i) Time Period  
Maximum October 2, 2008 to October 2, 2011

## 8.3.10.2.3 Provisions for a Sign Print Shop:

- i) Time Period  
Maximum July 15, 2010 to July 15, 2013

Dec. 30/13

RESIDENTIAL ZONE 3 (R3)

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

8.3.11 **R3-11 NORTH OF PEMBER'S PASS, EAST OF MILL STREET (KEY MAP 85)**

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:

*a street row dwelling house.*

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 Provisions for a *Street Row Dwelling House*:

i) *Lot Coverage:*

Maximum for all *main buildings* and  
*accessory buildings*

60% of the *lot area* of which the  
dwelling shall not exceed 55%

ii) *Exterior Side Yard Width:*

Minimum

4.5 metres

(Replaced by By-Law 8689-11)

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

8.3.12 **R3-12 NORTH WOODSTOCK (KEY MAP 5)**

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:

*all uses permitted* in Section 7.1 of this By-law;  
*all uses permitted* in Section 8.1 of this By-law.

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:

Dec. 30/13

RESIDENTIAL ZONE 3 (R3)8.3.12.2.1 Residential *Uses Permitted* in Section 7.1:

- i) all provisions of the R2 Zone in Section 7.2 of this By-law shall apply.

8.3.12.2.2 Residential *Uses Permitted* in Section 8.1:

- i) all provisions of the R3 Zone in Section 8.2 of this By-law shall apply.
- ii) notwithstanding subsection 8.3.12.2.2 i), the following provisions shall apply to a *street row dwelling house*:

- a) *Lot Frontage*:

Minimum for a <i>dwelling</i> with only 1 wall attached to an adjoining wall	7.4 metres
---	------------

except in no case shall the *lot frontage* of a *corner lot* be less than 10.5 metres

- b) *Lot Area*:

Minimum corner lot	295 square metres
--------------------	-------------------

(Amended by By-Law 8847-13)

- c) *Lot Coverage*:

Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	60% of the <i>lot area</i> of which the dwelling shall not exceed 55%
---	---

- d) *Interior Side Yard Width*:

Minimum	1.5 metres
---------	------------

- e) *Exterior Side Yard Width*:

Minimum	3.0 metres
---------	------------

- f) Notwithstanding subsection 5.1.3.1, for the purpose of this section, a *sight triangle* shall be measured back from an intersection a distance of 7.5 metres

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

Dec. 30/13

RESIDENTIAL ZONE 3 (R3)**8.3.13 R3-13 HUMMINGBIRD CRESCENT (KEY MAP 30)**

8.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a multiple-attached dwelling house.*

8.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-13 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.13.2.1 *Interior Side Yard Width:*

Minimum	2.0 metres
---------	------------

8.3.13.2.2 Setback of *Parking Area* from a *Main Building* for a Residential Use:

Minimum	1.0 metres
---------	------------

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

**8.3.14 R3-14 SPRUCEDALE EXTENSION, SOUTH OF DEVONSHIRE AVENUE (KEY MAPS 53, 54)**

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:

*all uses permitted* in Section 7.1 of this By-Law;  
*all uses permitted* in Section 8.1 of this By-Law.

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 Residential *Uses Permitted* in Section 7.1:

- i) all provisions of the R2 Zone in Section 7.2 of this By-Law shall apply.
- ii) notwithstanding subsection 8.3.14.2.1, the minimum *lot frontage* and *corner lot frontage* for a *semi-detached dwelling house* shall be in accordance with subsection 7.3.15.2.1 contained herein;

Dec. 30/13

RESIDENTIAL ZONE 3 (R3)

- iii) notwithstanding subsection 8.3.14.2.1, the minimum *lot area* for a *single detached dwelling house* and for a *semi-detached dwelling house* shall be in accordance with subsection 7.3.15.2.2 contained herein;
- iv) notwithstanding subsection 8.3.14.2.1, the maximum *lot coverage* for a *semi-detached dwelling house* and *accessory buildings* shall be in accordance with subsection 7.3.15.2.3, contained herein.

8.3.14.2.2 Residential *Uses Permitted* in Section 8.1:

- i) all provisions of the R3 Zone in Section 8.2 of this By-Law shall apply.
- ii) notwithstanding subsection 8.3.14.2.2 i), the following provisions shall apply to a *street row dwelling house*:
  - a) *Interior Side Yard Width*:
 

Minimum	1.5 m
---------	-------
  - b) *Exterior Side Yard Width*:
 

Minimum	4.5 m
---------	-------
  - c) *Frontage* for a *dwelling unit* with only 1 wall attached to an adjoining wall
 

Minimum	7.4 m
---------	-------
  - d) *Lot Area* for a *dwelling unit* with only 1 wall attached to an adjoining wall
 

Minimum	235 m <sup>2</sup>
---------	--------------------
  - e) *Lot Coverage*

Maximum for <i>main dwelling</i>	55%
Maximum for all main <i>buildings</i> and <i>accessory buildings</i>	60%

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

(Replaced by By-Law 8650-10)

Dec. 30/13





RESIDENTIAL ZONE 3 (R3)

8.3.16.3 Setback from westerly property boundary for main *dwelling unit*:

Minimum: 50 m (164 ft)

8.3.16.4 Setback from westerly property boundary for all accessory structures including swimming pools:

Minimum: 40 m (131.2 ft)

8.3.16.5 Application of Zoning Regulations:

Internal *lot lines* created by any legal means within the block zoned R3-16 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 block are observed.

8.3.16.6 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 8798-12)

8.3.18 **R3-18 CARDIGAN STREET & MILL STREET, R3-18 (KEY MAP 70)**

8.3.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a converted dwelling.*

8.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-18 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 Number of *Dwelling Units*:

Maximum 4

8.3.18.2.2 *Lot Frontage*:

Minimum 16.1 m (52.8 ft)

8.3.18.2.3 *Rear Yard Depth*:

Minimum 3.5 m (11.48 ft)

Dec. 30/13

RESIDENTIAL ZONE 3 (R3)

8.3.18.2.4 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 8813-12)

8.3.19 **R3-19 RIDDELL STREET AND WELLINGTON STREET (KEY MAP 46)**

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 horizontally-attached dwelling house;*  
*a multiple-attached dwelling house;*  
*a street row dwelling house;*  
*a home occupation in a permitted dwelling house;*  
*a retirement home;*  
*a home for the aged;*  
*a church;*  
*a nursing home;*  
*a private school;*  
*a bed and breakfast establishment.*

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 *Interior Side Yard Width of a Street Row Dwelling House:*

Minimum	1.5 m
---------	-------

8.3.19.2.2 *Number of Attached Dwelling Units in a Street Row Dwelling House:*

Maximum	7
---------	---

8.3.19.2.3 *Provisions for a Home for the Aged, a Church, a Nursing Home or a Private School:*

The development of a *home for the aged, a church, a nursing home or a private school* shall be in accordance with all the relevant provisions of the CF Zone as contained in Section 22.2 in 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

8.3.19.3 For all uses other than a *home for the aged, a church, a nursing home or a private school*, all the 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.

Dec. 30/13

(Added by By-Law 8837-13)

RESIDENTIAL ZONE 3 (R3)**8.3.20 R3-20 MELBOURNE AVENUE & RIDDELL STREET, R3-20 (KEY MAP 46)**

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:

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

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 Special Provisions for a *Multiple Attached Dwelling House*:

Permitted Projection for Covered Porch into a *Front Yard*:

Maximum 2.1 m

Permitted Projection for Covered Porch into an *Exterior Side Yard*:

Maximum 1.5 m

Setback for Uncovered Steps from a *Front Lot Line*:

Minimum 2.5 m

Parking:

Minimum 95 spaces

8.3.20.2.2 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 8855-13)

**8.3.21 R3-21 CANTERBURY STREET (KEY MAP 57)**

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 for the following:

*a multiple-attached dwelling house;*

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 *Lot Area*:

Minimum 116 m<sup>2</sup> per *dwelling unit*

May/15

RESIDENTIAL ZONE 3 (R3)8.3.21.2.2 *Interior Side Yard Width:*

Minimum	1.2 m
---------	-------

## 8.3.21.2.3 Parking:

Minimum	6 spaces
---------	----------

## 8.3.21.2.4 Parking Location:

Notwithstanding any other provision contained in this By-Law, a *parking area* may be located within the *front yard* of the *lot*.

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

(Added by By-Law 8975-15)

8.3.22 **R3-22      GEORGE STREET** **(KEY MAP 57)**

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 for the following:

*a multiple-attached dwelling house;*

8.3.22.2 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* except in accordance with the following provisions:

## 8.3.22.2.1 Lot Area:

Minimum	123 m <sup>2</sup> per <i>dwelling unit</i>
---------	---

8.3.22.2.2 *Interior Side Yard Width:*

Minimum	1.2 m
---------	-------

## 8.3.22.2.3 Parking:

Minimum	6 spaces
---------	----------

## 8.3.22.2.4 Parking Location:

Notwithstanding any other provision contained in this By-Law, a *parking area* may be located within the *front yard* of the *lot*.

May/15



RESIDENTIAL ZONE 3 (R3)8.3.24.2.1 *Front Yard Depth:*

Minimum	4.5 m
---------	-------

8.3.24.2.2 *Sight Triangle:*

Minimum distance from intersection	5.5 m along Devonshire Avenue and 9 m along Falcon Drive
------------------------------------	---

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

(Added by By-Law 9014-15)

**8.3.25 R3-25 LAMPMAN PLACE (KEY MAP 87)**

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 horizontally-attached dwelling house;*  
*a street row dwelling house*

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:

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

(Added by By-Law 9042-16)

**8.3.26 R3-26 ATHLONE AVENUE & FINKLE STREET (KEY MAP 95)**

8.3.26.1 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* for any purpose except for the following:

*a horizontally-attached dwelling house;*  
*a multiple-attached dwelling house.*

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 Number of *dwelling units* for a *horizontally-attached dwelling house*:

Maximum	30
---------	----

September/16

RESIDENTIAL ZONE 3 (R3)

8.3.26.2.2 Number of *dwelling units* for a *multiple-attached dwelling house*:

Maximum	39
---------	----

8.3.26.2.3 *Lot Area per dwelling unit*:

Minimum	142 m <sup>2</sup> (1,528.5 ft <sup>2</sup> )
---------	---

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

(Added by By-Law 9080-16)

**8.3.27     R3-27     HURON STREET     **(KEY MAP 47)****

8.3.27.1     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* for any purpose except for the following:

*a horizontally-attached dwelling house;*

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     *Lot Frontage*:

Minimum	9.5 m
---------	-------

8.3.27.2.2     Number of *Dwelling Units*:

Maximum	26
---------	----

8.3.27.2.3     Rear Yard Setback North West Corner:

Minimum	6.25 m
---------	--------

8.3.27.2.4     Application of Zoning Regulations:

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R3 27 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 R3-27, are observed.

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

(Added by By-Law 9085-16)

October/16







RESIDENTIAL ZONE 3 (R3)

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

8.3.31.2 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* except in accordance with the following provisions:

8.3.31.2.1 *Front Yard Depth:*

Minimum 2.5 m

8.3.31.2.2 *Interior Side Yard Width:*

Minimum (south side) 0.3 m

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

(Added by By-Law 9156-17)

**8.3.32 R3-32 DEVONSHIRE AVENUE (KEY MAP 27)**

8.3.32.1 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* for any purpose except for the following:

all *uses permitted* in Section 8.1 of this By-law;  
a *semi-detached dwelling house*.

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 Number of *semi-detached dwelling* units:

Maximum 4

8.3.32.2.2 Number of *horizontally attached dwelling* units:

Maximum 26

8.3.32.2.3 *Semi-detached dwelling house:*

- i) all provisions for a *horizontally-attached dwelling house* of the R3 Zone in Section 8.2 of this By-law shall apply.
- ii) Notwithstanding subsection 8.3.32.2.3i), the following provisions shall apply to a *semi-detached dwelling house*:

December/17

RESIDENTIAL ZONE 3 (R3)8.3.32.2.4 *Lot Area*

Minimum per <i>dwelling unit</i>	252 m <sup>2</sup>
----------------------------------	--------------------

8.3.32.2.5 *Lot Coverage:*

Maximum	37%
---------	-----

8.3.32.2.6 *Front Yard Depth:*

Minimum	6 m
---------	-----

8.3.32.2.7 *Rear Yard Depth:*

Minimum	6 m
---------	-----

8.3.32.2.8 *Private Outdoor Amenity Area*

Minimum per <i>dwelling unit</i>	37 m <sup>2</sup>
----------------------------------	-------------------

8.3.32.2.9 Provisions for a *semi-detached dwelling house*:

- i) For the purposes of this subsection, all relevant provisions of this subsection and all relevant provisions of the R3 Zone in Section 8.2 of this By-law shall be applied to a *semi-detached dwelling house* as if such *semi-detached dwelling house* were a *horizontally-attached dwelling house*.

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

(Added by By-Law 9176-17)

**8.3.33      R3-33                      LAMPMAN PLACE                      (KEY MAP 87)**

8.3.33.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-33 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 of this By-law.

8.3.33.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-33 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.33.2.1 Provisions for a *Street Row Dwelling House*

- i) *Lot Coverage:*

August/18

RESIDENTIAL ZONE 3 (R3)

Maximum per dwelling unit for all *main buildings* and *accessory buildings* 55%

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

(Added by By-Law 9225-18)

8.3.34 **R3-34 EAST OF SOUTHWOOD WAY (KEY MAP 102)**

- 8.3.34.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-34 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*a multiple-attached dwelling house;*

- 8.3.34.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-34 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- 8.3.34.2.1 Special Provisions for a *Multiple-Attached Dwelling House*

- 8.3.34.2.1.1 Number of Units

Maximum 24

- 8.3.34.2.1.2 *Lot Area*

Minimum 140 m<sup>2</sup> per dwelling unit

- 8.3.34.2.1.3 *Lot Frontage*

Minimum 9.5 m

- 8.3.34.2.1.4 *Front Yard Depth*

Minimum 4 m

- 8.3.34.2.1.5 *Rear Yard Depth*

Minimum 7 m

- 8.3.34.2.1.6 *Parking Spaces*

Minimum 26

- 8.3.34.2.1.7 *Visitor Parking Spaces*

Minimum Nil

February/19

RESIDENTIAL ZONE 3 (R3)8.3.34.2.1.8 *Parking Area Setbacks, Access Aisles and Loading Spaces*

Notwithstanding any other provision of this Zoning By-law to the contrary, Section 5.4.1.7 (*Access to Parking Space*), Section 5.4.4.1 – Table 7 (*Yards Where Parking Areas are Permitted*), Section 5.4.4.2 – Table 8 (*Setback Requirements for Parking Area*) and Section 5.4.5.1 – Table 9 (*Loading Space Requirements*), shall not apply within the R3-34 Zone.

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

(Added by By-Law 9276-19)

**8.3.35 R3-35 DOVER STREET, EAST OF WALTER STREET (KEY MAP 73)**

- 8.3.35.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-35 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 of this By-law;

- 8.3.35.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-35 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 8.3.35.2.1 Number of Units

Maximum 5

8.3.35.2.2 *Front Yard Depth*

Minimum 7.5 metres

Maximum 9.5 metres

- 8.3.35.3 That all other provisions of the R3 Zone in Section 8.2.1 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9264-19)

**8.3.36 R3-36 DEVONSHIRE AVENUE, WEST OF HURON STREET (KEY MAP 47)**

- 8.3.36.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-36 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*a horizontally-attached dwelling house;*

February/19

RESIDENTIAL ZONE 3 (R3)

8.3.36.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-36 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.36.2.1 Number of *dwelling units* for a *horizontally-attached dwelling house*:

Maximum 8

8.3.36.2.2 Visitor Parking

Minimum 8 spaces

8.3.36.3 That all other provisions of the R3 Zone in Section 8.2.1 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9263-19)