

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> , containing not more than 4 units;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this Zoning By-Law;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.22 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	<b>150.0 m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i> or <b>240.0 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>600.0 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> )	<b>150.0 m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i>	for units with an individual garage or driveway <b>280.0 m<sup>2</sup></b> (3,014 ft <sup>2</sup> ) per <i>dwelling unit</i> , with communal parking <b>185.0 m<sup>2</sup></b> (1,991.4 ft <sup>2</sup> ) 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
<b>Lot Frontage, Minimum</b>	<b>8.0 m</b> (26.2 ft) per <i>dwelling unit</i> or <b>11.0 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>18.0 m</b> (59.1 ft)	<b>20.0 m</b> (65.5 ft)	<b>30.0 m</b> (98.4 ft)	<b>20.0 m</b> (65.6 ft)
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>9.0 m</b> (29.5 ft)			
<b>Lot Depth, Minimum</b>	<b>30.0 m</b> (98.4 ft)			
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)		<b>10.0 m</b> (32.8 ft)	
<b>Interior Side Yard, Minimum Width</b>	<b>1.5 m</b> (4.9 ft) for end <i>dwelling units</i>	<b>1.5 m</b> (4.9 ft)	<b>6.0 m</b> (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to <b>3.0 m</b> (9.8 ft).	
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>22.0 m</b> (72.1 ft)			
<b>Lot Coverage, Maximum</b>	50% of <i>lot area</i>			
<b>Landscaped Open Space, Minimum</b>	30% of <i>lot area</i>			
<b>Height of Building, Maximum</b>	<b>11 m</b> (36.1 ft)		4 <i>storeys</i>	
<b>Amenity Area, Minimum</b>	no provision		<b>10.0 m<sup>2</sup></b> (107.6 ft <sup>2</sup> ) per <i>dwelling unit</i> for the first twelve (12) <i>dwelling units</i> , and <b>5.0 m<sup>2</sup></b> (53.8 ft <sup>2</sup> ) for each unit in excess of twelve (12) <i>dwelling units</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
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.			

(Deleted and Replaced by By-Law 2021-09)

#### 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.

#### 14.3 SPECIAL PROVISIONS

##### 14.3.1 Location: Part of Lot 82, Plan 307, (Tavistock), R3-1 (Key Map 7)

14.3.1.1 Notwithstanding any provisions of this Zoning 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:

11 row *dwelling units*.

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

##### 14.3.1.2.1 HEIGHT OF BUILDING

Maximum 1 *storey*

##### 14.3.1.2.2 NUMBER OF ROW DWELLING UNITS

Maximum 11

14.3.1.3 That all the other provisions of the R3 Zone in Section 14.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Deleted and Replaced by By-Law 2021-09)

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14.3.2 **Location: Part of Lot 121 S/S Hope Street, Plan 307 (Tavistock), R3-2**  
**(Key Map 6)**

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14.3.2.1 Notwithstanding any provision of this Zoning 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:

*a multiple unit dwelling.*

14.3.2.2 Notwithstanding any provision of this Zoning 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:

14.3.2.2.1 SETBACK

Interior Side Yard **1.8 m (5.9 ft)**

14.3.2.2.2 HEIGHT OF BUILDING

Maximum **1 storey**

14.3.2.2.3 NUMBER OF DWELLING UNITS

Maximum **4**

14.3.2.3 That all the provisions of the R3 Zone in Section 14.2 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 2009-2)

(Deleted and Replaced by By-Law 2021-09)

14.3.3 **Location: Lots 14 & 15, Plan 307, Maria Street (Tavistock), R3-3**

14.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, this zone permits a total of 13 apartment dwellings.

14.3.3.2 Notwithstanding any provisions of this Zoning 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:

all *uses* permitted in Section 14.1 to this Zoning By-Law.

(Amended by By-Law 2011-21

as approved by OMB Case PL110494)

(Deleted and Replaced by By-Law 2021-09)

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14.3.3.2.1	LOT AREA	
	Minimum	<b>1,035.0 m<sup>2</sup></b> (11,141.0 ft <sup>2</sup> )
14.3.3.2.2	LOT FRONTAGE	
	Minimum	<b>13.0 m</b> (42.7 ft)
14.3.3.2.3	EXTERIOR SIDE YARD	
	Minimum Width	<b>2.3 m</b> (7.5 ft)
14.3.3.2.4	REAR YARD	
	Minimum Depth	<b>0.6 m</b> (1.97 ft)
14.3.3.2.5	LANDSCAPED OPEN SPACE	
	Minimum	23% of the <i>lot area</i>
14.3.3.2.6	AMENITY AREA	
	Total Minimum Interior	<b>92.9 m<sup>2</sup></b> (1000.0 ft <sup>2</sup> )
	Total Minimum Exterior	<b>240.0 m<sup>2</sup></b> (2583.0 ft <sup>2</sup> )
14.3.3.2.7	NUMBER OF PARKING SPACES REQUIRED	
	Total	14
	Accessible Parking Space	1
14.3.3.2.8	YARDS WHERE PARKING AREAS ARE PERMITTED	
	Visitor Parking Space	1 All yards
14.3.3.2.9	SETBACK OF PARKING AREA FROM REAR OR INTERIOR SIDE LOT LINES	
	Minimum	Nil
14.3.3.3	That all provisions of the 'R3' Zone in Section 14.2 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.	
	(Amended by By-Law 2011-21 as approved by OMB Case PL110494) (Deleted and Replaced By-Law 2021-09)	

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14.3.4 **Location: Lots 122 & 123 and Part of Lots 121, 124, 125 & 126,  
Registered Plan 111 (East Zorra) R3-4 (Key Map 50)**

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14.3.4.1 Notwithstanding any provision 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 street fronting townhouse.*

14.3.4.2 Notwithstanding any provision 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:

14.3.4.2.1 FRONT YARD

Minimum Depth **6.0 m** (19.6 ft.)

14.3.4.2.2 REAR YARD

Minimum Depth **2.9 m** (9.5 ft)

14.3.4.2.3 PARKING SPACE AND AISLE STANDARDS

Minimum Perpendicular  
Width of the Aisle **6.0 m** (19.6 ft)

14.3.4.2.4 NUMBER OF DWELLING UNITS

Maximum 28  
(Added by By-Law 2013-39)

14.3.4.2.5 APPLICATION OF ZONING REGULATIONS

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R3-4 Zone shall not be construed to be *lot lines* for the purpose of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-4, are observed.

14.3.4.3 That all provisions of the 'R3' Zone in Section 14.2 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 2013-39)  
(Deleted and Replaced By-Law 2021-09)

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14.3.5 **Location: Part Lot 35, Concession 13 (East Zorra) R3-5 (Key Map (Key Map 6))**

14.3.5.1 Notwithstanding any provision 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:

all *uses permitted* in Section 14.1.

14.3.5.2 Notwithstanding any provision 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* except in accordance with the following provisions:

14.3.5.2.1 NUMBER OF DWELLING UNITS

Maximum 39

14.3.5.2.2 LOT FRONTAGE

Minimum **14.0 m (45.0 ft)**

14.3.5.2.3 Application of Zoning Regulations

Internal lot lines created by any legal means with the lot lines delineated in the R3-5 Zone shall not be construed to be lot lines for the purpose of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-5, are observed.

14.3.5.3 That all provisions of the 'R3' Zone in Section 14.2 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 2013-35)

(Deleted and Replaced By-Law 2021-09)

14.3.6 **Location: Lots 99 – 104, 131 – 132 & part Lot 130, Plan 111, Balsam Street (Innerkip), R3-6 (Key Map 50)**

14.3.6.1 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:

all *uses permitted* in Section 14.1 of this Zoning By-Law.

(Added by By-Law 2015-6)

(Deleted and Replaced By-Law 2021-09)

February/21

14.3.6.2 Notwithstanding any provision 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* except in accordance with the following provisions:

14.3.6.2.1 DWELLING UNIT AREA

Minimum for

1 bedroom apartment	<b>45.0 m<sup>2</sup></b> (484.4 ft <sup>2</sup> )
2 bedroom apartment	<b>65.0 m<sup>2</sup></b> (699.7 ft <sup>2</sup> )

14.3.6.2.2 NUMBER OF PARKING SPACES REQUIRED

Minimum 62

14.3.6.3 That all provisions of the 'R3' Zone in Section 14.2 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 2015-6)

(Deleted and Replaced By-Law 2021-09)

14.3.7 **Location: Part Lots 34 & 35, Concession 13 (East Zorra), being Part Lot 7, Registered Plan 1609, R3-7 (Key Map 7)**

(Added by By-Law 2020-42)

(Deleted By-Law 2021-09)

14.3.8 **Location: Part Lot 21 & 22, w/s of Blandford St, Plan 35, R3-8 (KEY MAP 49)**

14.3.8.1 Notwithstanding any provision of this Zoning 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:

All *uses permitted* in Section 14.1 of this Zoning By-law

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

14.3.8.2.1 SPECIAL PROVISIONS FOR STREET FRONTING `TOWNHOMES

(Added by By-Law 2022-05)

March/22



- 14.3.8.2.1.1 LOT FRONTAGE (CORNER LOT)
- Minimum **14.2 m** (46.6 ft)
- 14.3.8.2.1.2 LOT FRONTAGE (INTERIOR LOT)
- Minimum **7 m** (23 ft)
- 14.3.8.2.1.3 SETBACK FROM COUNTY ROAD CENTRELINE
- Minimum **18 m** (59 ft)
- 14.3.8.2.1.4 FRONT YARD DEPTH
- Minimum **8 m** (26.2 ft)
- 14.3.8.2.1.5 EXTERIOR SIDE YARD WIDTH
- Minimum **5 m** (15.4 ft)
- 14.3.8.3 Notwithstanding any future severance or division of the lands within the R3-8 Zone, this by-law will apply to the entirety of the lands depicted on Schedule 'A' regardless of future severances of the townhouse units into individual lots.
- 14.3.8.4 That all the provisions of the R3 Zone in Section 14.2 to this Zoning By-law, as amended, shall apply, and further that all the 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 2022-05)