

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 *additional residential unit* subject to the provisions of Section 5.2.8;
 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*.

(Deleted and Replaced by By-Law 9645-23)

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
Lot Area Minimum	150 m ² per dwelling unit	600 m ²	540 m ²	280 m ² per dwelling unit ¹ or 185 m ² per dwelling unit ²	150 m ² per dwelling unit	150 m ² per dwelling unit ³ or 240 m ² per dwelling unit ⁴
Lot Coverage Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	30% of the lot area	40% of the lot area	41% of the lot area ⁵ 47% of the lot area ⁶	35% of the lot area	40% of the lot area	45% of the lot area

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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
Lot Frontage Minimum	30.0 m	20.0 m	18.0 m	20.0 m	20.0 m	5.0 m ⁸ or 8.0 m ⁹
Lot Depth Minimum	no provision	28.0 m		no provision		28.0 m
Front Yard Depth Minimum	6.0 m					
Rear Yard Depth Minimum	10.0 m ¹⁰	10.0 m	7.5 m			
Interior Side Yard Width Minimum	6.0 m ¹¹	3.0 m on one side and 1.5 m on the other ¹²		3.0 m		3.0 m for end dwelling units
Exterior Side Yard Width Minimum	6.0 m	4.5 m	4.5 m	4.5 m	6.0 m	4.5 m
Setback 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
Landscaped Open Space Minimum	35% of the lot area	30% of the lot area		40% of the lot area	35% of the lot area	35% of the lot area ¹⁴

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
Landscaped Open Space between Buildings Minimum	9.0 m ¹⁵ 3.0 m ¹⁶	no provision				
Amenity Area Minimum	30 m ² per dwelling unit	no provision			30 m ² per dwelling unit	no provision
Private Outdoor Amenity Area per Dwelling Unit Minimum	no provision			40 m ² ¹⁵	no provision	
Height Maximum	3 storeys	11.0 m			3 storeys	11.0 m
Number of Boarding or Lodging Houses, Group Homes or Retirement Homes per Lot Maximum	no provision	1	no provision			
Number of Converted Dwelling Houses per Lot Maximum	no provision		1	no provision		
Number of Dwelling Unit Maximum	8	no provision		8	no provision	8

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
Gross Floor Area per Roomer, Boarder or Dwelling Unit	18.5 m ²	45.0 m ²	no provision			
Minimum						
Parking, Accessory Buildings, Etc.	In accordance with the provisions of Section 5 herein					

¹ Minimum *Lot Area* per *dwelling unit* with an individual garage, carport or driveway

² Minimum *Lot Area* per *dwelling unit* with communal parking

³ Minimum *Lot Area* per *dwelling unit* with two (2) walls attached to adjoining units

⁴ Minimum *Lot Area* per *dwelling unit* with only one (1) wall attached to an adjoining unit

⁵ Maximum *Lot Coverage* for a *dwelling house*

⁶ Maximum *Lot Coverage* for all *main buildings* and *accessory buildings*

⁷ No Provision

(Deleted by By-Law 9254-18)

(Deleted and Replaced by By-Law 9688-24)

⁸ No Provision

(Amended by By-Law 8847-13)

(Deleted and Replaced by By-Law 9688-24)

⁹ Minimum *Lot Frontage* per *dwelling unit* with only one (1) wall attached to an adjoining unit

¹⁰ 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

¹¹ 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

¹² 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

¹³ 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

¹⁴ 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

¹⁵ No Provision

(Deleted by By-Law 8847-13)

(Deleted and Replaced by By-Law 9688-24)

¹⁶ Minimum *Landscaped Open Space* between *Buildings* where the *buildings* are situated such that both facing walls contain no windows to a habitable room."

(Amended by By-Law 9254-18)

(Deleted and Replaced by By-Law 9688-24)

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
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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.

8.3.2.2.2 *Front Yard Depth:*

Minimum	6.1 metres
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8.3.2.2.3 *Exterior Side Yard Width:*

Minimum	6.1 metres
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RESIDENTIAL ZONE 3 (R3)8.3.2.2.4 *Interior Side Yard Setback for Parking Area:*

Minimum	0.6 metres from a residential use
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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>
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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.ii) *Rear Yard Depth:*

Minimum	6.0 metres
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ii) Required Visitor Parking:

Minimum	4.0 spaces
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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.

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

Minimum	3.0 metres
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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*.

RESIDENTIAL ZONE 3 (R3)**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
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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.

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
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8.3.8.2.2 *Lot Area:*

Minimum	2,060 square metres
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8.3.8.2.3 *Front Yard Depth:*

Minimum	5.7 metres
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RESIDENTIAL ZONE 3 (R3)8.3.8.2.4 *Interior Side Yard Width:*

Minimum (north side only)	2.4 metres
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8.3.8.2.5 *Number of Parking Spaces:*

Minimum	24
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8.3.8.2.6 *Amenity Area:*

Minimum Total	600 square metres
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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.

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
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8.3.9.2.2 *Lot Area:*

Minimum	4,700 square metres
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8.3.9.2.3 *Front Yard Depth:*

Minimum	4.25 metres
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8.3.9.2.4 *Interior Side Yard Width:*

Minimum (north side only)	4.0 metres
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RESIDENTIAL ZONE 3 (R3)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.
- 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

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8.3.10.2.3 Provisions for a Sign Print Shop:

i) Time Period

Maximum

July 15, 2010 to July 15, 2013

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

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*.

(Replaced by By-Law 8689-11)

8.3.12 R3-12 NORTH WOODSTOCK (KEY MAP 5 & 6)

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 By-Law Number 8626-10 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:

RESIDENTIAL ZONE 3 (R3)8.3.12.3 *Front Yard Depth* for a covered or uncovered porch with a basement or cold room:

Minimum	4.5 m
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except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

(Replaced by By-Law 9319-19)

8.3.12.4 Residential Uses *Permitted* in Section 7.1:

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

8.3.12.5 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 8.3.12.5 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 m
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except in no case shall the lot frontage of a corner lot be less than 10.5 m

iii) *Lot Area:*

Minimum <i>corner</i> lot	295 m ²
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iv) *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%
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v) *Interior Side Yard Width:*

Minimum	1.5 m
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vi) *Exterior Side Yard Width:*

Minimum	3.0 m
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- vii) 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 m.

8.3.12.6 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.

(Replaced by By-Law 9319-19)

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

Minimum	1.0 metres
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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;
- 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.

RESIDENTIAL ZONE 3 (R3)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
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 - b) *Exterior Side Yard Width*:

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

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

Minimum	235 m ²
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 - e) *Lot Coverage*

Maximum for <i>main dwelling</i>	55%
Maximum for all <i>main 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)

8.3.15 R3-15 HENRY STREET (KEY MAP 72)

8.3.15.1 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:

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

8.3.15.2 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 Notwithstanding any other provision contained in this By-Law, any *use or building existing* on lands zoned R3-15 on the date of passage of this By-Law shall be deemed to be lawful with respect to all relevant provisions of this By-Law.

8.3.15.2.2 Any expansion of an *existing building* shall be in accordance with the provisions of Section 8.2 of this By-Law.

RESIDENTIAL ZONE 3 (R3)

- 8.3.15.2.3 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.

(Added by OMB File PL100885, December 9, 2010)

8.3.16 **R3-16 OXFORD ROAD 30 (11TH LINE)** **(KEY MAP 19)**

- 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 street row dwelling house.

- 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:

- 8.3.16.1 Number of Dwelling Units:

Maximum: 8

- 8.3.16.2 Height:

Maximum: 2 storeys

- 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)

RESIDENTIAL ZONE 3 (R3)**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)
---------	------------------

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:

RESIDENTIAL ZONE 3 (R3)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.

(Added by By-Law 8837-13)

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)

RESIDENTIAL ZONE 3 (R3)**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 ² per <i>dwelling unit</i>
---------	---

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 ² per <i>dwelling unit</i>
---------	---

RESIDENTIAL ZONE 3 (R3)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*.

8.3.22.2.5 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 8976-15)

8.3.23 R3-23 NORWICH AVENUE (KEY MAP 87)

8.3.23.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

a converted dwelling house;
all *uses permitted* in Section 7.1 of this By-Law;

8.3.23.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.23.2.1 *Number of Dwelling Units Permitted in a Converted Dwelling House:*

Maximum	3
---------	---

8.3.23.2.2 *Residential Units Permitted in Section 7.1:*

all provisions of the R2 Zone in Section 7.2 of this By-Law shall apply.

8.3.23.2.3 *Existing Accessory Building:*

<i>Interior Side Yard Width from Northern Lot Line:</i>	0.5 m (1.6 ft)
---	----------------

8.3.23.2.4 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 8974-15)

RESIDENTIAL ZONE 3 (R3)**8.3.24 R3-24 FALCON DRIVE (KEY MAP 30)**

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 for the following:

a horizontally-attached dwelling house;

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 *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)

RESIDENTIAL ZONE 3 (R3)**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
---------	----

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 ² (1,528.5 ft ²)
---------	---

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
---------	----

RESIDENTIAL ZONE 3 (R3)

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)

8.3.28 R3-28 PITTOCK PARK ROAD (KEY MAP 5)8.3.28.1 Notwithstanding any provisions 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 the following:*a semi-detached dwelling house*8.3.28.2 Notwithstanding any provisions 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* except in accordance with the following provisions:8.3.28.2.1 Number of *Semi-Detached Dwelling Houses*

Minimum	11
---------	----

8.3.28.2.2 *Lot Frontage*

Minimum	18 m
---------	------

8.3.28.2.3 *Lot Area*

Minimum	1.28 ha
---------	---------

8.3.28.2.4 Setback from Northern Property Boundary

Minimum	7.5 m
---------	-------

8.3.28.2.5 Setback from Southern Property Boundary

Minimum	7.5 m
---------	-------

RESIDENTIAL ZONE 3 (R3)

8.3.28.2.6 Application of Zoning Regulations

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R3-28 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 R3-28, are observed.

8.3.28.3 That all provisions of the R2 Zone in Section 7.2 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 9173-17)

8.3.29 R3-29 BROCK STREET (KEY MAP 61)

8.3.29.1 Notwithstanding any provisions 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 for the following:

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

8.3.29.2 Notwithstanding any provisions 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* except in accordance with the following provisions:

8.3.29.2.1 *Front Yard Depth:*

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

8.3.29.2.2 *Parking Spaces*

Minimum	5
---------	---

8.3.29.2.3 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 9155-17)

8.3.30 R3-30 BROCK STREET (KEY MAP 61)

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 of this By-law;

8.3.30.2 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* except in accordance with the following provisions:

RESIDENTIAL ZONE 3 (R3)8.3.30.2.1 *Front Yard Depth:*

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

- 8.3.30.2.2 That all provisions of the R2 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 9155-17)

8.3.31 R3-31 RIDDELL STREET (KEY MAP 56)

- 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:

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
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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
---------	---

RESIDENTIAL ZONE 3 (R3)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*:

8.3.32.2.4 *Lot Area*

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

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.

RESIDENTIAL ZONE 3 (R3)

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:*

Maximum per dwelling unit for all <i>main buildings</i> and <i>accessory buildings</i>	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 ² 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
---------	-----

RESIDENTIAL ZONE 3 (R3)8.3.34.2.1.6 *Parking Spaces*

Minimum	26
---------	----

8.3.34.2.1.7 *Visitor Parking Spaces*

Minimum	Nil
---------	-----

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)

RESIDENTIAL ZONE 3 (R3)**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;

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)

8.3.37 R3-37 SOUTH OF OXFORD ROAD 17, EAST OF ARTHUR PARKER AVENUE, (KEY MAP 5)

8.3.37.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-37 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.

8.3.37.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-37 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.37.2.1 Special Provisions for a *Street Row Dwelling House*

8.3.37.2.1.1 *Lot Area* for an End Unit

Minimum	200 m ² per dwelling unit
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8.3.37.2.1.2 *Lot Depth*

Minimum	25 m
---------	------

RESIDENTIAL ZONE 3 (R3)

8.3.37.2.1.3 *Front Yard Depth* for a covered or uncovered porch with a basement or cold room:

Minimum 4.5 m

except that an attached garage or carport shall be setback a minimum of 6 m from the *street line*.
(Added by By-Law 9336-19)

8.3.37.2.1.4 *Interior Side Yard* for an End Unit

Minimum 1.5 m

8.3.37.2.1.5 *Exterior Side Yard Width*

Minimum 4.2 m

8.3.37.2.1.6 *Lot Coverage*

Maximum 50%

8.3.37.3 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 9336-19)

8.3.38 **R3-38** **43 CRONYN STREET** **(KEY MAP 73)**

8.3.38.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-36 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.

8.3.38.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-38 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

Provisions for a Converted Dwelling House

8.3.38.2.1 *Lot Frontage* Minimum 17.6 m

8.3.38.2.2 *Lot Area* Minimum 500 m²

8.3.38.2.3 *Front Yard Depth* Minimum 5.6 m

8.3.38.2.4 *Interior Side Yard Width* Minimum 0.6 m

8.3.38.2.5 Number of Units Permitted Maximum 3

8.3.38.3 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 9480-21)

RESIDENTIAL ZONE 3 (R3)**8.3.39 R3-39 BAIN STREET, SOUTH OF HUNTER STREET (KEY MAP 44)**

8.3.39.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-39 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.

8.3.39.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-39 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.39.2.1 Number of *Dwelling Units* per *Lot*

Maximum	8 units
---------	---------

8.3.39.3 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 9429-21)

8.3.40 R3-40 S/E Corner of Hunter Street & Oxford Street (Key Map 61)

8.3.40.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-40 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

8.3.40.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-40 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

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

Maximum	8
---------	---

8.3.40.2.2 Number of *dwelling units* for a *street row dwelling house*

Maximum	8
---------	---

8.3.40.2.3 *Lot Area*

Minimum	3,118 m ²
---------	----------------------

8.3.40.2.4 Setback from Eastern Property Boundary

Minimum	6.8 m
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RESIDENTIAL ZONE 3 (R3)8.3.40.2.5 Private Outdoor *Amenity Area* for a *horizontally-attached dwelling house*

Minimum per unit 37 m²

8.3.40.3 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 9495-21)

8.3.41 **R3-41 Pittock Park Road, North of Upper Thames Drive (Key Map 5)**

8.3.41.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-41 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a horizontally-attached dwelling house.

8.3.41.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-41 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.41.2.1 Number of *Dwelling Units* per *Lot*

Maximum 18 units

8.3.41.2.2 *Front Yard Depth*

Notwithstanding any provisions of this By-Law to the contrary, the minimum *front yard depth* shall be 6.4 m.

8.3.41.2.3 Visitor Parking

Minimum 8 spaces

8.3.41.3 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 9505-21)

8.3.42 **R3-42 S/E CORNER OF MILL STREET & PARK ROW (KEY MAP 71)**

8.3.42.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-42 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

8.3.42.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-42 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

RESIDENTIAL ZONE 3 (R3)

- 8.3.42.2.1 Number of *dwelling units* for a *horizontally-attached dwelling house*
- Maximum 5
- 8.3.42.2.2 *Lot Area*
- Minimum 251 m² per dwelling unit
- 8.3.42.2.3 *Front Yard Depth*
- Minimum 4.5 m
- 8.3.42.2.4 *Rear Yard Depth*
- Minimum 2.4 m
- 8.3.42.2.5 *Private Outdoor Amenity Area* for a *horizontally-attached dwelling house*
- Minimum per unit 38 m²
- 8.3.42.2.6 *Setback of Parking Area*
- Minimum 1 m from *Interior Side Lot Line*
- 8.3.42.3 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 9511-21)

8.3.43 **R3-43 93 WINNIETT STREET (KEY MAP 44)**

- 8.3.43.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-43 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.

(Added by By-Law 9510-21)

- 8.3.43.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-43 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

Provisions for a Converted Dwelling House

- 8.3.43.2.1 *Lot Frontage* Minimum 17 m
- 8.3.43.2.2 *Lot Area* Minimum 519 m²
- 8.3.43.2.3 *Number of Units Permitted* Maximum 3

RESIDENTIAL ZONE 3 (R3)

- 8.3.43.3 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 9510-21)

8.3.44 R3-44 N/E CORNER OF LANSDOWNE AVE AND DEVONSHIRE AVE (KEY MAP 30)

- 8.3.44.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-44 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

- 8.3.44.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-40 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

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

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

8.3.44.2.2 *Lot Area*

Minimum	249 m ²
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8.3.44.2.3 *Lot Coverage*

Maximum	36%
---------	-----

8.3.44.2.4 *Rear Yard Depth*

Minimum	6.4 m
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8.3.44.2.5 *Parking Area Setback to Street Line* (west side)

Minimum	1 m
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(Added by By-Law 9543-22)

8.3.44.2.6 *Yards where Required Parking is Permitted*

Interior side yard, rear yard and front yard

- 8.3.44.3 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 9543-22)

RESIDENTIAL ZONE 3 (R3)

8.3.45 R3-45 BLANDFORD STREET (KEY MAP 64)

- 8.3.45.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-45 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;

- 8.3.45.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-45 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- #### 8.3.45.2.1 Interior Side Yard Width for an End Unit

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

- 8.3.45.3 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 9536-22)

8.3.47 R3-47 816 DEVONSHIRE AVENUE (KEY MAP 48)

- 8.3.47.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-47 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 single-detached dwelling.*

- 8.3.47.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-47 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- #### 8.3.47.2.1 *Lot Frontage*

Minimum	19.5 m (64 ft)
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(Added by By-Law 9566-22)

- #### 8.3.47.2.2 *Setback of Parking Area from Interior Side Lot Line*

Minimum (from the easterly lot line) nil

- 8.3.47.2.3** *Number of Units in a Horizontally-Attached Dwelling House:*

Maximum	6
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- 8.3.47.2.4 Joint Access (Driveway Aisle) Width for 90 degree Parking:

Minimum	6.0 m (19.7 ft)
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RESIDENTIAL ZONE 3 (R3)

- 8.3.47.3 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 9566-22)

8.3.48 **R3-48 SOUTH OF OXFORD ROAD 17 (KEY MAP 7 & 8)**

- 8.3.48.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-48 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a street row dwelling house

a home occupation in a permitted dwelling house

- 8.3.48.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-48 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- 8.3.48.2.1 *Lot Area for End Unit Street Row Dwelling House*

Minimum 230 m²

- 8.3.48.2.2 *Lot Frontage for End Unit Street Row Dwelling House*

Minimum 77 m

- 8.3.48.2.3 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room

Minimum 45 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*

- 8.3.48.2.4 *Interior Side Yard Width (End Unit)*

Minimum 15 m

- 8.3.48.2.5 *Lot Coverage*

Maximum 58%

- 8.3.48.2.6 *Landscaped Open Space*

Minimum 30% of lot area

- 8.3.48.2.7 *Building Height*

Maximum 3 storeys

RESIDENTIAL ZONE 3 (R3)

8.3.48.2.8 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5.1.9 1- Table 2 of this By-Law, on lands zoned R3-48, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard.

8.3.48.2.9 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-48, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

8.3.48.3 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 9588-23)

8.3.49 **R3-49 South of Oxford Road 17 (Key Map 7 & 8)**8.3.49.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-49 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a multiple attached dwelling
a home occupation in a permitted dwelling house

8.3.49.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-49 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:8.3.49.2.1 *Lot Area*

Minimum	83 m ²
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8.3.49.2.2 *Lot Frontage*

Minimum	6.4 m
---------	-------

8.3.49.2.3 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room

Minimum	2.75 m
---------	--------

8.3.49.2.4 *Rear Yard Depth*

Minimum	Nil
---------	-----

8.3.49.2.5 *Interior Side Yard Width*

Minimum	Nil
---------	-----

RESIDENTIAL ZONE 3 (R3)8.3.49.2.6 *Exterior Side Yard Width*

Minimum	4 m
---------	-----

8.3.49.2.7 *Building Height*

Maximum	3 storeys
---------	-----------

8.3.49.2.8 *Lot Coverage*

Maximum	85%
---------	-----

8.3.49.2.9 *Landscaped Open Space*

Minimum	5%
---------	----

8.3.49.2.10 *Amenity Area*

Minimum	8 m ² per <i>dwelling unit</i>
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8.3.49.2.11 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5.1.9.1- Table 2 of this By-Law, on lands zoned R3-49, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard.

8.3.49.2.12 Distance from Environmental Protection Zones

Notwithstanding Section 5.1 14 of this By-Law, on lands zoned R3-49, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1)

8.3.49.3 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 9588-23)

8.3.50 **R3-50 South of Oxford Road 17 (Key Map 8)**

8.3.50.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-50 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.

8.3.50.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-50 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

RESIDENTIAL ZONE 3 (R3)

- 8.3.50.2.1 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room:

Minimum 45 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

- 8.3.50.2.2 *Lot Frontage* (End Unit)

Minimum 77 m

- 8.3.50.2.3 *Interior Side Yard Width* (End Unit)

Minimum 1.2 m

- 8.3.50.2.4 *Lot Coverage*

Maximum 55%

- 8.3.50.2.5 *Building Height*

Maximum 3 storeys

- 8.3.50.2.6 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5 1.9.1- Table 2 of this By-Law, on lands zoned R3-50, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard.

- 8.3.50.3 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 9588-23)

- 8.3.51 **R3-51 South of Oxford Road 17 (Key Map 9)**

- 8.3.51.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-51 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.

- 8.3.51.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-51 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- 8.3.51.2.1 *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room:

Minimum 4.5 m

RESIDENTIAL ZONE 3 (R3)

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

8.3.51.2.2 Residential Uses *Permitted* in Section 7.1:

All provisions of the R2 Zone in Section 7.2 of this By-law shall apply.

8.3.51.2.3 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 8.3.51.2.3 i), the following provisions shall apply to a *street row dwelling house*:

a) *Lot Frontage*:

Minimum for a *dwelling* with only 1 wall attached to an adjoining wall 7.4 m

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

b) *Lot Area*:

Minimum *corner lot* 295 m²
(Added by By-Law 9603-23)
(Amended by By-Law 9679-24)

c) *Lot Coverage*:

Maximum for all *main buildings* and *accessory buildings* 60% of the *lot area* of which the *dwelling* shall not exceed 55%

d) *Interior Side Yard Width*:

Minimum 1.5 m

e) *Exterior Side Yard Width*:

Minimum 3.0 m

f) *Rear Yard Depth* for End Unit:

Minimum 7 m

g) 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 m.

RESIDENTIAL ZONE 3 (R3)

8.3.51.2.4 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-51, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

8.3.51.3 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 9603-23)

(Amended by By-Law 9679-24)

8.3.52 **R3-52 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**8.3.52.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-52 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.

8.3.52.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-52 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.52.2.1 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R3-52, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

8.3.52.2.2 *Lot Area*

Minimum	140 m ² per unit
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8.3.52.2.3 *Height*

Maximum	4 storeys
---------	-----------

8.3.52.2.4 Parking Requirements

Minimum	1.25 spaces per unit, plus <i>required</i> visitor parking
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8.3.52.3 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 9603-23)

RESIDENTIAL ZONE 3 (R3)**8.3.53 R3-53 GRAHAM STREET, SOUTH OF ADMIRAL STREET (KEY MAP 46)**

8.3.53.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-53 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a street row dwelling house.

8.3.53.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-53 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.53.2.1 Frontage for dwelling units with only one wall attached to an adjoining unit

Minimum	6.9 m
---------	-------

8.3.53.3 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 9591-23)

8.3.54 R3-54 PART OF PARK LOT 2, PLAN 55, SOUTH SIDE OF PARK ROW, NORTH SIDE OF RAGLAN ST (KEY MAP 70)

8.3.54.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-54 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.

8.3.54.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-54 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.54.2.1 *Lot Frontage*

Minimum	3.7 m
---------	-------

8.3.54.2.2 Parking Area Setback

Notwithstanding Section 5.4.4.2- Table 8- Setback Requirements for Parking Areas, on lands zoned R3-54, a parking area may be permitted with a nil setback to *interior lot lines*.

8.3.54.3 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 9623-23)

RESIDENTIAL ZONE 3 (R3)**8.3.55 R3-55 KARN ROAD (KEY MAPS 108 & 109)**

8.3.55.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-55 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;
an *additional residential* unit, subject to Section 5.2.8.

8.3.55.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-55 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.55.2.1 *Lot Coverage*

Maximum for <i>dwelling house</i>	50% of the <i>lot area</i>
Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	60% of the <i>lot area</i>

8.3.55.2.2 *Lot Frontage*

Minimum - Exterior Unit	7.6 m
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8.3.55.2.3 *Front Yard Depth*

Minimum	4.5 m
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except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

8.3.55.2.4 *Interior Side Yard Width*

Minimum – <i>Street Row Dwelling House</i>	1.5 m for end <i>dwelling units</i>
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8.3.55.2.5 *Exterior Side Yard Width*

Minimum - <i>Street Row Dwelling House</i>	3.0 m
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8.3.55.2.6 *Height*

Maximum	12.5 m
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8.3.55.2.7 Distance from Environmental Protection Zones

Section 5.1.14 of this By-law shall not apply to lands zoned R3-55.

8.3.55.2.8 Driveway Standards, Distance from Intersection

Minimum for City Roads	7.5 m
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RESIDENTIAL ZONE 3 (R3)

- 8.3.55.3 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 9639-23)

(Deleted and Replaced by By-Law 9738-25)

8.3.56 **R3-56 KARN ROAD (KEY MAPS 108 & 109)**

- 8.3.56.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-56 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;
an *additional residential* unit, subject to Section 5.2.8.

- 8.3.56.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-56 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.56.2.1 *Lot Depth*

Minimum 27.5 m

8.3.56.2.2 Driveway Standards, Distance from Intersection

Minimum for City Roads 7.5 m

- 8.3.56.2.2 That all the provisions of the R3-55 Zone in Section 8.3.55 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 9639-23)

(Deleted and Replaced by By-Law 9738-25)

8.3.57 **R3-57 West side of Mill St., North of Boot Hill Road (Key Map 84)**

- 8.3.57.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-57 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

Horizontally-attached dwelling house.

- 8.3.57.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-57 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.57.2.1 *Front Yard Depth*

Minimum 6.2 m

RESIDENTIAL ZONE 3 (R3)8.3.57.2.2 *Lot Coverage*

Maximum 38%

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 9711-24)

8.3.58 **R3-58 46 PARK ROW, EAST OF INGERSOLL ROAD (KEY MAP 59)**

8.3.58.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-58 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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

8.3.58.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-58 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.58.2.1 *Lot Frontage for Horizontally-Attached Dwelling House*

Minimum 10 m

March/25 (Added by By-law 9672-24)

8.3.58.2.2 *Interior Side Yard Width*

Minimum 1.5 m

8.3.58.3 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 9672-24)

8.3.60 **R3-60 570 WALTER STREET (KEY MAP 62)**

8.3.60.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-60 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

multiple-attached dwelling house;
converted dwelling house.

8.3.60.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-60 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

RESIDENTIAL ZONE 3 (R3)

- 8.3.60.2.1 *Lot Frontage*
- Minimum 18 m
- 8.3.60.2.2 *Lot Area Per Dwelling Unit*
- Minimum 144 m²
- 8.3.60.2.3 *Rear Yard Depth*
- Minimum 4.2 m
- 8.3.60.2.4 *Off-Street Parking Required*
- Minimum 1 parking space per dwelling unit
- 8.3.60.2.5 *Corner Lot Sight Triangles*
- Minimum setback for one parking space only 5 m
- 8.3.60.2.6 *Location of Parking Areas*
- Yards Where Parking is Permitted interior side yard, rear yard, front yard
- 8.3.60.2.7 *Setback Requirements for Parking Areas*
- Minimum
- Interior Lot Line 1.2 m
- Street Line 0.5 m
- 8.3.60.3.1 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 9736-25)
- 8.3.61 **R3-61 117 WILSON STREET (KEY MAP 73)**
- 8.3.61.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-61 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- multiple-attached dwelling house;*
converted dwelling house.
- 8.3.61.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-61 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

RESIDENTIAL ZONE 3 (R3)8.3.61.2.1 *Lot Frontage*

Minimum	19 m
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8.3.61.2.2 Location of Parking Areas

Yards Where Parking is Permitted	interior side yard, rear yard, exterior side yard
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8.3.61.3.1 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 9737-25)

8.3.62 **R3-62 394, 398, 400, 408 AND 412 NORWICH AVENUE (KEY MAP 87)**

8.3.62.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-62 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

multiple-attached dwelling house;
apartment dwelling house.

8.3.62.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-62 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.62.2.1 *Lot Area Per Dwelling Unit*

Minimum	124 m ²
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8.3.62.2.2 Landscaped Open Space

Minimum	32%
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8.3.62.2.3 Front Yard Depth

Minimum	6.7 m
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8.3.62.2.4 Location of Parking Areas

Yards Where is Permitted	<i>interior side yard, rear yard, and a maximum of one space in a front yard</i>
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8.3.62.3 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 9745-25)

RESIDENTIAL ZONE 3 (R3)**8.3.63 R3-63 747 PAVEY STREET AND 97 FYFE AVENUE (KEY MAP 73)**

8.3.63.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-63 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

multiple-attached dwelling house;
apartment dwelling house.

8.3.63.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-63 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.63.2.1 *Front Lot Line*

Notwithstanding any provision of this By-Law to the contrary, for the purposes of interpreting this Zoning By-Law, on lands zoned R3-63, the front lot line shall be deemed to be the lot line adjacent to Pavey Street.

8.3.63.2.2 Permitted Number of Dwelling Units

Maximum	52
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8.3.63.2.3 Height

Maximum	four storeys
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8.3.63.2.4 Interior Side Yard Width

Minimum from northerly lot line	3 m
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8.63.2.5 Front Yard Depth

Minimum	8.5 m
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8.3.63.2.6 Off-Street Parking Required

Minimum	1.25 parking spaces per dwelling unit (inclusive of visitor parking)
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8.3.63.3 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 9744-25)

8.3.65 R3-65 365 KENDALL AVENUE (KEY MAP 71)

8.3.65.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-65 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

Street row dwelling house.

RESIDENTIAL ZONE 3 (R3)

8.3.65.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-65 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.65.2.1 *Frontage* for eastern end unit

Minimum	7.3 m
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8.3.65.2.2 *Interior Side Yard Width*

Eastern end unit Minimum	1.2 m
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Western end unit Minimum	2.7 m
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8.3.65.3 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 9743-25)

8.3.66 **R3-66 607 CANTERBURY STREET (KEY MAP 57)**

8.3.66.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-66 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.

8.3.66.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-66 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.66.2.1 *Lot Frontage*

Minimum for end dwelling units	7.8 m
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8.3.66.2.2 *Interior Side Yard Width*

Minimum	Westerly End Unit	1.5 m
	Easterly End Unit	1.2 m

8.3.66.3 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 9768-25)

RESIDENTIAL ZONE 3 (R3)

8.3.67 R3-67 264 RUSSELL STREET (KEY MAP 85)

8.3.67.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-67 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.

8.3.67.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R3-67 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.67.2.1 PROVISIONS FOR STREET ROW DWELLING HOUSES

8.3.67.2.1.1 *Lot Frontage*

Minimum for end dwelling units

Northerly End Unit	6.8 m
Southerly End Unit	7.7 m

8.3.67.2.1.2 Interior Side Yard Width

Minimum

Northerly End Unit	1.2 m
Southerly End Unit	2.2 m

8.3.67.3 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 9769-25)