

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 one or more of the R3 *uses* in Table 8.1:

| TABLE 8.1: USES PERMITTED | |
|---------------------------|--|
| • | an <i>additional residential unit</i> , in accordance with Section 5.35.2; |
| • | an <i>apartment dwelling</i> ; |
| • | a <i>boarding or lodging house</i> ; |
| • | a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35; |
| • | a <i>home occupation</i> , in accordance with Section 5.10; |
| • | a <i>group home</i> , in accordance with Section 5.9; |
| • | a <i>multiple unit dwelling</i> ; |
| • | a <i>public use</i> in accordance with Section 5.22; |
| • | a <i>special needs home</i> ; |
| • | a <i>street fronting townhouse dwelling</i> . |

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 provisions in Table 8.2:

| TABLE 8.2: ZONE PROVISIONS | | | | |
|--|---|---|--------------------|------------------------|
| Zone Provision | Street Fronting Townhouse | Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use | Apartment Dwelling | Multiple Unit Dwelling |
| Number of Dwellings or Dwelling Units Maximum | 8 <i>dwelling units</i> per <i>building</i> . | 1 <i>dwelling</i> per lot | no provision | |

| TABLE 8.2: ZONE PROVISIONS | | | | |
|--|--|---|--|------------------------|
| Zone Provision | Street Fronting Townhouse | Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use | Apartment Dwelling | Multiple Unit Dwelling |
| Lot Area Minimum | 150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2ft ²) | 600 m² (6,458.6 ft ²) | 150 m² (1,614.6 ft ²) per <i>dwelling unit</i> | |
| Lot Frontage Minimum | 5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 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 11 m (36.1 ft) | 20 m (65.5 ft) | 20 m (65.5 ft) | |
| Lot Depth Minimum | 30 m (98.4 ft) | | no provision | |
| Front Yard Minimum Depth Exterior Side Yard Minimum Width | 6.0 m (19.7 ft) | | 7.5 m (24.6 ft) | |
| Rear Yard Minimum Depth | 7.5 m (24.6 ft) | 10 m (32.8 ft) | 10 m (32.8 ft) provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) except that if the <i>rear lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply. | |

| TABLE 8.2: ZONE PROVISIONS | | | | |
|---|---|--|---|------------------------|
| Zone Provision | Street Fronting Townhouse | Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use | Apartment Dwelling | Multiple Unit Dwelling |
| Interior Side Yard Minimum Width | 3 m (9.8 ft) for end <i>dwelling units</i> | 3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft). | 6 m (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except that if the <i>interior side lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply | 4.0 m (13.1 ft) |
| Setback Minimum Distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law | 19.0 m (62.3 ft) | | 20.5 m (67.3 ft) | |
| Lot Coverage Maximum | 40% of <i>lot area</i> | | | |
| Landscaped Open Space Minimum | 30% of <i>lot area</i> | | | |
| Gross Floor Area , per Roomer or Boarder in a <i>Group Home</i> or <i>Boarding or Lodging House</i> | no provision | 18.5 m² (199.1 ft ²) | no provision | |
| Height of Building Maximum | 11 m (36.1 ft) | | 3 <i>storeys</i> | |

| TABLE 8.2: ZONE PROVISIONS | | | | |
|---------------------------------------|---|---|---|------------------------|
| Zone Provision | Street Fronting Townhouse | Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use | Apartment Dwelling | Multiple Unit Dwelling |
| Amenity Area Minimum | 40 m ² (430.6 ft ²) per <i>dwelling unit</i> | no provision | 40 m ² (430.6 ft ²) per <i>dwelling unit</i> | |
| Parking and Accessory Buildings, etc. | In accordance with the provisions of Section 5." | | | |

(Deleted and Replaced by By-Law 24-5329)

8.2.1 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT:

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

8.2.2 DISTANCE BETWEEN APARTMENT DWELLINGS ON ONE LOT:

Where more than one *apartment dwelling* is *erected* on a lot, a minimum space of **18 m** (59.1 ft) shall be provided between any exterior wall of the *buildings* containing a window to a *habitable room*. A separation space of **6 m** (19.7 ft) shall be provided adjacent to a blank wall.

8.3 SPECIAL PROVISIONS

8.3.1 LOCATION: WOODHATCH SUBDIVISION, R3-1

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 street fronting townhouse dwelling;
a multiple unit dwelling.

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 That 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 contained herein shall continue to apply *mutatis mutandis*.

8.3.2 LOCATION: OXFORD STREET, R3-2

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:

an apartment dwelling.

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 NUMBER OF APARTMENT DWELLING UNITS:

| | |
|---------|---------|
| Maximum | 12 only |
|---------|---------|

8.3.2.2.2 That 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 contained herein shall continue to apply *mutatis mutandis*.

8.3.3 LOCATION: THAMES STREET NORTH, R3-3

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:

a converted dwelling not containing more than 4 units;

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 INTERIOR SIDE YARD

| | |
|---------------|---|
| Minimum width | 3 m (9.8 ft) on one side, 1 m (3.28 ft) on the other side |
|---------------|---|

8.3.3.2.2 PARKING SPACES

| | |
|---------|---|
| Minimum | 7 |
|---------|---|

8.3.3.2.3 That 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 contained herein shall continue to apply *mutatis mutandis*.

8.3.4 **LOCATION: KING STREET WEST, R3-4**

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 multiple unit dwelling

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 ROW HOUSE UNITS

| | |
|---------|----|
| Maximum | 40 |
|---------|----|

8.3.4.2.2 That 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 contained herein shall continue to apply *mutatis mutandis*.

8.3.5 **LOCATION: KING HIRAM STREET, R3-5**

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:

a converted dwelling containing not more than 4 *dwelling units*.

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 SPECIAL PARKING AREA PROVISIONS

Notwithstanding any provisions of this By-Law to the contrary, a minimum of 8 *parking spaces* shall be provided and shall be located to the rear of the *converted dwelling*.

8.3.5.2.2 SPECIAL PRIVACY FENCE PROVISION

Notwithstanding any provisions of this By-Law to the contrary, a solid privacy fence, 1.8 m (5.9 ft) in height, shall be provided along those portions of the interior *side lot lines* behind the *converted dwelling*, and along the *rear lot line*.

8.3.5.2.3 That 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 contained herein shall continue to apply mutatis mutandis.

8.3.6 **LOCATION: THAMES STREET NORTH, R3-6**

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:

a multiple unit dwelling

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 NUMBER OF MULTIPLE DWELLING UNITS

Maximum 10

8.3.6.2.2. REAR YARD

Minimum depth 9 m (29.5 ft)

8.3.6.2.3 That 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 contained herein shall continue to apply mutatis mutandis.

8.3.7 **LOCATION: THAMES STREET NORTH, R3-7** **(KEY MAP 28)**

8.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-7 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

8.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-7 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.7.2.1 NUMBER OF MULTIPLE *DWELLING* UNITS

Maximum 40

8.3.7.2.2 *INTERIOR SIDE YARD* (NORTH LOT LINE)

| | |
|---------------|-------------------------|
| Minimum Width | 3.3 m (10.8 ft.) |
|---------------|-------------------------|

8.3.7.2.3 *HEIGHT OF BUILDING*

| | |
|---------|------------------|
| Maximum | 4 stories |
|---------|------------------|

8.3.7.2.4 SETBACK FROM CENTRE-LINE OF THAMES STREET NORTH

| | |
|---------|--------------------------|
| Minimum | 17.5 m (57.4 ft.) |
|---------|--------------------------|

(Deleted and Replaced by By-Law 22-5214)

8.3.7.3 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*.

(Deleted and Replaced by By-Law 22-5214)

8.3.8 LOCATION: MILL STREET, R3-8

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:

a multiple unit dwelling.

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 MULTIPLE DWELLING UNITS

| | |
|---------|-----------|
| Maximum | 14 |
|---------|-----------|

8.3.8.2.2 PRIVATE OUTDOOR AMENITY AREA

Notwithstanding the provisions of Table 8.2, a private outdoor amenity area or portion thereof may be provided in the *rear yard*. A privacy fence shall not be required for a private outdoor amenity area within any R3-8 Zone.

8.3.8.2.3 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*.

8.3.9 LOCATION: THAMES STREET NORTH, R3-9

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

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 That 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 contained herein shall continue to apply mutatis mutandis.

8.3.10 LOCATION: NORTHEAST CORNER OF INGERSOLL STREET AND VICTORIA STREET, R3-10

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:

a multiple unit dwelling;

a public use in accordance with the provisions of Section 5.22.

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 NUMBER OF MULTIPLE DWELLING UNITS

Maximum

9 units

8.3.10.2.2 That 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 contained herein shall continue to apply mutatis mutandis.

8.3.11 LOCATION: PART OF LOTS 1, 6, 7 AND 8, BLOCK 64, PLAN 279, CANTERBURY STREET, R3-11

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:

RESIDENTIAL USES

a *multiple unit dwelling*;
 a *street fronting townhouse dwelling*;
 an *apartment dwelling* designed to accommodate seniors.

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 NUMBER OF DWELLING UNITS

Maximum 40

8.3.11.2.2 LOT FRONTAGE

Minimum 15 m (49.2 ft)

8.3.11.2.3 INTERIOR SIDE YARD

Minimum width 6 m (19.7 ft)

Minimum width on west *side lot line* 3 m (9.8 ft)

8.3.11.2.4 HEIGHT OF BUILDING

Maximum 4 *storeys*

8.3.11.2.5 PARKING FOR APARTMENT DWELLING HOUSE

Minimum 1.2 *parking spaces per dwelling unit*

8.3.11.2.6 LANDSCAPED BUFFER STRIP

A landscaped buffer strip having a minimum width of **3.0 m** (9.8 ft) shall be located along all interior side and *rear lot lines* where such *lot line* abuts a Residential Zone. Notwithstanding the above, a landscaped buffer strip having a minimum width of **5.0 m** (16.4 ft) shall be located along that portion of the easterly boundary commencing at the southeast corner and extending northwesterly **54.86 m** (180.0 ft).

For the purposes of this By-Law, a landscaped buffer strip will consist of a combination of trees and shrubs and may include a pedestrian walkway to provide access to Canterbury Street.

8.3.11.2.7 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*.

8.3.12 LOCATION: PART OF LOT 152, BLOCK 29, PLAN 279 - OXFORD STREET, R3-12

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:

a single detached dwelling;
a converted dwelling containing not more than 4 *dwelling units*;
a home occupation.

8.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-12 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.12.2.1 NUMBER OF DWELLING UNITS

Maximum 4 units

8.3.12.2.2 DWELLING UNIT AREA

Minimum 66 m² (710.4 ft²)

8.3.12.2.3 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*.

8.3.13 LOCATION: PART OF PARK LOTS 1, 2 & 5, BLOCK 84, PLAN 279 AND BLOCKS 6 & 7, PLAN 41M-109, MCKEAND STREET, R3-13

(Added by By-Law 04-4190)

(Deleted by By-Law 12-4675)

8.3.14 LOCATION: CHERRY STREET, R3-14

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:

a semi-detached dwelling;
a street fronting townhouse dwelling.

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 LOT FRONTAGE

Minimum 5.3 m (40.7 ft)

| | | |
|------------|---|---|
| 8.3.14.2.2 | NUMBER OF UNITS | |
| | Minimum | 16 (Added by By-Law 05-4265) |
| 8.3.14.2.3 | LOT AREA | |
| | Semi-detached Dwelling Minimum | 390 m² (4,198.1 ft ²) |
| 8.3.14.2.4 | FRONT YARD | |
| | Street Fronting Townhouse Dwelling Minimum | 4.6 m (15.1 ft) |
| | except that in no case shall any attached <i>garage</i> or <i>carport</i> be setback less than 6 m (19.7 ft) from the street line. | |
| | Semi-detached Dwelling Minimum | 6 m (19.7 ft) |
| 8.3.14.2.5 | INTERIOR SIDE YARD | |
| | Street Fronting Townhouse Dwelling Minimum | 2 m (6.56 ft) |
| | Semi-detached Dwelling Minimum | 1.3 m (4.27 ft) |
| 8.3.14.2.6 | LOT DEPTH | |
| | Minimum | 23.5 m (77.01 ft) |
| 8.3.14.2.7 | REAR YARD | |
| | Street Fronting Townhouse Dwelling Minimum | 5 m (16.4 ft) |
| | Semi-detached Dwelling Minimum | 7.5 m (24.7 ft) |
| 8.3.14.2.8 | LOT COVERAGE | |
| | Street Fronting Townhouse Dwelling Maximum | 60% |
| | Semi-detached Dwelling Maximum | 35% |

8.3.14.2.9 PORCH, BALCONY, DECK AND STEP ENCROACHMENTS INTO REQUIRED REAR YARDS

Notwithstanding Section 5.34 to this By-Law, porches, balconies, decks and steps are permitted to encroach into the required *rear yards* as follows:

REAR YARD

Notwithstanding the *yard* and *setback* provisions of this By-Law to the contrary, covered porches, covered balconies, covered decks, sunrooms and portions of the *dwelling* which do not exceed a total width of **6.1 m** (20 ft) in width, may project into the required *rear yard* **2.5 m** (8.2 ft). Uncovered balconies, uncovered porches, and uncovered decks may project into the required *rear yard* **3 m** (9.8 ft)

8.3.14.2.10 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 05-4265)

8.3.15 **LOCATION: LOT 250, PLAN 279 (JOHN STREET), R3-15**

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:

multiple unit dwelling

8.3.16.2 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 NUMBER OF DWELLING UNITS

Maximum 20

8.3.15.2.2 TOTAL LOT AREA

Minimum **2,800 m²** (30,140 ft²)

8.3.15.2.3 LOT AREA PER DWELLING UNIT

Minimum **140 m²** (1,507 ft²)

8.3.15.2.4 NUMBER OF STORIES

Maximum 2

8.3.15.2.5 REAR YARD

Minimum **5 m** (16.4 ft)

(Added by By-Law 07-4348)
(Amended by By-Law 07-4384)

8.3.15.2.6 AMENITY AREA PER DWELLING UNIT

Minimum **15 m²** (161.5 ft²)

8.3.15.2.7 PARKING SPACES

Minimum 22

8.3.15.2.8 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 07-4348)
(Amended by By-Law 07-4384)

8.3.16 LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), R3-168.3.16.1 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 semi-detached dwelling;
a street fronting townhouse dwelling.

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:8.3.16.2.1 SEMI-DETACHED DWELLING

8.3.16.2.2 LOT AREA

Minimum **270 m²** (2,906.3 ft²) per unit or **360 m²** (3,875.1 ft²) in the case of a *corner lot*

8.3.16.2.3 LOT FRONTAGE

Minimum **9 m** (29.5 ft) per unit or **12 m** (39.4 ft) per unit in the case of a *corner lot*

| | | |
|-------------|---|--|
| 8.3.16.2.4 | LOT DEPTH | |
| | Minimum | 30 m (98.4 ft) |
| 8.3.16.2.5 | FRONT YARD/EXTERIOR SIDE YARD | |
| | Minimum | 6 m (19.7 ft) |
| 8.3.16.2.6 | REAR YARD | |
| | Minimum | 7.5 m (24.6 ft) |
| 8.3.16.2.7 | INTERIOR SIDE YARD | |
| | Minimum | 3.0 m (9.8 ft) for the side not attached to the other dwelling, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft) |
| 8.3.16.2.8 | LOT COVERAGE | |
| | Maximum | 40% of the <i>lot area</i> . |
| 8.3.16.2.9 | LANDSCAPE OPEN SPACE | |
| | Minimum | 30% of the <i>lot area</i> . |
| 8.3.16.2.10 | GROSS FLOOR AREA | |
| | Minimum | 75 m² (807.3 ft ²) |
| 8.3.16.2.11 | HEIGHT OF BUILDING | |
| | Maximum | 11 m (36.1 ft) |
| 8.3.16.2.12 | PARKING AND ACCESSORY BUILDINGS ETC. | |
| | | In accordance with the provisions of Section 5.19. |
| 8.3.16.2.13 | 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 <i>mutatis mutandis</i> . | |

(Added by By-Law 07-4349)

8.3.17 LOCATION: PART LOT 201, BLOCK 51, PLAN 279 (KING STREET EAST), R3-17

8.3.17.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-17 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

8.3.17.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-17 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.17.2.1 NUMBER OF DWELLING UNITS

Maximum 22

Sept. 30/25

8.3.17.2.2 TOTAL LOT AREA

Minimum 9682.4 m² (104,220.5 ft²)

8.3.17.2.3 LOT FRONTAGE

Minimum 13 m (42.7 ft)

8.3.17.2.4 INTERIOR SIDE YARD

Minimum 2.5 m (8.2 ft)

8.3.17.2.5 LOT COVERAGE

Maximum 45%

8.3.17.2.6 APPLICATION OF ZONING REGULATIONS

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R3-17 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 R3-17, are observed.

8.3.17.2.7 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 08-4416)

(Replaced by By-Law 11-4623)

8.3.18 LOCATION: PART LOTS 4D & 5D, BLOCK 43, PLAN 279, (KING STREET EAST), R3-18

8.3.18.1 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 street fronting townhouse dwelling;
a street fronting townhouse dwelling containing 2 dwelling units

8.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-5(H) 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 LOT AREA

Minimum **288.3 m²** (3,102.9 ft²)

8.3.18.2.2 FRONT YARD

Minimum **0 m** (0 ft)

8.3.18.3 That all the provisions of the MG Zone in Section 14.2 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 09-4519)

8.3.19 LOCATION: LOT 11, BLOCK 19, REGISTERED PLAN 279, (140 BENSON STREET), R3-19

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 multiple unit dwelling;
a street fronting townhouse dwelling.

8.3.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.19.2.1 NUMBER OF UNITS

Maximum **4**

8.3.19.2.2 REAR YARD

Minimum **7.5 m** (24.6 ft)

8.3.19.3 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*.

(Approved by OMB File PL100266, June 23, 2010)

8.3.20 **LOCATION: BLOCK 3, REGISTERED PLAN 41M-116, (50 GARLAND COURT), R3-20**

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:

a street fronting townhouse dwelling.

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 LOT AREA (END UNIT)

Minimum **185 m²** (1,991.4 ft²)

8.3.20.2.2 LOT FRONTAGE (END UNIT)

Minimum **3.5 m** (11.5 ft)

8.3.20.2.3 LOT DEPTH

Minimum **25 m** (82 ft)

8.3.20.2.4 REAR YARD

Minimum **6 m** (19.7 ft)

8.3.20.2.5 INTERIOR SIDE YARD (END UNIT)

Minimum **1.5 m** (4.9 ft)

8.3.20.2.6 LOT COVERAGE

Maximum **50%**

(Added by By-Law 10-4531)

8.3.20.2.7 PRIVATE AMENITY AREA

Minimum **38 m²** (409 ft²)

8.3.20.2.8 MAXIMUM DRIVEWAY WIDTH

Maximum of Front Yard 85%

8.3.20.3 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 10-4531)

8.3.21 **LOCATION: BLOCK 3, REGISTERED PLAN 41M-116, (50 GARLAND COURT), R3-21**

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 the following:

a multiple unit dwelling

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 REAR YARD

Minimum 7 m (23 ft)

8.3.21.3 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 10-4531)

8.3.22 **LOCATION: PART LOTS 5D & 6D, BLOCK 43, PLAN 279, (KING STREET EAST), R3-22**

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 the following:

a street fronting townhouse dwelling

a street fronting townhouse dwelling containing up to 3 *dwelling units*

(Added by By-Law 10-4563)

8.3.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-5(H) 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 **386.8 m²** (4163.2 ft²)

8.3.22.2.2 FRONT YARD

Minimum **0 m** (0 ft)

8.3.22.3 That all the provisions of the R3 Zone in Section 8.3 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 10-4563)

8.3.23 **LOCATION: LOT 13 AND PART LOT 14, BLOCK 74, REGISTERED PLAN 279, (161 VICTORIA STREET), R3-23**

(Added by By-Law 10-4575)

(Deleted by By-Law 14-4753)

"8.3.24 **LOCATION: HOLLINGSHEAD ROAD, BLOCK 65 AND PART BLOCK 66, PLAN 41M-309, R3-24 (KEY MAP 9)**

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:

all *uses* permitted in Section 8.1 to this By-law;
a long term care facility.

8.3.24.2 Notwithstanding any provision 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 provisions for street fronting townhouse

8.3.24.2.2 Lot Area

Minimum **210 m²** (2,260.4 ft²) in the case of a *corner lot*

8.3.24.2.3 Lot Depth

Minimum **26 m** (85.3 ft)

8.3.24.2.4 Interior Side Yard

Minimum **1.5 m** (4.9 ft)

| | | |
|-------------|--|---|
| 8.3.24.2.5 | Lot Coverage | |
| | Maximum | 45% of the <i>lot area</i> |
| 8.3.24.2.6 | <u>PROVISIONS FOR AN APARTMENT DWELLING OR LONG TERM CARE FACILITY</u> | |
| 8.3.24.2.7 | Total Lot Area | |
| | Minimum | 10,200 m ² (109,791.89 ft ²) |
| 8.3.24.2.8 | Rear Yard | |
| | Minimum | 5 m (16.4 ft) |
| 8.3.24.2.9 | Interior Side Yard | |
| | Minimum | 4 m (13.1 ft) |
| 8.3.24.2.10 | Height of Building | |
| | Maximum | 6 <i>storeys</i> |
| 8.3.24.2.11 | Amenity Area Per Apartment Dwelling Unit | |
| | Minimum | 24 m ² (258.3 ft ²) |
| 8.3.24.2.12 | Number of Apartment Dwelling Units | |
| | Maximum | 120 units |
| 8.3.24.2.13 | Parking for Apartment Dwelling | |
| | Minimum | A minimum overall <i>parking space</i> rate for Apartment Dwelling(s) of 1.19 <i>parking spaces per dwelling unit</i> inclusive of the required resident <i>parking spaces</i> (being a minimum 1.0 <i>parking spaces per dwelling unit</i>), accessible <i>parking spaces</i> (being a minimum of 3% spaces per <i>dwelling unit</i> + 1), and visitor <i>parking spaces</i> (being a minimum of 0.1 <i>parking spaces per dwelling unit</i>). |

8.3.24.3 That all the other 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 10-4587,
As approved by OMB File PL101296)
Approved by By-Law 26-5438.
As approved by OLT File OLT-24-000243)

8.3.25 **LOCATION: LOT 111, BLOCK 6, PLAN 279 (121 CHURCH STREET), R3-25**
(KEY MAP 20)

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 multiple unit dwelling.

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:

8.3.25.2.1 NUMBER OF DWELLING UNITS

Maximum 4

8.3.25.2.2 TOTAL LOT AREA

Minimum **571 m²** (6,154.6 ft²)

8.3.25.2.3 LOT FRONTAGE

Minimum **15.1 m** (49.5 ft)

8.3.25.2.4 EXTERIOR SIDE YARD

Minimum width **2.0 m** (6.6 ft)

8.3.25.2.5 INTERIOR SIDE YARD

Minimum width **2.2 m** (7.2 ft)

(Added by By-Law 11-4638)

8.3.25.2.6 AMENITY AREA

Minimum per unit **28.0 m²** (301.4 ft²)

8.3.25.3 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 11-4638)

8.3.26 LOCATION: 35 CHATFIELD STREET, R3-26 (KEY MAP 9)

8.3.26.1 Notwithstanding any provision 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 the following:

all uses permitted in Section 8.1 to this By-law.

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 FRONT YARD DEPTH

| | |
|---------|---|
| Minimum | 5 m (16.4 ft) for building abutting the northerly lot line |
| | 7 m (22.9 ft) for building abutting the southerly lot line |

8.3.26.2.2 REAR YARD DEPTH

| | |
|---------|---|
| Minimum | 8.3 m (27.2 ft) for building abutting the northerly lot line |
| | 5.7 m (18.7 ft) for building abutting the southerly lot line |

8.3.26.2.3 That all provisions of the R3-26 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 16-4904)

8.3.26 LOCATION: BLOCK 86, PLAN 41M-342, R3-26 (KEY MAP 3)

(Deleted by By-Law 24-5329)

8.3.27 LOCATION: BLOCK 63, PLAN 41M-309 (CHAMBERLAIN AVENUE), R3-27 (KEY MAP 9)

8.3.27.1 Notwithstanding any provision 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 the following:

all uses permitted in Section 8.1 to this By-law.

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:

Town of Ingersoll Zoning By-Law Number 04-4160

8.3.27.2.1 FRONT YARD DEPTH

Minimum 4.6 m (15 ft) for building abutting the easterly lot line
6.9 m (22.6 ft) for building abutting the westerly lot line

8.3.27.2.2 REAR YARD DEPTH

Minimum 4 m (13.1 ft) for building abutting the easterly lot line

8.3.27.2.3 That all provisions of the R3-27 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 16-4905)

8.3.28 **LOCATION: PART LOTS 20 & 21, CONCESSION 1 (WEST OXFORD), R3-28 (KEY MAP 7)**

8.3.28.1 all *uses* permitted in Section 8.1 to this By-law

8.3.28.2 Notwithstanding any provision 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 in accordance with the following provisions:

8.3.28.2.1 Dwelling Units

Minimum Number 35

8.3.28.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5230)

8.3.29 **LOCATION: PART LOTS 20 & 21, CONCESSION 1 (WEST OXFORD), R3-29 (KEY MAP 7)**

8.3.29.1 all *uses* permitted in Section 8.1 to this By-law;
a public school

8.3.29.2 Notwithstanding any provision 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 in accordance with the following provisions:

8.3.29.2.1 Provisions for a *Public School*:

The development of a *public school* shall be in accordance with all relevant provisions of the IN1 Zone as contained in Section 16.2 of 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.

8.3.29.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5230)

8.3.30 LOCATION: BLOCK 85, REGISTERED PLAN 41M-342, R3-30 (KEY MAP 3)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 to this By-law;

8.3.30.2 Notwithstanding any provision 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 in accordance with the following provisions:

8.3.30.2.1 Application of Zoning Regulations

Internal *lot lines* created by any legal means within the *lot lines* delineated by the R3-30 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 R3-30, are observed.

8.3.30.2.2 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5229)

8.3.31 LOCATION: 37 WILLIAM STREET, R3-31 (KEY MAP 29)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:

An apartment dwelling

8.3.31.2 Notwithstanding any provision 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 in accordance with the following provisions:

8.3.31.2.1 Number of Dwelling Units

Maximum **20**

8.3.31.2.2 Dwelling Unit Gross Floor Area

Minimum **45 m² (484.4 ft²)**

8.3.31.2.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 23-5276)

8.3.32 **LOCATION: BLOCK 27, PLAN 41M-307, R3-32 (KEY MAP 16)**

8.3.32.1 Notwithstanding any provision 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 the following:

all uses permitted in Section 8.1 of this By-law

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 *Lot Coverage, Interior Street Fronting Townhouse*

Maximum **50%**

8.3.32.2.2 That all 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 23-5277)

8.3.33 **LOCATION: BLOCK 86, REGISTERED PLAN 41M-342, R3-33 (KEY MAP 3)**

8.3.33.1 Notwithstanding any provision 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 the following:

all uses permitted in Section 8.1 of this By-law

Town of Ingersoll Zoning By-Law Number 04-4160

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 Lot Coverage, Interior Street Fronting Townhouse Lot

Maximum 49%

8.3.33.2.2 That all 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 24-5329)

8.3.34 **LOCATION: KEITH MABEE BLVD, PART LOT 19, CONCESSION 1 (WEST OXFORD), R3-34, (KEY MAP 9)**

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:

street fronting townhouse dwelling.

8.3.34.2 Notwithstanding any provision 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 in accordance with the following provisions:

8.3.34.2.1 Lot Coverage

Maximum 50%

8.3.34.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 25-5367)

8.3.35 **LOCATION: KEITH MABEE BLVD, PART LOT 19, CONCESSION 1 (WEST OXFORD), R3-34, (KEY MAP 9)**

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:

multiple unit dwelling.

8.3.35.2 Notwithstanding any provision 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 in accordance with the following provisions:

8.3.35.2.1 Lot Coverage

Maximum **50%**

8.3.35.2.2 Number of Dwellings or Dwelling Units

Maximum **8 dwelling units per building**

8.3.35.2.3 Lot Frontage

Minimum **7 m (23 ft)**

8.3.35.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 25-5367)

8.3.36 **LOCATION: 543936 CLARKE ROAD EAST, PART LOT 18, CONCESSION 2 (WEST OXFORD), R3-36, (KEY MAP 33)**

8.3.36.1 Notwithstanding any provision 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:

all uses permitted in Section 8.1 of this By-law;
an existing single detached dwelling.

8.3.36.2 Notwithstanding any provision 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 in accordance with the following provisions:

8.3.36.2.1 Provisions for a *Single Detached Dwelling*

The development of a *single detached dwelling* shall be in accordance with all relevant provisions of the 'R1' Zone, as contained in Section 6.2 of this By-law and all other provisions of this By-law that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

8.3.36.2.2 Lot Coverage – Residential Accessory Buildings

Maximum **179 m² (1926 ft²)**

8.3.36.3 That all 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 25-5369)

8.3.37 **LOCATION: 115 MERRIT STREET, LOT 15, BLOCK 9, PLAN 279, R3-37, (KEY MAP 19)**

8.3.37.1 Notwithstanding any provision 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 the following:

a multiple unit dwelling.

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 Maximum Number of *Dwelling Units* **4**

8.3.37.2.2 *Front Yard Depth*

As existing at the date of passage of this Zoning By-law

8.3.37.2.3 *Rear Yard Depth*

As existing at the date of passage of this Zoning By-law

8.3.37.2.4 *Interior Side Yard Width*

As existing at the date of passage of this Zoning By-law

8.3.37.3 That all 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 25-5379)

8.3.38 **LOCATION: 169 CHARLES STREET EAST, LOT 5, BLOCK 39, PLAN 279, R3-38, (KEY MAP 22)**

8.3.38.1 Notwithstanding any provision 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* for any purpose except for the following:

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

8.3.38.2 Notwithstanding any provision 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* for any purpose except in accordance with the following provisions:

8.3.38.2.1 Number of Dwelling Units

Maximum **8**

8.3.38.2.2 The development of a *multiple unit dwelling* shall be in accordance with the following provisions:

Height of Building

Maximum **4 storeys to a maximum of 12 m (39.5 ft)**

8.3.38.2.3 Front Yard Depth

Minimum **5 m (16.4 ft)**

8.3.38.2.4 Interior Side Yard Width

Minimum **1.8 m (5.9 ft)**

8.3.38.2.5 Setback Distance from the Centreline of an Arterial Road **9.8 m (32.1 ft)**

8.3.38.3 That all 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 25-5399)

8.3.39 **LOCATION: MOFFAT AVENUE, LOTS 84-179, PART LOT 18, CONCESSION 1, (WEST OXFORD), R3-39, (KEY MAP 10)**

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:

street fronting townhouse dwellings.

8.3.39.2 Notwithstanding any provision 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 in accordance with the following provisions:

8.3.39.2.1 Lot Coverage

Maximum **55%**

8.3.39.2.2 Interior Side Yard Width

Minimum for an end unit **2.75 m (9 ft)**

8.3.39.2.3 Landscaped Open Space

Minimum **25%**

8.3.39.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 25-5424)