

The following provisions shall apply to the use of land and the construction of buildings in all R3 Zones subject to the general provisions under Part B and Part C of this By-Law.

**1. PERMITTED USES**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(1) **Main Building**

- a) a semi-detached dwelling;
  - b) a day nursery;
  - c) a residential care facility;
  - d) public use.
- 10980  
13027  
2019-62

(2) **Accessory Uses, Buildings or Structures**

- a) Any use, building or structure, which is subordinate and customarily incidental to the main building;
- b) A home occupation;
- c) An office for a professional person.

**2. ZONE REQUIREMENTS FOR A SEMI-DETACHED DWELLING**

- (1) Lot Frontage (minimum) 18.0 m.
- (2) Lot Frontage per dwelling unit (minimum) 9.0 m.
- (3) Front Lot Line (minimum) 16.5 m.
- (4) Lot Area (minimum) 674.0 sq. m.
- (5) Lot Area per Dwelling Unit (minimum) 337.0 sq. m.
- (6) Front Yard Depth (minimum) 7.5 m.
- (7) Rear Yard Depth (minimum) 7.5 m.
- (8) Interior Side Yard Width (minimum)
  - a) Where no garage or carport is attached to, or is built as an integral part of the main building 2.4 m., plus 0.6 m. for each storey above one storey.
  - b) Where a garage or carport is attached to, or is built as an integral part of the main building 1.2 m., plus 0.6 m. for each storey above one storey.
- (9) Gross Floor Area (minimum per dwelling unit) 83.5 sq. m.
- (10) Lot Coverage (maximum) 45%
- (11) Building Height (maximum) 10.6 m.

**3. FOR ACCESSORY BUILDINGS OR STRUCTURE PROVISIONS**

See Part C, Section 8.

**3a. FOR RESIDENTIAL CARE FACILITIES**

13027

The requirements of Section 2, of this Part F, shall apply, in addition to the requirements of Part C, Section 22.

**4. FOR HOME OCCUPATION PROVISIONS**

See Part C, Section 9.

**5. FOR OFFICE FOR A PROFESSIONAL PERSON PROVISIONS**

See Part C, Section 10.

**6. FOR OFF-STREET PARKING PROVISIONS**

See Part C, Sections 14 and 15.

**7. SPECIAL PROVISIONS**

(1) Notwithstanding the provisions of Subsections 4) and 5) of this Part, within the area zoned R3-1 the minimum lot area and minimum lot area per dwelling unit shall be 813 sq. m. and 406.5 sq. m.

**8. FOR DAY NURSERY PROVISIONS**

10980

See Part C, Section 21.