

## **SECTION 6 – ZONE PROVISIONS**

### **6.3 – Medium Density Residential (R3) Zone**

#### **6.3 MEDIUM DENSITY RESIDENTIAL (R3) ZONE**

##### **6.3.1 PERMITTED USES**

No person shall within a Medium Density Residential (R3) Zone use any land or erect, alter or use any building or structure except as permitted hereunder:

##### **6.3.1.1 Residential uses**

6.3.1.1.1 All uses permitted in the Low Density Residential Type 2 (R2) Zone

6.3.1.1.2 Triplex dwelling house

6.3.1.1.3 Fourplex dwelling house

6.3.1.1.4 Converted dwelling house

6.3.1.1.5 Boarding, lodging or rooming house

##### **6.3.1.2 Non-residential uses**

Public uses or utilities in accordance with the provisions of this By-law.

##### **6.3.1.3 Accessory uses**

Uses, buildings or structures accessory to any of the permitted uses and in accordance with the provisions in this By-law.

##### **6.3.2 REGULATIONS FOR RESIDENTIAL USES PERMITTED IN THE LOW DENSITY RESIDENTIAL TYPE 2 (R2) ZONE**

All regulations for residential uses permitted in the Low Density Residential Type 2 (R2) Zone as set out in 6.2 of this By-law shall also apply to these uses within the Medium Density Residential (R3) Zone.

##### **6.3.3 REGULATIONS FOR TRIPLEX, FOURPLEX, AND CONVERTED DWELLING HOUSES AND FOR BOARDING, LODGING OR ROOMING HOUSES**

##### **6.3.3.1 Minimum lot area**

6.3.3.1.1 Triplex or converted dwelling house with 3 units: 836 sq. metres

6.3.3.1.2 Fourplex or converted dwelling house with 4 units: 1114 sq. metres

6.3.3.1.3 Boarding, lodging or rooming house: 925 sq. metres

##### **6.3.3.2 Minimum lot frontage**

6.3.3.2.1 Triplex or converted dwelling with 3 units: 24 metres

6.3.3.2.2 Fourplex, converted dwelling house, boarding, lodging or rooming house: 30 metres

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- 6.3.3.3 Minimum guest room area
  - 6.3.3.3.1 Triplex or fourplex dwelling house: 83 sq. metres per unit
  - 6.3.3.3.2 Converted dwelling house
    - 6.3.3.3.2.1 Bachelor unit: 42 sq. metres
    - 6.3.3.3.2.2 One bedroom unit: 55 sq. metres
    - 6.3.3.3.2.3 Two bedroom unit: 70 sq. metres
    - 6.3.3.3.2.4 Three bedroom unit: 83 sq. metres
- 6.3.3.4 Minimum guest room area
  - 6.3.3.4.1 Boarding, lodging or rooming house: 14.0 sq. metres
- 6.3.3.5 Maximum lot coverage (all buildings): 35 percent
- 6.3.3.6 Maximum height of building: 11 metres
- 6.3.3.7 Minimum landscaped open space: 30 percent
- 6.3.3.8 Maximum number of dwelling houses per lot: 1
- 6.3.3.9 Maximum number of dwelling units or guestrooms per dwelling house
  - 6.3.3.9.1 Triplex: 3 dwelling units
  - 6.3.3.9.2 Fourplex: 4 dwelling units
  - 6.3.3.9.3 Converted: 4 dwelling units
  - 6.3.3.9.4 Boarding, lodging or rooming: 4 dwelling units
- 6.3.3.10 Density
  - In areas designed residential in the Official Plan, not more than 5 percent of the dwelling units shall be in the form of triplex or fourplex dwelling units or boarding, lodging or rooming house.
- 6.3.3.11 Minimum yards
  - 6.3.3.11.1 Front or rear yard: 7.6 metres
  - 6.3.3.11.2 Exterior side yard: 3.0 metres
  - 6.3.3.11.3 Interior side yard: 4.0 metres
- 6.3.3.12 MINIMUM SET BACK FROM CENTRE LINE OF STREET

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- 6.3.3.12.1 Provincial highway: 26 metres
- 6.3.3.12.2 County or collector road: 21 metres
- 6.3.3.12.3 Township road: 17.7 metres
- 6.3.3.13 Regulations for non-residential uses
  - Regulations for residential uses as set out in 6.3.3 shall apply, where applicable, to non-residential uses.
- 6.3.3.14 Regulations for detached accessory buildings
  - 6.3.3.14.1 Exterior side width: 4.0 metres
  - 6.3.3.14.2 Interior side yard width: 1.0 metres (2016-86)
  - 6.3.3.14.3 Rear yard depth: 1.0 metres (2016-86)
- 6.3.3.15 Minimum services all permitted uses (excluding existing uses)
  - 6.3.3.15.1 An adequate municipal water supply
  - 6.3.3.15.2 An adequate municipal sewer service
- 6.3.3.16 Regulations for home occupations
  - Refer to Section 4.8
- 6.3.3.17 Regulations for off-street parking
  - Refer to Section 4.15