

13.1 USES PERMITTED

No person shall within any R3 Zone use any lot or *erect, alter* or use any *building or structure* for any purpose except one or more of the R3 uses presented in Table 13.1:

TABLE 13.1: USES PERMITTED
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing not more than 4 units;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.20;
• a <i>street fronting townhouse</i> ;

13.2 ZONE PROVISIONS

No person shall within any R3 Zone use any *lot or erect, alter* or use any *building or structure* unless the *lot* is served by *sanitary sewers* and a *public water supply* and is in accordance with the provisions presented in Table 13.2:

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 <i>dwelling units</i> per dwelling	1 <i>dwelling</i> per <i>lot</i>	no provision	
Lot Area, Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4 ft 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 420 m² (4,521 ft ²)	600 m² (6,458.6 ft ²)	150m² (1,614.6 ft ²) per <i>dwelling unit</i>	for units with an individual garage or driveway 280 m² (3,014 ft ²) per <i>dwelling unit</i> , with communal parking 185 m² (1,991.4 ft ²) per <i>dwelling unit</i>

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Frontage, Minimum	8 m (26.2 ft) per <i>dwelling unit</i> or 11 m (36.1 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 18 m (59.1 ft)	20 m (65.5 ft)	30 m (98.4 ft)	20 m (65.6 ft)
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	9 m (29.6 ft)			
Rear Yard, Minimum Depth	7.5 m (24.6 ft)		10 m (32.8 ft)	
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 garage or carport 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 habitable room windows may be reduced to 3 m (9.8 ft).	
Setback, Minimum Distance from the Centreline of a County Road	22 m (72.1 ft)			
Lot Coverage, Maximum	35% of <i>lot area</i>			

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Landscaped Open Space, Minimum	30% of <i>lot area</i>			
Ground Floor Area, Minimum	55 m² (592 ft ²) per <i>dwelling unit</i>	no provision	no provision	
Gross Floor Area, Minimum	no provision	55 m² (592 ft ²) for each unit in a <i>converted dwelling</i> or 18.5 m² (199.1 ft ²) for each roomer or boarder in <i>boarding or lodging house</i> .	55 m² (592 ft ²) per <i>dwelling unit</i>	
Height of Building, Maximum	11 m (36.1 ft)		4 storeys	
Amenity Area, Minimum	no provision		93 m² (1,001 ft ²) per <i>dwelling unit</i>	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

13.2.1 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

Where more than one residential *building* is erected on a *lot*, a minimum *landscaped open space* of **6 m** (19.7 ft) shall be provided adjacent to the front of any exterior wall of the *building* containing a window to a habitable room. A *landscaped open space* of **3 m** (9.8 ft) shall be provided adjacent to a blank wall.

13.3 SPECIAL PROVISIONS

13.3.1 Location: William & Mill Streets – Plattsville R3-1

13.3.1.1 Notwithstanding any provision 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:

an *apartment dwelling* house containing a maximum of eight *dwelling units*;
an undertaking establishment.

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- 13.3.1.2 Notwithstanding any provision 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 in accordance with the following provisions:
- 13.3.1.2.1 For the purpose of this subsection, those lands zoned R3-1 shall be considered as a separate *lot* for the purpose of determining zone provisions.
- 13.3.1.2.2 LANDSCAPED OPEN SPACE
- | | |
|---------|------------------------------|
| Minimum | 27% of total <i>lot area</i> |
|---------|------------------------------|
- 13.3.1.2.3 NUMBER OF PARKING SPACES
- | | |
|---------|--------------------------|
| Minimum | 32 <i>parking spaces</i> |
|---------|--------------------------|
- 13.3.1.2.4 EXTERIOR SIDE YARD
- | | |
|---------------|------------------------|
| Minimum width | 6.7 m (21.9 ft) |
|---------------|------------------------|
- 13.3.1.2.5 All of the other provisions of the R3 Zone in Section 13.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

13.3.2 Location: 17 Wilmot Street North, Drumbo, R3-2

- 13.3.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R3-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:
- all *uses* permitted in Section 13.1 of this By-Law.
- 13.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R3-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:
- 13.3.2.2.1 LOT FRONTAGE
- | | |
|---------|-------------------------|
| Minimum | 16.0 m (52.4 ft) |
|---------|-------------------------|
- 13.3.2.2.2 FRONT YARD
- | | |
|---------|------------------------|
| Minimum | 5.0 m (16.4 ft) |
| Maximum | 9.1 m (30.0 ft) |

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13.3.2.2.3 INTERIOR SIDE YARD

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

13.3.2.2.4 SETBACK TO CENTRELINE OF COUNTY ROAD

Minimum **13.0 m** (42.6 ft).

13.3.2.2.5 All the other provisions of the R3 Zone in Section 13.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.
(Added by By-Law 1641-2010)

13.3.3 **Location: Part Lot 17, Concession 13 (Blandford), Part Block 78, 41M-141, Plattsville, R3-3**

13.3.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R3-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 13.1 of this Zoning By-Law.

13.3.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R3-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

13.3.3.2.1 LOT COVERAGE

Maximum **40%** of the lot area

13.3.3.2.2 FRONT YARD

Minimum **6.5 m** (21.3 ft)

13.3.3.2.3 MAXIMUM DRIVEWAY WIDTH

A maximum of 70% of the *front yard* of an interior *street fronting townhouse dwelling* may be occupied by a *driveway*.

(Amended by By-Law 2040-2017)

13.3.3.3 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all the other provisions of this Zoning By Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 1974-2016)

November/17