

14.1 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 14.1:

TABLE 14.1: 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 of this Zoning By-Law;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.21 of this Zoning By-Law;
• a <i>street fronting townhouse</i> .

14.2 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 14.2:

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
<b>Number of Dwellings or Dwelling Units, Maximum</b>	<i>8 dwelling units per dwelling.</i>	<i>1 dwelling per lot</i>	no provision	

<b>TABLE 14.2: ZONE PROVISIONS</b>				
<b>Zone Provision</b>	<b>Street Fronting Townhouse</b>	<b>Converted Dwelling, Boarding or Lodging House, or Public Use</b>	<b>Apartment Dwelling</b>	<b>Multiple Unit Dwelling</b>
<b>Lot Area, Minimum</b>	<b>150 m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i> or <b>240 m<sup>2</sup></b> (2,583.4 ft <sup>2</sup> ) 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 <b>420 m<sup>2</sup></b> (4,521 ft <sup>2</sup> )	<b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> )	<b>150 m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i>	for units with an individual garage or driveway <b>280 m<sup>2</sup></b> (3,014 ft <sup>2</sup> ) per <i>dwelling unit</i> , with communal parking <b>185 m<sup>2</sup></b> (1,991.4 ft <sup>2</sup> ) per <i>dwelling unit</i>
<b>Lot Frontage, Minimum</b>	<b>8 m</b> (26.2 ft) per <i>dwelling unit</i> or <b>11 m</b> (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 <b>18 m</b> (59.1 ft)	<b>20 m</b> (65.5 ft)	<b>30 m</b> (98.4 ft)	<b>20 m</b> (65.6 ft)
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>9 m</b> (29.5 ft)			
<b>Lot Depth, Minimum</b>	<b>30 m</b> (98.4 ft)			
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)		<b>10 m</b> (32.8 ft)	

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end dwelling units	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 building, or the lot is a corner lot, the minimum width shall be 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an interior side yard 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 lot area			
Landscaped Open Space, Minimum	30% of lot area			
Gross Floor Area, Minimum	70 m <sup>2</sup> (753.5 ft <sup>2</sup> ) per dwelling unit	70 m <sup>2</sup> (753.5 ft <sup>2</sup> ) for each unit in a converted dwelling or 18.5 m <sup>2</sup> (199.1 ft <sup>2</sup> ) for each roomer or boarder in boarding or lodging house.	55 m <sup>2</sup> (592 ft <sup>2</sup> ) per dwelling unit	
Height of Building, Maximum	11 m (36.1 ft)		4 storeys	
Amenity Area, Minimum	no provision		65 m <sup>2</sup> (699.7 ft <sup>2</sup> ) per dwelling unit	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.			

July 7/09

## 14.2.1 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.

14.3 SPECIAL PROVISIONS14.3.1 Location: Part of Lot 82, Plan 307, (Tavistock), R3-1

14.3.1.1 Notwithstanding any provisions of this Zoning 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:

11 row *dwelling units*.

14.3.1.2 Notwithstanding any provision of this Zoning 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:

## 14.3.1.2.1 HEIGHT OF BUILDING

Maximum 1 *storey*

## 14.3.1.2.2 NUMBER OF ROW DWELLING UNITS

Maximum 11

14.3.1.2.3 That all the other provisions of the R3 Zone in Section 14.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

July 7/09

14.3.2 **Location: Part of Lot 121 S/S Hope Street, Plan 307 (Tavistock), R3-2**

14.3.2.1 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* except in accordance with the following provisions:

*a multiple unit dwelling.*

14.3.2.2 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* except in accordance with the following provisions:

## 14.3.2.2.1 SETBACK

Interior Side Yard **1.8 m (5.9 ft)**

## 14.3.2.2.2 HEIGHT OF BUILDING

Maximum *1 storey*

## 14.3.2.2.3 NUMBER OF DWELLING UNITS

Maximum **4**

14.3.2.2.4 That all the provisions of the R3 Zone in Section 14.2 to this Zoning By-Law, as amended, shall apply, and further that all 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 2009-2)

July 7/09

14.3.3 **Location: Lots 14 & 15, Plan 307, Maria Street (Tavistock), R3-3**

14.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, this zone permits a total of 13 apartment dwellings.

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

all *uses* permitted in Section 14.1 to this Zoning By-Law.

## 14.3.3.2.1 LOT AREA

Minimum **1,035 m<sup>2</sup>** (11,141 ft<sup>2</sup>)

## 14.3.3.2.2 LOT FRONTAGE

Minimum **13 m** (42.7 ft)

## 14.3.3.2.3 EXTERIOR SIDE YARD

Minimum Width **2.3 m** (7.5 ft)

## 14.3.3.2.4 REAR YARD

Minimum Depth **0.6 m** (1.97 ft)

## 14.3.3.2.5 LANDSCAPED OPEN SPACE

Minimum 23% of the *lot area*

## 14.3.3.2.6 AMENITY AREA

Total Minimum Interior **92.9 m<sup>2</sup>** (1000 ft<sup>2</sup>)

Total Minimum Exterior **240 m<sup>2</sup>** (2583 ft<sup>2</sup>)

(Amended by By-Law 2011-21  
as approved by OMB Case PL110494)

April/11

14.3.3.2.7 NUMBER OF PARKING SPACES REQUIRED

Total	14
Accessible Parking Space	1

14.3.3.2.8 YARDS WHERE PARKING AREAS ARE PERMITTED

Visitor Parking Space	1 All yards
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14.3.3.2.9 SETBACK OF PARKING AREA FROM REAR OR INTERIOR SIDE LOT LINES

Minimum	Nil
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14.3.3.2.10 That all provisions of the ‘R3’ Zone in Section 14.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Amended by By-Law 2011-21  
as approved by OMB Case PL110494)

14.3.4 **Location: Lots 122 & 123 and Part of Lots 121, 124, 125 & 126,  
Registered Plan 111 (East Zorra) R3-4**

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14.3.4.1 Notwithstanding any provision of this Zoning 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;*
- a street fronting townhouse.*

14.3.4.2 Notwithstanding any provision of this Zoning 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:

(Added by By-Law 2013-39)

September/13

## 14.3.4.2.1 FRONT YARD

Minimum Depth **6.0 m** (19.6 ft.)

## 14.3.4.2.2 REAR YARD

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

## 14.3.4.2.3 PARKING SPACE AND AISLE STANDARDS

Minimum Perpendicular  
Width of the Aisle **6.0 m** (19.6 ft)

## 14.3.4.2.4 NUMBER OF DWELLING UNITS

Maximum 28

## 14.3.4.2.5 APPLICATION OF ZONING REGULATIONS

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R3-4 Zone shall not be construed to be *lot lines* for the purpose of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-4, are observed.

14.3.4.2.6 That all provisions of the 'R3' Zone in Section 14.2 to this Zoning By-Law, as amended, shall apply, and further that all 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 2013-39)

14.3.5 **Location: Part Lot 35, Concession 13 (East Zorra) R3-5**

14.3.5.1 Notwithstanding any provision of this Zoning 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 14.1.

September/13

(Added by By-Law 2013-35)



14.3.5.2 Notwithstanding any provision of this Zoning 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:

14.3.5.2.1 NUMBER OF DWELLING UNITS

Maximum 39

14.3.5.2.2 LOT FRONTAGE

Minimum 14 m (45 ft)

14.3.5.2.3 Application of Zoning Regulations

Internal lot lines created by any legal means with the lot lines delineated in the R3-5 Zone shall not be construed to be lot lines for the purpose of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-5, are observed.

14.3.5.2.4 That all provisions of the ‘R3’ Zone in Section 14.2 to this Zoning By-Law, as amended, shall apply, and further that all 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 2013-35)

14.3.6 **Location: Lots 99 – 104, 131 – 132 & part Lot 130, Plan 111, Balsam Street (Innerkip), R3-6 (Key Map 50)**

14.3.6.1 Notwithstanding any provisions of this Zoning 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:

all *uses* permitted in Section 14.1 of this Zoning By-Law.

14.3.6.2 Notwithstanding any provision of this Zoning 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:

February/15

## 14.3.6.2.1 DWELLING UNIT AREA

Minimum for

1 bedroom apartment	<b>45 m<sup>2</sup></b> (484.4 ft <sup>2</sup> )
2 bedroom apartment	<b>65 m<sup>2</sup></b> (699.7 ft <sup>2</sup> )

## 14.3.6.2.2 NUMBER OF PARKING SPACES REQUIRED

Minimum 62

14.3.6.2.3 That all provisions of the 'R3' Zone in Section 14.2 to this Zoning By-Law, as amended, shall apply, and further that all 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 2015-6)

February/15