

## **SECTION 10 - MULTIPLE RESIDENTIAL "R3" ZONE**

### 10.1 GENERAL PROHIBITIONS

Within a Multiple Residential "R3" Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Subsection 2 of this Section and also in accordance with the regulations contained or referred to in Subsections 3 and 4 of this Section

No person shall erect or use any building or structure on any lot in a Multiple Residential "R3" Zone unless such lot is serviced by a Municipal piped water supply and sanitary sewer system.

### 10.2 USES PERMITTED

Dwelling Unit, Accessory  
 Apartment Building  
 Bed and Breakfast Establishment  
 Dwelling, Duplex  
 Dwelling, Triplex  
 Dwelling, Fourplex  
 Home Occupation  
 Dwelling, Low Rise Apartment  
 Dwelling, Semi-detached  
 Dwelling, Street Townhouse  
 Dwelling, Townhouse  
 Dwelling, Single Detached

### 10.3 ZONE REGULATIONS

#### 10.3.1 Single Detached Dwellings and Duplex Dwellings

(a) Minimum Lot Area	557 sq.m
(b) Minimum Lot Frontage	18 metres
(c) Maximum Lot Coverage	35%
(d) Minimum Required Yards	

(i) Front	6 metres
(ii) Interior Side	1.2 metres
(iii) Exterior Side	5 metres
(iv) Rear	8 metres
(e) Maximum Height of Building	9 metres
(f) Minimum Gross Floor Area	
(i) Single Detached Dwelling	93 m <sup>2</sup>
(ii) Duplex Dwelling	80 m <sup>2</sup>

### 10.3.2 Triplex and fourplex dwelling

No person shall use any lot or erect, alter or use any building or structure for the purposes of a triplex or fourplex dwelling unless the lot is served by a public water supply and sanitary sewers and except in accordance with the following provisions.

(a) Minimum Lot Frontage	18.5 metres
(b) Minimum Lot Area	557 square metres
(c) Minimum Lot Coverage	35% of the lot area
	Minimum Required Yards
(d) Front Yard	6.0 metres
(e) Rear Yard	7.5 metres
(f) Interior Side Yard	5.0 metres on one side 3.0 m on other side.
(g) Minimum Exterior Side Yard	4.5 metres
(h) Minimum Dwelling Unit Area	65 square metres
(i) Minimum Landscaped Open Space	30% of the lot area
(j) Maximum Height Of Building	9.5 metres

### 10.3.3 Semi-Detached Dwellings

- (a) Minimum Lot Area      **320 m<sup>2</sup> per dwelling unit**
- (b) Minimum Lot Frontage **10.5 m per dwelling unit**
- (c) Maximum Lot Coverage **40% per dwelling unit**
- (d) Minimum Required Yards
  - (i) Front **6 metres**
  - (ii) Interior Side – vertical common wall- **0 metres**  
       – exposed end wall **1.2 metres**

- |                                |   |
|--------------------------------|---|
| (ii) Exterior Side             | <b>5 metres</b>                           |
| (iv) Rear                      | <b>8 metres</b>                           |
| (e) Maximum Height of Building | <b>9 metres</b>                           |
| (f) Minimum Gross Floor Area   | <b>80 m<sup>2</sup> per dwelling unit</b> |

#### 10.3.4 Townhouses

- |   |                   |
|---|-------------------|
| (a) Minimum Lot Area - 210 m <sup>2</sup> per dwelling unit |                   |
| (b) Minimum Lot Frontage - 7 metres per dwelling unit       |                   |
| (c) Maximum Lot Coverage- 40%                               |                   |
| (d) Minimum Required Yards                                  |                   |
| (i) Front   | 6 metres          |
| (ii) Interior Side  | 4 metres          |
| (iii) Exterior Side   | 5 metres          |
| (iv) Rear   | 8 metres          |
| (e) Maximum Height of Building                              | 9 metres          |
| (f) Minimum Gross Floor Area                                | 65 m <sup>2</sup> |

#### 10.3.5 Street Townhouses

- |   |          |
|---|----------|
| (a) Minimum Lot Area- 210 square metres |          |
| (b) Minimum Lot Frontage- 7.0 metres    |          |
| (c) Maximum Lot Coverage- 40%           |          |
| (d) Minimum Required Yards              |          |
| (i) Front                               | 6 metres |
| (ii) Interior Side                      |          |
| a) vertical common wall                 | 0 metres |
| b) exposed end wall                     | 3 metres |
| (iii) Exterior Side                     | 5 metres |
| (iv) Rear                               | 8 metres |

- |                                |                   |
|--------------------------------|-------------------|
| (e) Maximum Height of Building | 9 metres          |
| (f) Minimum Gross Floor Area   | 65 m <sup>2</sup> |

#### 10.3.6 Apartment and Low Rise Apartment Dwelling

- |  |             |
|--|-------------|
| (a) Minimum Lot Area- 1021 square metres |             |
| (b) Minimum Lot Frontage                 | 36.5 metres |
| (c) Maximum Lot Coverage                 | 30%         |
| (d) Minimum Required Yards               |             |
| (i) Front                                | 7.5 metres  |
| (ii) Interior Side                       | 4 metres    |
| (iii) Exterior Side                      | 7.5 metres  |
| (iv) Rear                                | 7.5 metres  |
| (e) Maximum Height of Building           | 11 metres   |

#### 10.4 ZONE EXCEPTIONS

##### 10.4.1 R3-1 Zone

Notwithstanding Section 10.3, the interior side yards for lands zoned "R3-1" shall be 2.56 metres and 2.98 metres respectively.

##### 10.4.2 R3-2 Zone

Notwithstanding the minimum gross floor area and density requirements, the lands within the area zoned "R3-2" shall have a minimum gross floor area of 27 square metres and a maximum of five dwelling units.

##### 10.4.3 R3-3 Zone

Notwithstanding the provisions of Section 10.3.4, for those lands described as Lot 3 and part of Lot 2, Registered Plan 201 and known municipally as 139 Richard Street and zoned "R3-3", the minimum frontage shall be 20 metres.

#### 10.4.4 R3-4 Zone

Notwithstanding the provisions of Subsection 10.2 "Uses Permitted", the following uses are permitted:

- (a) Dwelling, Duplex
- (b) Dwelling, Low rise apartment
- (c) Dwelling, Semi-detached

#### 10.4.5 R3-5 Zone

Notwithstanding the provisions of Subsections 4.1.7 "Accessory Buildings, Uses and Structures, Maximum Quantity", 4.1.11 "Fences" 10.2 "Multiple Residential, Uses Permitted" 10.3. "Zone Regulations", the following provisions apply:

##### 1. Permitted Uses:

- (a) Bed and breakfast establishment
- (b) Dwelling, Semi-detached
- (c) Dwelling, Street Townhouse
- (d) Dwelling, Townhouse
- (e) Home Occupation

##### 2. Zone Regulations:

- (a) Minimum Lot Area                      165 square metres
- (b) Minimum Lot Frontage                      5.2 metres
- (c) Maximum Lot Coverage                      57.5 %
- (d) Minimum Required Yards:
  - (i) Front    4 metres
  - (ii) Interior Side
    - (a) Vertical common wall    0 metres
    - (b) Exposed end wall    1.1 metres
  - (iii) Exterior Side                              3.3 metres
  - (iv) Rear    6 metres
- (e) Projection from the main rear wall of the building for decks and pergolas shall be a maximum of 4 metres.
- (f) Maximum depth of dwelling 17.3 metres
- (g) Decks, porches and pergolas shall not be calculated in lot coverage.
- (h) Maximum Height of Buildings              11 metres
- (i) No detached accessory buildings shall be permitted.

- (j) Fences shall be at least 1/3<sup>rd</sup> open and shall not exceed 0.9 metres in height.
- (k) Maximum Number of dwelling units in the zone shall be 82.
- (l) For the purpose of this zone a pergola shall be defined as an open slated bar arbour or trellises covered walk.

#### 10.4.6 R3-6 Zone

All the provisions of the Multiple Residential Exception Five "R3-5" Zone shall apply to the "R3-6" Zone with the exception of Subsection 10.4.5 2(d)(i) "Minimum Required Yards, Front" whereby the minimum front yard shall be 4 metres.

#### 10.4.7 R3-7 Zone

All the provisions of the Multiple Residential Exception Five "R3-5" Zone shall apply to the "R3-7" Zone with the exception of Subsection 10.4.5 2(d)(iv) "Minimum Required Yards, Rear" whereby the minimum rear yard shall be 2.5 metres.

#### 10.4.8 R3-8 Zone

Notwithstanding the provisions of Subsections 4.20 "Permitted Yard Encroachments" as it relates to verandas, decks, uncovered terraces and porches in the front yard; and, 10.3.4(c) "Maximum Lot Coverage", and 10.3.4(d)(i), (ii), and (iii) "Minimum Required Yards", the following provisions apply:

1. Zone Regulations:
  - (a) Maximum Lot Coverage 50 %
  - (b) Minimum Required Yards:
    - (i) Front 7 metres
    - (ii) Interior Side
      - (a) vertical common wall 0 metres
      - (b) exposed end wall 1.2 metres
    - (iii) Exterior Side 4.2 metres
  - (c) The front wall of the garage shall be located, no closer to the front lot line, than the main front wall of the dwelling.

- (d) The maximum projection into the front yard setback for verandas, decks uncovered terraces and porches not exceeding one storey in height, is 1.5 metres.

#### 10.4.9 R3-9 Zone

Notwithstanding the provisions of Subsections 10.3.5(a), (b) and (d)(iv) to the contrary, the minimum lot area shall be 930 square metres, the minimum lot frontage shall be 25 metres and the minimum rear yard shall be 6 metres.

#### 10.4.10 R3-10 Zone

Notwithstanding the regulation to the contrary regarding subsection 10.3.4 Street Townhouses, the following zone regulations apply:

##### **Street Townhouse Dwellings:**

- Minimum Lot Area of 210 square metres
- Minimum Lot Frontage of 7 metres
- Maximum Lot Coverage of 40%
- Minimum Front Yard Setback of:
  - 4.5 metres to dwelling
  - 7 metres to garage
- Minimum Exposed End Wall Setback of 1.2 metres
- Minimum Exterior Side Yard of 4.5 metres
- Minimum Rear Yard of 7.5 metres
- Maximum Building Height of 10 metres
- Minimum Gross Floor Area of 65 square metres

Notwithstanding the regulation to the contrary regarding subsection 10.3.1 Single Detached Dwellings, the following zone regulations apply:

##### **Single Detached Dwellings**

- Minimum Lot area of 360 square metres
- Minimum Lot Frontage of 12 metres
- Maximum Lot Coverage of 40%
- Minimum Front Yard Setback of:
  - 4.5 metres to dwelling
  - 7 metres to garage
- Interior side yard of 1.2 metres

- Minimum Exterior Side Yard of 4.5 metres
  - Minimum Rear Yard Setback of 7.5 metres
  - Maximum Building Height of 10 metres
  - Minimum Gross Floor Area of 93 square metres”
1. Notwithstanding Section 10.2 of Zoning By-law 2000-57, a public park shall also be a permitted uses for those lands zoned Multiple Residential Exception 10 (R3-10) Zone
  2. Notwithstanding Section 4.20 of Zoning By-law 2000-57, lands that are zoned Multiple Residential Exception 10 (R3-10) Zone, shall permit a 1.0 metre encroachment (including eaves and cornices) for an unenclosed veranda/porch in the exterior side yard setback.

#### 10.4.11 R3-11 Zone (757 Fourth Avenue)

Notwithstanding the provisions of Section 10.3.6 ‘Apartment and Low Rise Apartment Dwelling’, the following provisions shall apply for existing development within the R3-11 Zone as:

(a)	Minimum Lot Area	645 square metres
(b)	Minimum Lot Frontage	18 metres
(c)	Minimum Front Yard	0.0 metres
(d)	Minimum Interior Side Yard	0.0 metres (south)

#### 10.4.12 R3-11 Zone (199 Pine Street)

In addition to the Zone Provisions of Section 10.3.6 “Apartment and Low Rise Apartment Dwelling”, the following zone provisions shall apply to the R3-11 Zone (199 Pine Street):

(a)	Minimum Lot Frontage	19.81 m (Thiffault St.)
(b)	Minimum Setbacks	
	i. Interior Side Site Line	0.68 m
	ii. Exterior Side Site Line	5.12 m (Elm St.)
	iii. Rear Yard	5.12 m (Elm St.)
	iv. Parking Spaces	16 spaces including 1
	Barrier Free Space.	