

5.3 RESIDENTIAL MULTIPLE FAMILY (R3) ZONE**PERMITTED USES IN R3 ZONE**

5.3.1 The following uses shall be permitted in any R3 Zone:

a. **Principal Uses**

Apartment Dwellings
Boarding or Rooming Housing
Converted Dwellings
Double Duplex Dwellings
Family Care Group Homes
Grouped Dwellings
Neighbourhood Parks
Playgrounds
Row House Dwellings
Senior Citizen Housing
Town House Dwellings
Triplex Dwellings

b. **Uses Subject to Conditions**

Bed and Breakfast Operations
Commercial Day Care Centres
Home Day Care
Telephone Switching Centres
Urban Home Occupations

SPECIAL REQUIREMENTS IN R3 ZONE

5.3.2 Any permitted use in any R3 Zone must comply with the following special requirements:

Day Care

- 5.3.2.1 a. Commercial day care centres shall be permitted within an apartment building.
- b. A Home Day Care is permitted subject to Sections 5.3.2-12 b, c and d that apply to Urban Home Occupations.

Boarding or Rooming Houses

- 5.3.2.2 The following regulations shall be complied with:
- a. The maximum number of roomers or boarders that may be accommodated per dwelling shall be six (6).
 - b. The maximum number of roomers or boarders that may be accommodated per bedroom shall be two (2).

Apartment and Grouped Dwellings

- 5.3.2.3 For apartments or grouped dwellings of ten (10) or more units one hundred (100) square feet per dwelling unit of developed open space for recreational purposes shall be provided exclusive of other open space requirements.

Senior Citizens Housing

- 5.3.2.4 For dwellings of ten (10) or more units, developed open space shall be provided at the ratio of one hundred (100) square feet per dwelling unit.

Residential Swimming Pools

- 5.3.2.5 Swimming pools are permitted as an accessory use provided:
- a. That no part of any privately owned outdoor swimming pool enclosure is located closer than twenty-five (25) feet to any property line abutting a street line.
 - b. That such development is in full conformance with the Municipal Swimming Pool Bylaw.

Vehicular Access

- 5.3.2.6
- a. Vehicular access to any lot in a R3 Zone shall be limited to a maximum of two (2) and shall have a maximum width of twenty-five (25) feet each.
 - b. Accesses must be located a minimum of fifty (50) feet from the limits of the right-of-way at a street intersection.

- c. A minimum fifty (50) foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses.

Off Street Parking

5.3.2.7 a. Apartments, Triplexes, Double Duplexes, Grouped Dwellings, Town Houses, Row Houses

- i. three (3) parking spaces for each two dwelling units. In the case of odd number of units, parking shall be provided using the next higher number;
- ii. no parking area shall be permitted within ten (10) feet of a window or a habitable room located in a basement or on the first floor of a dwelling;
- iii. no parking area shall be located within ten (10) feet of a lot line abutting a R1, R2, or P1 Zone unless the abutting yard is fenced or screened;
- iv. parking garage or structure is permitted in rear yard only;
- v. no parking is permitted in front yard.

b. Boarding or Rooming Houses

- i. one (1) parking space for every two (2) roomers or boarders plus one (1) for a residing owner;
- ii. no parking area shall be permitted in the front yard.

c. Senior Citizens Housing

- i. one (1) parking space for every two (2) units. In the case of odd numbers of units, parking shall be provided using the next higher even number;

- ii. no parking area shall be permitted within ten (10) feet of a window or a habitable room located in a basement or on the first floor of a dwelling;
- iii. no parking area shall be located within ten (10) feet of a lot line abutting a R1, R2, or P1 Zone unless the abutting yard is fenced or screened so as to eliminate visual nuisance.

Parking Facilities

5.3.2.8 Where parking facilities for more than four (4) vehicles are required or permitted:

- a. The parking areas shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles.
- b. The lights used for illumination of the parking lot shall be so arranged as to divert the light away from streets, adjacent lots and buildings.
- c. When a parking lot is of a permanent hard surfacing, each parking space shall be clearly demarcated and maintained as such, and
- d. Traffic aisles leading to and within parking areas shall have a minimum width of ten (10) feet for one way traffic and a minimum width of twenty (20) feet for two way traffic.

Signs

5.3.2.9 All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES.

Bed and Breakfast Operations

5.3.2.10 Bed and breakfast operations may be conducted provided:

- a. Parking is located in the rear or side yards only and is provided at the rate of one (1) space for every bedroom available for overnight accommodation.

- b. No parking area shall be located within ten (10) feet of a lot line abutting a R1 or R2 Zone unless the abutting yard is fenced or screened so as to reduce visual nuisance.
- c. No more than three (3) rooms are available for overnight accommodation to the public.
- d. Sections 5.3.2-12 a, b, c and d that apply to Urban Home Occupations also apply to Bed and Breakfast Operations.
- e. The lot is fronting on and only has access to an arterial, collector, local collector, residential local collector or exterior local road.

Telephone Switching Centres

- 5.3.2.11
- a. Telephone switching centres shall be located on lots fronting on arterial or collector roads.
 - b. A maximum of one (1) access shall be provided to the lot on which the telephone switching centre is located.
 - c. The access shall have a maximum width of twenty-five (25) feet.
 - d. The use is conducted and wholly contained within the enclosed building.
 - e. No outdoor storage is permitted.
 - f. A public utility sign shall be permitted.
 - g. All yards shall be sodded and landscaped.

Urban Home Occupations

- 5.3.2.12
- An Urban Home Occupation shall be permitted in any dwelling or residential unit in an R3 Zone provided:
- a. The Urban Home Occupation is entirely conducted within the residential unit or dwelling.
 - b. Employees shall be limited to residents of the dwelling or residential unit.

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- c. No alterations shall be made which would change the exterior residential appearance of the dwelling.
 - d. No outdoor storage shall be associated with the Urban Home Occupation.
 - e. The maximum size of the Urban Home Occupation shall be no more than 25% of the total floor area of the dwelling or residential unit to a maximum of 500 square feet.
 - f. One off-street parking space, other than that required for the dwelling, shall be provided unless otherwise indicated.
 - g. The following are not deemed to be Urban Home Occupations and are not permitted within the R3 Zone:
 - i. amusement arcades;
 - ii. automotive repair shops;
 - iii. auto body repair;
 - iv. doctor or dentist offices;
 - v. large appliance repair;
 - vi. laundry shops and depots for collecting dry cleaning and laundry;
 - vii. retail stores;
 - viii. restaurants;
 - ix. service industries.

REGULATIONS IN RESIDENTIAL MULTIPLE FAMILY (R3) ZONE

5.3.3 Any permitted use in any R3 Zone must comply with the following regulations:

RESIDENTIAL MULTIPLE FAMILY (R3) ZONE	Family Care Group Homes, Apartments, Double Duplex Dwellings, Senior Citizen Housing, Grouped Dwellings	Town House, Row House Dwellings	Converted Dwellings, Tri-plex Dwellings, Boarding or Rooming Houses (see also Special Requirements
Minimum Lot Area	10,000 sq ft for first 4 units plus 1,000 sq ft per additional unit	3,300 sq ft for each dwelling unit	6,500 sq ft
Minimum Lot Frontage	100 ft	100 ft	65 ft
Minimum Front or Flankage Yard a) fronting on local roads b) fronting on collector or arterial roads	35 ft 45 ft	35 ft 45 ft	35 ft 45 ft
Minimum Rear Yard a) main building	35 ft	25 ft	i. triplex dwg - 35 ft ii. other - 25 ft
b) accessory building	4 ft	4 ft	4 ft
Minimum Side Yard (whichever is greater)	15 ft or one-half (1/2) the height of the main building	15 ft or one-half (1/2) the height of the main building	15 ft or one-half (1/2) the height of the main building
a) Abutting (where a permitted use in an R3 Zone abuts another permitted use in an R3 Zone)	0 ft	0 ft	
Maximum Height of Main Building	i. Double Duplex - 35 ft ii. Other - 55 ft or 5 storeys, whichever is greater	35 ft	35 ft
Maximum Height of Accessory Building	20 ft	20 ft	20 ft
Maximum Lot Coverage	35% of lot area	35% of lot area	35% of lot area
Maximum Height of Fences (Non-Vegetative)	6 ft	6 ft	6 ft
Minimum Clear Distance Between Main Building and Accessory Building	12 ft	12 ft	12 ft
Minimum Clear Distance Between Main Buildings	Group dwellings - 30 ft	Not Applicable	Not Applicable

PART 5	AMENDED DATE	SECTION
	July 2, 1985	5.3.1 b / 5.3.2.10
	December 6, 1988	5.3.2.5
	August 1, 1989	5.3.1 b / 5.3.2.11
	May 1, 1990	5.3.2.9
	January 4, 1996	5.3.1 b / 5.3.2.1 / 5.3.2.10 / 5.3.2.12
	November 5, 2002	5.3.2.7 a iii, c iii / 5.3.2.10 b
	May 10, 2005	5.3
	February 2, 2007	5.3.2.9
	September 30, 2016	5.3.2.12 (g) (File 16-08)

Note: Numbering of Sections within this Bylaw may be different from the Amended Date.