

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 5.14;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.21;
• a <i>street fronting townhouse</i> ;

(Added by By-Law 2217-2020)

(Deleted & Replaced by By-Law 2267-2021)

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 lot	no provision	
Lot Area, Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 330 m² (3,552 ft ²) for an end unit	600 m² (6,458.6 ft ²)	150 m² (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

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
				185 m² (1,991.4 ft ²) per <i>dwelling unit</i>
Lot Frontage, Minimum	8 m (26.2 ft) per <i>dwelling unit</i> or 11 m (36.1 ft) for an end unit	20 m (65.5 ft)	30 m (98.4 ft)	20 m (65.6 ft)
Lot Depth, Minimum	30 m (98.4 ft)		No provision	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (24.6 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 1.2 m (3.9 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 1.2 m (3.9 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	40% of <i>lot area</i>			
Landscaped Open Space, Minimum	30% of <i>lot area</i>			
Gross Floor Area, Minimum	no provision	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	

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Amenity Area, Minimum	no provision		93 m ² (1,001 ft ²) per dwelling unit	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

(Deleted & Replaced by By-Law 2267-2021)

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 PROVISIONS13.3.1 Location: Lots 61 & 62, Plan 162 & Part 1, 41R-5995, R3-1 (Key Map 4)

13.3.1.1 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 the following:

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

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 *lot area*

13.3.1.2.3 *NUMBER OF PARKING SPACES*

Minimum **32** spaces

(Deleted & Replaced by By-Law 2267-2021)

November/21

13.3.1.2.4 *EXTERIOR SIDE YARD*

Minimum width **6.7 m** (21.9 ft)

13.3.1.3 That all provisions of the R3 Zone in Section 13.2 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.

(Deleted & Replaced by By-Law 2267-2021)

13.3.2 **Location: 17 Wilmot Street North, Drumbo, R3-2 (Key Map 28)**

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 m** (52.4 ft)

13.3.2.2.2 *FRONT YARD*

Minimum **5 m** (16.4 ft)

Maximum **9.1 m** (30 ft)

13.3.2.2.3 *INTERIOR SIDE YARD WIDTH*

Minimum **2.9 m** (9.5 ft)

13.3.2.2.4 SETBACK TO CENTRELINE OF COUNTY ROAD

Minimum **13 m** (42.6 ft)

13.3.2.3 That all provisions of the R3 Zone in Section 13.2 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 1641-2010)

November/21

(Deleted & Replaced by By-Law 2267-2021)

13.3.3 **Location: Part Lot 17, Concession 13 (Blandford), Part Block 78, 41M-141, Plattsville, R3-3 (Key Map 6)**

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:

13.3.3.2.2 *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)”

(Deleted & Replaced by By-Law 2267-2021)

13.3.4 **Location: Part Lot 17 & 18, Concession 13 (Blenheim), R3-4 (Key Map 6)**

13.3.4.1 Notwithstanding any provisions 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:

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

13.3.4.2 Notwithstanding any provisions 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 in accordance with the following provisions:

(Added by By-Law 2292-2022)

March/22

13.3.4.2.1 LOT COVERAGE

Maximum **50%** of the *lot area*

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

(Added by By-Law 2292-2022)

March/22