

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	
•	<i>an additional residential unit</i> , in accordance with the provisions of Section 6.4;
•	<i>an apartment dwelling</i> ;
•	<i>a boarding or lodging house</i> ;
•	<i>a converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with the provisions of Section 6.4;
•	<i>a home occupation</i> , in accordance with the provisions of Section 6.14;
•	<i>a multiple unit dwelling</i> ;
•	a public <i>use</i> in accordance with the provisions of Section 6.22;
•	<i>a street fronting townhouse</i> .

(Amended by By-Law 43-2023)

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 both a *municipal sewage* system and *municipal water* system and is in accordance with the provisions presented in Table 14.2:

(Amended by By-Law 43-2023)

TABLE 14.2: 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 <i>dwelling</i> .	1 <i>dwelling</i> per <i>lot</i>	No provision	

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
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)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i>	for units with an individual <i>garage</i> or <i>driveway</i> 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>
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)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	9 m (29.5 ft)			
Lot Depth, Minimum	30 m (98.4 ft)			
Rear Yard, Minimum Depth	7.5 m (24.6 ft)		10 m (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 <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 <i>garage</i> or <i>carport</i> is attached to or within the main building, 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 lot area			
Landscaped Open Space, Minimum	30% of lot area			
Height of Building, Maximum	11 m (36.1 ft)		4 storeys	
Amenity Area, Minimum	no provision		65 m ² (699.7 ft ²) per <i>dwelling unit</i>	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.			

(Deleted and Replaced by By-Law 39-2022)
(Amended by By-Law 45-2025)

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.

14.2.2 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R3-C)

(Deleted by By-Law 43-2023)

14.3 SPECIAL PROVISIONS**14.3.1 LOCATION: PART LOTS 11 & 12, CONCESSION 5 (DEREHAM) R3-1 (KEY MAP 66)**

14.3.1 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 for the following;

All uses permitted in Section 14.1 of this By-law.

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 LOT FRONTAGE FOR CORNER LOT

Minimum **14 m** (45.9 ft)

14.3.1.2.2 FRONT YARD DEPTH

Minimum **6 m** (19.6 ft)

14.3.1.2.3 INTERIOR SIDE YARD WIDTH FOR END UNIT TOWNHOUSE

Minimum **1.2 m** (3.9 ft)

14.3.1.2.4 EXTERIOR SIDE YARD WIDTH

Minimum **6 m** (19.6 ft)

14.3.1.2.5 LOT COVERAGE

Maximum **40%**

14.3.1.3 HOLDING PROVISIONS

- 14.3.1.3.1 Where the symbol “H” appears on a zoning map following the zone symbol R3-1, those lands shall not be developed or used unless this By-Law has been amended to remove the “H” symbol.
- 14.3.1.3.2 The Holding Zone, as identified by the “(H)” symbol, shall not be removed from the subject lands until confirmation has been received from Oxford County Public Works Department that adequate capacity in the Mount Elgin Water Treatment and Wastewater Treatment System is available to serve the development, and that appropriate development agreements have been executed respecting the orderly development of the land, to the satisfaction of the Township and County. Removal of the Holding Zone shall be undertaken in accordance with Section 36 of the Planning Act.
- 14.3.1.4 That all the other provisions of the R3 Zone in Section 14.2 to the 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 contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 69-2022)