

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:

<b>TABLE 13.1: USES PERMITTED</b>
• an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with the provisions of Section 5.5;
• 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)

(Deleted & Replaced by By-Law 2379-2023)

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 both a *municipal sewage system* and a *municipal water system* and is in accordance with the provisions in Table 13.2:

(Amended by By-Law 2379-2023)

<b>TABLE 13.2: 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>Number of Dwellings or Dwelling Units, Maximum</b>	8 <i>dwelling units</i> per dwelling	1 <i>dwelling</i> per lot	No provision	
<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>330 m<sup>2</sup></b> (3,552 ft <sup>2</sup> ) for an end unit	<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 280 m <sup>2</sup> (3,014 ft <sup>2</sup> )

<b>TABLE 13.2: 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>
				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	<b>20 m</b> (65.5 ft)	<b>30 m</b> (98.4 ft)	<b>20 m</b> (65.6 ft)
<b>Lot Depth, Minimum</b>	<b>30 m</b> (98.4 ft)		No provision	
<b>Front Yard, Minimum Depth</b>	<b>7 m</b> (23 ft)		<b>7.5 m</b> (24.6 ft)	
<b>Exterior Side Yard, Minimum Width</b>	<b>6 m</b> (19.7 ft)			
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)		<b>10 m</b> (32.8 ft)	
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) for end <i>dwelling units</i>	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> 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 <b>1.2 m</b> (3.9 ft)	<b>6 m</b> (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no habitable room windows may be reduced to <b>3 m</b> (9.8 ft)	
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>22 m</b> (72.1 ft)			
<b>Lot Coverage, Maximum</b>	40% of <i>lot area</i>			
<b>Landscaped Open Space, Minimum</b>	30% of <i>lot area</i>			
<b>Gross Floor Area, Minimum</b>	no provision	<b>18.5 m<sup>2</sup></b> (199.1 ft <sup>2</sup> ) for each	<b>55 m<sup>2</sup></b> (592 ft <sup>2</sup> ) per <i>dwelling unit</i>	

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
		roomer or boarder in <i>boarding or lodging house</i>		
Height of Building, Maximum	11 m (36.1 ft)		4 storeys	
Amenity Area, Minimum	no provision		10.0 m <sup>2</sup> (107.6 ft <sup>2</sup> ) per <i>dwelling unit</i> for the first twelve (12) <i>dwelling units</i> , and 5.0 m <sup>2</sup> (53.8 ft <sup>2</sup> ) for each unit in excess of twelve (12) <i>dwelling units</i>	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

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

(Deleted &amp; Replaced by By-Law 2449-2024)

**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 PROVISIONS****13.3.1 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 <i>lot area</i>
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13.3.1.2.3 NUMBER OF *PARKING SPACES*

Minimum	32 spaces
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13.3.1.2.4 *EXTERIOR SIDE YARD*

Minimum width	<b>6.7 m</b> (21.9 ft)
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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	<b>16 m</b> (52.4 ft)
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13.3.2.2.2 *FRONT YARD*

Minimum	<b>5 m</b> (16.4 ft)
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Maximum	<b>9.1 m</b> (30 ft)
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13.3.2.2.3 *INTERIOR SIDE YARD WIDTH*

Minimum	<b>2.9 m</b> (9.5 ft)
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## 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)

(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*.

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)

(Amended by By-Law 2040-2017)

(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:

13.3.4.2.1 LOT COVERAGE

Maximum	50% of the <i>lot area</i>
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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)

**13.3.5 LOCATION: WEST SIDE OF OXFORD ROAD 3, SOUTH OF MAITLAND STREET, PART 1 41R-10687 R3-5 (KEY MAP 30)**

13.3.5.1 Notwithstanding any provisions 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 13.1 of this Zoning By-Law.

13.3.5.2 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:

13.3.5.2.1 *LOT FRONTAGE (INTERIOR UNIT)*

Minimum	<b>6.8 m</b> (22.3 ft)
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13.3.5.2.2 *LOT FRONTAGE (END UNIT)*

Minimum	<b>9.8 m</b> (32.1 ft)
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13.3.5.2.3 *LOT AREA (END UNIT)*

Minimum	<b>290 m<sup>2</sup></b> (3,121.5 ft <sup>2</sup> )
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13.3.5.3 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 2456-2024)

13.3.6 LOCATION: NORTH SIDE OF OXFORD STREET EAST, PT LT 12, CONC. 7 (BLENHEIM), PT 2, PT OF PTS 3 AND 4, 41R-10074 R3-6 (KEY MAP 28)

13.3.6.1 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 13.1 of this Zoning By-Law.

13.3.6.2 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:

13.3.6.2.1 *FRONT YARD DEPTH* (INTERIOR UNIT)

Minimum	<b>6.5 m</b> (21.3 ft)
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13.3.6.2.2 *INTERIOR SIDE YARD WIDTH* (END UNIT)

Minimum	<b>1.2 m</b> (3.9 ft)
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13.3.6.2.3 *LOT COVERAGE*

Maximum	50%
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13.3.6.3 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 2501-2025)