

R3 ZONE

R3 Zone created

201. (1) The areas indicated as R3 on the attached zoning maps are hereby established as the *Converted House Townhouse Zone*.

Purpose of the Zone

- (2) The purpose of the R3 zone is to,
- (a) permit a range of low density **dwelling** types on **land** designated Residential Area in the Official Plan; and
 - (b) permit this range of **dwelling** types on individual lots, or in planned **unit** developments.

Permitted uses

202. (1) The following are the permitted uses in the R3 Zone:
- (a) **bed and breakfast** with a maximum of three guest bedrooms
[By-law 185-2000]
 - (b) **converted house**
 - (c) **detached house**
 - (d) **diplomatic mission, official residence**
 - (e) **diplomatic mission, other residence**
 - (f) **duplex house**
 - (g) **linked-detached house**
 - (h) **linked-townhouse**
 - (i) **park**
 - (j) **planned unit development**
 - (k) **retirement home, converted** accommodating a maximum of eight residents
 - (l) **semi-detached house**
 - (m) **special needs house** accommodating a maximum of eight residents
 - (n) **townhouse**
 - (o) **triplex house** limited to a converted three **unit** house
- (2) Despite section 134, a **triplex house** mentioned in paragraph (o) **must** conform to the regulations of a **triplex house** in this zone.

R3 SUBZONES

R3A SUBZONE

Regulations

203. (1) In the R3A subzone, a minimum **lot area** and **lot width must** be provided in accordance with *Table 203*.

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TABLE 236 - R3L LOT DIMENSIONS

	I LAND USE	II LOT AREA	III LOT WIDTH
i	Triplex house	360	12
ii	Detached house, duplex house, converted house	270	9
iii	Semi-detached house, linked-detached house	170	5.6

R3M SUBZONE*Regulations*

237. In the R3M subzone, a minimum **lot area** and **lot width must** be provided for **development** in accordance with *Table 238*.

How to read Table 238

238. In *Table 238*,

- (a) Column I sets out the **use**;
- (b) Column II sets out the minimum **lot area** in square metres for that **use**; and
- (c) Column III sets out the minimum **lot width** in metres for that **use**.

TABLE 238 - R3M LOT DIMENSIONS

	I LAND USE	II LOT AREA	III LOT WIDTH
i	Triplex house	360	12
ii	Detached house, duplex house, converted house	197	7.5
iii	Semi-detached house, linked-detached house	110	4.5
iv	Townhouse, linked-townhouse	110	4.5

R3N SUBZONE*Regulations*

239. In the R3N subzone, a minimum **lot area** and **lot width must** be provided in accordance with *Table 240*.

How to read Table 240

240. In *Table 240*,

- (a) Column I sets out the **use**;