

**SECTION 13 - RESIDENTIAL 3 (R3) ZONE**

**13.1** Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (R3) zones.

**13.2 PERMITTED USES**

- (a) One single detached dwelling
- (b) Semi-detached dwellings
- (c) Duplex dwellings
- (d) Uses, buildings and structures accessory to the foregoing permitted uses
- (e) Home occupations
- (f) Two (2) Accessory Dwelling Units, or one (1) Accessory Dwelling Unit and one (1) Detached Accessory Dwelling Unit as per the regulations of Subsection 6.43
- (g) Short-Term Rental, Owner Occupied

**13.3 REGULATIONS FOR ONE SINGLE DETACHED DWELLING**

The regulations of Section 12.3 shall apply with respect to single detached dwellings

**13.4 REGULATIONS FOR SEMI-DETACHED DWELLINGS**

Minimum Lot Frontage	9.5m 10.5m for a corner lot
Minimum Lot Area	305 sq. m.
Maximum Lot Coverage	1 storey – 60 percent 2 storey - 40 percent
Minimum Front Yard	6m to garage 3m to other parts of dwelling
Minimum Interior Side Yard	1.2m plus an additional .5m for every storey or part thereof above the ground floor; except where no private garage or carport is provided a side yard of not less than 3.0m on one side of such semi-detached dwelling is required;
Minimum Exterior Side Yard	3m, except that an attached garage or

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	attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	6m
Maximum Height	i) 2.5 storeys ii) 9m

**13.5 REGULATIONS FOR DUPLEX DWELLINGS**

Minimum Lot Frontage	18m 21m for a corner lot
Minimum Lot Area	580 sq. m.
Maximum Lot Coverage	40 percent
Minimum Front Yard	6m to garage 3m to other parts of dwelling
Minimum Interior Side Yard	2m plus 0.5m for every storey or part thereof above the ground floor except where no attached garage or attached carport is provided the minimum interior side yard on one side shall be 3m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which fronts on the exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	8m
Maximum Height	i) 2.5 storeys ii) 9m

**EXCEPTIONS TO THE RESIDENTIAL 3 (R3) ZONE**

**R3-35 (129-1990) 48 Phipps Street**

Nothing shall prevent the continued use of the lands indicated as R3-35 on Schedule "A" for a group home and uses, buildings and structures accessory thereto.

**R3-42 (45-1991) 47 Idylewyld Place**

These lands are zoned "Residential 3 R3-42 Zone" and all of the provisions that relate to lands zoned "Residential 3 R3 Zone" by this by-law shall apply to those lands zoned "Residential 3 R3-42 Zone" except:

- (a) that notwithstanding the provisions of Subsection 13.5, the minimum lot area shall not be less than 464.5 square metres, and;

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- (b) that notwithstanding the provisions of Subsection 13.5, the minimum westerly side yard shall not be less than 1.44 metres and the minimum easterly side yard shall not be less than 2.84 metres, and;
- (c) that notwithstanding the requirements of Subsection 13.4, the minimum floor area for the second floor unit shall not be less than 73.5 m<sup>2</sup>

**R3-48 (138-1992) 34 Lewis Street**

These lands are zoned "Residential 3 R3-48 Zone" and all of the provisions that relate to lands zoned "Residential 3 R3 Zone" by this by-law shall apply to those lands zoned "Residential 3 R3-48 Zone" except:

- (a) notwithstanding the requirements of Subsection 13.2 - Permitted Uses, these lands shall only be used as a residential emergency hostel with not more than 32 single bedrooms and shall be subject to the following regulations:
  - (i) Minimum lot frontage shall not be less than 5.06 metres;
  - (ii) Minimum lot area shall not be less than .25 hectares;
  - (iii) Maximum lot coverage shall not be greater than 13%;
  - (iv) Minimum front yard shall not be less than 115.8 metres;
  - (v) Minimum interior side yard shall not be less than 3.35 metres;
  - (vi) Minimum exterior side yard shall not be less than 8.53 metres;
  - (vii) Minimum rear yard shall not be less than 21.03 metres;
  - (viii) Maximum building height shall not be greater than 2 storeys;
  - (ix) Minimum number of parking spaces shall not be less than 1 space for every three bedrooms.

**R3-49 (202-1992) Concession Road, west side, south of Gilmore Road**

These lands are zoned "Residential 3 R3-49 Zone" and all of the provisions that relate to lands zoned "Residential 3 R3 Zone" by this by-law shall apply to those lands zoned "Residential 3 R3-49 Zone" except:

- (a) notwithstanding the requirements of Subsection 13.4 - Minimum Interior Side Yard, where no private garage or carport is provided, a side yard of not less than 3 metres on one side of a semi-detached dwelling is required and all of the other provisions of Subsection 13.4 are applicable, and;
- (b) notwithstanding the requirements of Subsections 13.4 and 13.5, the minimum front yard shall not be less than 9 metres.

**R3-52 (129-1990) 279 High Street**

Nothing shall prevent the continued use of the lands indicated as R3-52 on Schedule "A" for professional offices and uses, buildings and structures accessory thereto.

**R3-60 (80-1991) 113 Waterloo Street**

These lands are zoned "Residential 3 R3-60 Zone" and all of the provisions that relate to lands zoned "Residential 3 R3 Zone" by this by-law shall apply to those lands zoned "Residential 3 R3-60 Zone" except that:

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- (a) that notwithstanding the requirements of Subsection 13.5 the minimum interior side yard setback from the north side lot line shall not be less than 1.3 metres and the minimum interior side yard setback from the south side lot line shall not be less than 6 metres, and;
  - (b) that notwithstanding the requirements of Subsection 13.6, an enclosed outside stairway may be erected as an appurtenant structure for the dwelling to provide access to the second-floor dwelling unit. The enclosed outside stairway shall not be closer than 1.3 m to the north side lot line.

**R3-106 (164-1993) 10 George Street**

These lands are zoned "Residential 3 R3-106 Zone" and all of the provisions that relate to lands zoned "Residential 3 R3 Zone" by this by-law shall apply to those lands zoned "Residential 3 R3-106 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 13.5, the minimum lot area shall not be less than 477 square metres.

**R3-154 (127-1996) Bardol Avenue, west side, north of Lakeshore Road**

These lands are zoned "Residential 3 R3-154 Zone" and all of the provisions that relate to lands zoned "Residential 3 R3 Zone" by this by-law shall apply to those lands zoned "Residential 3 R3-154 Zone" except:

- (a) that notwithstanding the permitted uses set out in Subsection 13.2 (Permitted Uses), these lands may only be used for the construction of a semi-detached dwelling and semi-detached garage, and;
- (b) that notwithstanding the requirements of Subsection 13.4, the minimum lot frontage shall not be less than 22 metres for interior lots and not less than 24 metres for corner lots, and;
- (c) that notwithstanding the requirements of Subsection 13.4, the minimum lot area shall not be less than 613 square metres, and;
- (d) that notwithstanding the requirements of Subsection 13.4, the maximum lot coverage for all buildings and structures located on the lots shall not be greater than 45%, and;
- (e) that notwithstanding the requirements of Subsection 13.4, the minimum front yard shall not be less than 5.8 metres, and;
- (f) that notwithstanding the requirements of Subsection 13.4, the minimum interior side yard shall not be less than 1.29 metres, and;
- (g) that notwithstanding the requirements of Subsection 13.4, the minimum exterior side yard shall not be less than 3.87 metres, and;
- (h) that notwithstanding the requirements of Subsection 13.4, the minimum rear yard shall not be less than 3.67 metres, and;
- (i) that notwithstanding the requirements of Subsection 13.4, the minimum floor area per dwelling unit shall not be less than 100 square metres, and;
- (j) that notwithstanding the requirements of Subsection 13.4, the maximum height shall not be greater than 1 storey, and;

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- (k) that notwithstanding the requirements of Subsection 6.1 (b), the following setbacks shall apply to a semi-detached garage:
- the minimum interior side yard setback shall not be less than 6.7 metres;
  - the minimum exterior side yard setback shall not be less than 8.7 metres;
  - the minimum front yard setback shall not be less than 5.8 metres;
  - the minimum rear yard setback shall not be less than 3.67 metres.
- (l) The erection of boundary fencing will be permitted on the subject lands. The height of the boundary fencing shall not be greater than .92 metres and be of an open-type construction.

**R3-316 (111-2003) Lavinia Street, north side, @ Douglas Street**

These lands are zoned “Residential 3 R3-316 Zone” and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Residential 3 R3 Zone” by this by-law shall apply to those lands zoned “Residential 3 R3-316 Zone” on Schedule A, except:

- (a) that notwithstanding the requirements of Subsections 13.4, the following regulations shall apply:

- |                              |        |
|------------------------------|--------|
| • Minimum Lot Frontage       | 20.1 m |
| • Minimum Front Yard         | 9.1 m  |
| • Minimum Exterior Side Yard | 3 m    |

- (b) and that the driveway access to the westerly semi-detached dwelling unit must be from Douglas Street.

**R3-322 (By-law 156-05)**  
**Village Creek Estates, West Main Street, Stevensville**

These lands are zoned Residential 3 R3-322 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 3 (R3) Zone by this by-law shall apply to those lands zoned Residential R3-322 on the attached Schedule A subject to the following special provisions:

- a) Permitted Uses:
- One single detached dwelling with attached garage
  - Semi-detached dwellings with attached garages
  - Uses, buildings and structures accessory to the foregoing permitted uses
  - Home occupations
- b) Minimum Lot Frontage
- Single Detached Dwellings
- 15 m for an Interior lot
  - 17 m for a Corner Lot

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Semi-Detached Dwellings

- 18 m for an Interior Lot
  - 20 m for a Corner Lot
- c) Minimum Lot Area
- 450 m<sup>2</sup> Single detached dwellings
  - 540 m<sup>2</sup> Semi-detached dwellings
- d) Minimum Landscaped Area - 25% of the total lot area
- e) Maximum Lot Coverage - 50%
- f) Minimum Floor Area - 110 m<sup>2</sup>

**R3-338 (107-05) 56-58 Queen's Circle (RELOCATED TO CMU2-338)**

**R3-373 (50-07) SS IDYLEWYLDE ST, EAST OF CENTRAL AVENUE**

These lands are zoned Residential 3 (R3) 373 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 3 (R3) Zone by this by-law shall apply to those lands zoned Residential 3 R3-373 Zone on the attached Schedule A subject to the following special provisions:

- a) that notwithstanding Subsection 13.4 – Regulations For Semi-detached Dwellings the minimum front yard setback to the dwelling shall not be less than 4.5 metres and to an attached garage or carport shall not be less than 6 metres.
- b) that notwithstanding Subsection 13.4 – Regulations for Semi-detached Dwellings the minimum lot area shall not be less than 278 square metres.

**R3-377 (198-07, 103-07) 3817 Terrace Lane (RELOCATED TO WR-377)**

**R3-379(H) (166-07) NE CORNER OF DOMINION ROAD & ARGYLE ROAD**

These lands are zoned Residential 3 Holding R3-379(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 3 R3 Zone by this by-law shall apply to those lands zoned Residential 3 Holding R3-379(H) Zone on Schedule A subject to the following special provisions:

- a) That notwithstanding the requirements of Subsection 13.3, the minimum lot frontage for single detached dwellings shall not be less than 15 metres for an interior lot and 17 metres for a corner lot.
- b) That notwithstanding the requirements of Subsection 13.3, the minimum lot area for single detached dwellings shall not be less than 535 square metres.

**R3-385 (186-07) Harbourtown at Erie Beach**

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These lands are zoned Residential 3 R3-385 Zone, and all of the provisions of By-law 129-90 is amended that relate to lands zoned Residential 3 R3 Zone by this By-law shall apply to those lands zoned Residential 3 R3-385 Zone on Schedule A subject to the special provisions set out in exception R3-154 Zone and the following special provisions:

- a) The maximum lot coverage shall not be greater than 53 percent
- b) The maximum building height shall not be greater than 1.5 stories and
- c) The special provisions for the semi-detached garages set out with the exception R3-154 (k) shall not apply.

**R3-396 (123-08) 2494 STEVENSVILLE ROAD**

These lands are zoned Residential 3 R3-396 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 3 R3 Zone by this by-law shall apply to those lands zoned Residential 3 R3-396 Zone on the attached Schedule A subject to the following special provisions:

- a) A minimum front yard setback of 4.9 metres.
- b) A minimum northerly interior side yard setback of 0.5 metres.

**R3-412 (91-09) 168 DOMINION ROAD**

These lands are zoned Residential 3 R3-412 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 3 R3 Zone by this by-law shall apply to those lands zoned Residential 3 R3-412 Zone on the attached Schedule A subject to the following special provision:

- a) Minimum Lot Coverage 49%.

**R3-477(H) (101-12) SOUTH SIDE OF DOMINION ROAD, EAST OF GORDON AVENUE  
NORTH WEST OF WELLS AVENUE NORTH**

These lands are zoned Residential 3 Holding (R3)-477(H) Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Residential 3 (R3) Zone by this by-law shall apply to those lands zoned Residential 3 Holding (R3)-477(H) Zone on the attached Appendix 1 subject to the following special provisions:

- a) Notwithstanding the Zone Regulations in Section 13.3, single detached dwellings shall be subject to the following special provisions:
  - i) Minimum front yard – 6 metres to the front of the attached garage and 4 metres to the front face of the dwelling unit.
  - ii) Minimum interior side yard – 1.2 metres for anything above a one-storey dwelling except that on an interior lot where no garage or carport is provided the minimum side yard on one side shall be 3 metres.

b) Notwithstanding the Zone Regulations in Section 13.4, semi-detached dwellings shall be subject to the following special provisions:

- i) Minimum front yard – 6 metres to the front of the attached garage and 4 metres to the front face of the dwelling unit.
- ii) Minimum interior side yard – 1.2 metres for anything above a one-storey dwelling except that on an interior lot where no garage or carport is provided the minimum side yard on one side shall be 3 metres.
- iii) Minimum exterior side yard – 2.4 metres.

**R3-556 (56-2016) 416 Washington Road**

These lands are zoned “Residential 3 (R3-556) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-556) Zone” on the attached Appendix “1” and shall be subject to the following provisions:

- i) Minimum lot frontage – 7.62 metres
- ii) Minimum lot area – 259 square metres

**R3-645 (141-2019) South Ridge Meadows Subdivision**

These lands are zoned “Residential 3 (R3-645) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned by this by-law shall apply to those lands zoned “Residential 3 (R3-645) Zone” and shall be subject to the following provisions:

- a) Notwithstanding the “Regulations for Semi-Detached Dwellings” in Section 13.4, all of the regulations of Section 13.4 shall apply to semi-detached dwellings, except the following regulations:
  - i. Minimum interior side yard setback – 1.2 m except on an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3 m.
  - ii. Minimum exterior side yard setback – 2.5 m except on an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3 m.
- b) Notwithstanding the “Regulations for Dwellings” in Section 12.3, all of the regulations of Section 12.3 shall apply to single detached dwellings, except the following regulations:
  - i. Minimum lot frontage – 10.75 m

c) Notwithstanding the “Regulations Covered or Uncovered Porches, Balconies,



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Decks and Patios” in Section 6.40, the minimum front yard setback to a covered or uncovered porch less than 1.5 m above grade shall be 2.0 m.

**R3-735 (132-2021) 544 Walden Boulevard (Part 1)**

These lands are zoned “Residential 3 (R3-735) Zone” (Part 1), and all of the provisions that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-735) Zone”, subject to the following special provisions:

- a) Minimum Lot Frontage - 7.80 m
- b) Minimum Lot Area - 271.00 sq m
- c) Prohibited Uses Short Term Rental is prohibited. For the purpose of this provision, “Short Term Rental” means “all or part of a dwelling unit, subject to licencing by the Town, to provide sleeping accommodation for any period of thirty (30) calendar days at a time or less in exchange for payment, but does not include any type of institutional dwelling, hotels, or other similar uses

**R3-741 (33-2022) 85 Idylewylde Street**

These lands are zoned “Residential 3 (R3-741) Zone” and all of the provisions that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-741) Zone” subject to the following special provision:

- a) Maximum Lot Coverage - 46.8%

**R3-750 (92-2022) 0-10546 DiPietro Street**

These lands are zoned “Residential 3 (R3-750) Zone”, and all of the provisions that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-750) Zone” subject to the following special provisions:

- a) That notwithstanding the requirements of Subsection 13.3, the minimum lot frontage for single detached dwellings shall not be less than 13.70 m for a corner lot.”

**R3-771 (45-2023) 0-19302 Courtwright Street**

These lands are zoned “Residential 3 (R3-771) Zone”, and all of the provisions that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-771) Zone” subject to the following special provision:

- a) Notwithstanding the “Regulations for Semi-Detached Dwellings” in Section 13.4, semi-detached dwellings shall be subject to the following special provisions:
  - i. Minimum Unit Frontage - 7.62m”

**R3-778 (90-2023) 525 Lake Avenue**

These lands are zoned “Residential 3 (R3-778) Zone” and all of the provisions of By-law No.129-90, as amended, that relate to lands zoned “Residential 3 (R3) Zone” by this by-

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law shall apply to those lands zoned “Residential 3 (R3-778) Zone” subject to the following special provisions:

- a) Minimum Unit Frontage - 9.20 m
- b) Minimum Lot Area - 241.00 sq m
- c) Maximum Lot Coverage - 35.50%
- d) Minimum Interior Side Yard - 1.57 m
- e) Maximum Building Height - 3 storeys, 9.50 m
- f) That notwithstanding the Parking Area Regulations in Subsection 6.20 (A) for Residential Uses (other than listed herein) in Section 6 - General Provisions the Minimum Parking Requirement shall be 2.00 parking spaces per dwelling unit to be provided in the front yard.”

**R3-782 (92-2023) 3624 Hazel Street (Part 2)**

These lands are zoned “Residential 3 (R3-782) Zone”, and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-782) Zone” subject to the following special provisions:

- i. Notwithstanding the list of Permitted Uses in Subsection 13.2, the lands may only be used for the construction of a semi-detached dwelling
- ii. Minimum Unit Frontage – 9.4 m
- iii. Minimum Interior Side Yard Setback – 1.57 m, except where no private garage or carport is provided, a minimum side yard setback of 3.0m is required
- iv. Minimum Rear Yard Setback – 10.0 m”

**R3-785 (117-2023) 0-1215 Lavinia Street**

These lands are zoned “Residential 3 (R3-785) Zone”, and all of the provisions that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-785) Zone” subject to the following special provision:

- a) Notwithstanding the “Parking Requirements” in Subsection 6.20, semi-detached dwellings shall be subject to the following special provisions:
  - i. Minimum parking space on driveway 2
  - ii. Minimum dimension of parking space on driveway 2.9 m by 6m.”

**R3-786 (118-2023) 1169 Pettit Road**

These lands are zoned “Residential 3 (R3-786) Zone”, and all of the provisions that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-786) Zone” subject to the following special provision:

- a) Notwithstanding the “Regulations for Semi-detached Dwellings” in Section 13.4, semi-detached dwellings shall be subject to the following special provisions:
  - i. Minimum Unit Frontage 8.5 m for interior lots

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- ii. Minimum Front Yard 9.6 m to other parts of dwelling for interior lots.”

**R3-788 (135-2023) 3701 Elm Street**

These lands are zoned “Residential 3 (R3-788) Zone,” and all of the provisions that relate to lands zoned “Residential 3 (R3) Zone” by this by-law shall apply to those lands zoned “Residential 3 (R3-788) Zone” subject to the following special provision:

- a) Notwithstanding the “Regulations for Semi-detached Dwellings” of Subsection 14.3, semi-detached dwellings shall be subject to the following special provision:

- i. Minimum Lot Frontage 9.00m

- b) Notwithstanding the “Parking Requirements” in Subsection 6.20, semi-detached dwellings shall be subject to the following special provisions:

- i. Minimum parking space on driveway 2”

**R3-795 (43-2024) 146 Haun Road and 0-19200 Haun Road**

These lands are zoned “Residential3(R3-795) Zone”, and all of the provisions that relate to lands zoned “Residential3(R3) Zone” by this by-law shall apply to those lands zoned “Residential3(R3-795) Zone” subject to the following special provisions:

- a) Notwithstanding the “Zone Regulations” in Section 14.3, semi-detached dwellings shall be subject to the following special provisions:

- i. Minimum Unit Frontage 8.0 m
- ii. Minimum Lot Area per Unit 247.0 sq m

**R3-796 (52-2024) 3085 Dominion Road**

These lands are zoned “Residential3(R3-796) Zone”, and all of the provisions that relate to lands zoned “Residential3(R3) Zone” by this by-law shall apply to those lands zoned “Residential3(R3-796) Zone” subject to the following special provisions:

- a) Notwithstanding the “Zone Regulations” in Section 13.4, semi-detached dwellings shall be subject to the following special provisions:

- i. Minimum lot frontage 9.3 m
- ii. Maximum lot coverage 45%

**R3-797 (52-2024) 3085 Dominion Road**

These lands are zoned “Residential3(R3-797) Zone”, and all of the provisions that relate to lands zoned “Residential3(R3) Zone” by this by-law shall apply to those lands zoned “Residential3(R3-797) Zone” subject to the following special provisions:

b) Notwithstanding the “Zone Regulations” in Section 13.4, semi detached dwellings shall be subject to the following special provisions:

- |      |                            |       |
|------|----------------------------|-------|
| i.   | Minimum lot frontage       | 8.7 m |
| ii.  | Minimum interior side yard | 1.2 m |
| iii. | Maximum lot coverage       | 45%   |