

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW****15.4 MID RISE RESIDENTIAL – SMALL SCALE (R3) ZONE**

Explanatory Note: The R3 Zone applies to low rise residential areas along arterial and collector roads. The intent of the R3 Zone is to permit low rise multiple dwellings and multiple dwelling townhouses within and at the periphery of neighbourhoods.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Mid Rise Residential – Small Scale (R3) Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

15.4.1 PERMITTED USES

Child Care Centre
Community Garden
Educational Establishment
Lodging House
Multiple Dwelling
Multiple Dwelling Townhouse
Residential Care Facility
Retirement Home
Urban Farm

(By-law No. 25-229, December 10, 2025)

15.4.1.1 RESTRICTED USES

In addition to Section 15.4.1, the following uses shall be permitted in accordance with the following restrictions:

- i) The following uses shall only be permitted as a secondary use to a Lodging House, Multiple Dwelling, Residential Care Facility, or Retirement Home and shall only be permitted within the ground floor of a building:

Child Care Centre
- ii) A Child Care Centre shall be permitted as a secondary use to an Educational Establishment.

(By-law No. 25-229, December 10, 2025)

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

- iii) Within the area identified on Figure 55 of Schedule "F" – Special Figures of this By-law, every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot, measured to the lot line of any other lot occupied by a Residential Care Facility.

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

15.4.1.2 PROHIBITED USES

Educational Establishment consisting of a College or University.

(By-law No. 25-229, December 10, 2025)

15.4.2 REGULATIONS**15.4.2.1 MULTIPLE DWELLING TOWNHOUSE**

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| a) Dwelling Unit Arrangement – Multiple Dwelling Townhouse | Not more than eight (8) Dwelling Units shall be attached in a continuous row. |
| b) Minimum Unit Width for each Dwelling Unit | <ul style="list-style-type: none"> i) 6.0 metres where the Dwelling Unit contains a garage; and, ii) 5.0 metres where the Dwelling Unit does not contain a garage. |

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

- c) Minimum Setback from a Street Line
 - i) 4.0 metres;
 - ii) Notwithstanding Section 15.4.2.1 c) i), for lots identified on Figure 46 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the Street Line in accordance with the following:
 - A) Within 10% of the average Street Line setback of the two adjacent dwellings, or in the case of a corner lot, within 10% of the setback from the Street Line of the adjacent dwelling sharing a common lot line; and,
 - B) In no case shall the Street Line setback be less than 0.5 metres.
- d) Minimum Setback from a Side or Rear Lot Line
 - i) Where the lot line abuts a lot in a Low Density Residential (R1), Low Density Residential – Small Lot (R1a), Low Density Residential – Large Lot (R2), Neighbourhood Institutional (I1), or Community Institutional (I2) Zone:
 - A) For the first 25.0 metres measured from the intersection of the lot line and a street: 1.2 metres if the wall contains no windows to a habitable room and 7.5 metres if the wall contains windows to a habitable room; and,
 - B) Beyond 25.0 metres measured from the intersection of the lot line and a street: 7.5 metres.

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

- ii) In all other cases:
 - A) 1.5 metres where the wall contains no windows to a Habitable Room; and,
 - B) 4.5 metres where the wall contains windows to a Habitable Room.
- e) Minimum Distance Between Buildings on a Lot
 - i) Between two exterior walls which contain no windows to a Habitable Room: 3.0 metres;
 - ii) Between two exterior walls, at least one of which contains windows to a Habitable Room: 6.0 metres; and,
 - iii) Between two exterior walls, both of which contain windows to a Habitable Room: 12.0 metres.
- f) Maximum Building Height
 - i) 10.5 metres;
 - ii) In addition to the definition of Building Height in Section 3: Definitions, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building by 3.0 metres, provided that any portion of a building designed to provide access to a rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath.
- g) Built Form for New Development

In the case of buildings constructed after the effective date of this By-law:

 - i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

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| h) Minimum Landscaped Area | <ul style="list-style-type: none"> i) 30% of the Lot Area; ii) Notwithstanding Section 15.4.2.1 h) i), for lots identified on Figure 46 of Schedule “F” – Special Figures of this By-law, the minimum Landscaped Area shall be 15% of the Lot Area; and, iii) Within the Landscaped Area, the requirements of Section 4.35.2 of this By-law shall apply. |
| i) Minimum Amenity Area per Dwelling Unit | <ul style="list-style-type: none"> i) 5.0 square metres per Dwelling Unit, which may be provided in a communal area, exclusive to the Dwelling Unit or a combination of both; ii) In addition to the definition of Amenity Area, an Amenity Area satisfying Section 15.4.2.1 i) i) located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios; and, iii) In addition to Section 15.4.2.1 i) i), an area of 4.0 square metres per Dwelling Unit which is located above another Dwelling Unit or has a rear wall attached to the rear wall of another dwelling unit must be provided in one or more communal areas each having a minimum area of 20 square metres and which is located entirely outdoors and on the surface of the ground. |
| j) Location of Parking | <p>No parking spaces shall be located between a Façade and the Front Lot Line or between the Façade and a Flankage Lot Line, except that parking shall be permitted on individual driveways leading to garages forming part of a Dwelling Unit.</p> |

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

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| k) Maximum Number of Vehicular Accesses on a Lot | i) Two access driveways;

ii) In addition to Section 15.4.2.1 k) i), one additional access driveway shall be permitted for every 150.0 metres of cumulative portions of any lot line abutting a street. |
| l) Pedestrian Accesses | Any ground floor Dwelling Unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is located in a façade facing a street. |
| m) Maximum Height of a Principal Pedestrian Entrance | The height of the floor level of any principal pedestrian entrance shall be a maximum of 1.2 metres above grade. |
| n) Waste Storage | Outdoor waste storage shall be fully enclosed and shall not be located in the front yard. |

15.4.2.2 EDUCATIONAL ESTABLISHMENT, LODGING HOUSE, MULTIPLE DWELLING, RESIDENTIAL CARE FACILITY, AND RETIREMENT HOME REGULATIONS

(By-law No. 25-229, December 10, 2025)

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| a) Minimum Setback from a Street Line | i) 4.0 metres;

ii) Notwithstanding Section 15.4.2.2 a) i), for lots identified on Figure 46 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the Street Line in accordance with the following:

A) Within 10% of the average setback from the front lot line or flankage lot line of the two adjacent dwellings, or in the case of a corner lot, within 10% of the setback from the front lot line of the adjacent dwelling sharing a side lot line; and,

B) In no cases shall the setback from the front lot line be less than 0.5 metres. |
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SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

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| b) Minimum Setback from a Side Lot Line | i) 1.2 metres.

ii) Notwithstanding Section 15.4.2.2. b) i), where windows of a Habitable Room face a side lot line, the minimum setback shall be 4.0 metres.

iii) Notwithstanding Section 15.4.2.2 b) i) and ii), 6.0 metres for an Educational Establishment. |
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(By-law No. 25-229, December 10, 2025)

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| c) Minimum Setback from the Rear Lot Line | 7.5 metres. |
| d) Maximum Building Height | i) 12.0 metres;

ii) In addition to the definition of Building Height in Section 3: Definitions, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building by 3.0 metres, provided that any portion of a building designed to provide access to a rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath. |
| e) Minimum Landscaped Area | i) 30% of the Lot Area.

ii) Notwithstanding Section 15.4.2.2 e) i), for lots identified on Figure 46 of Schedule "F" – Special Figures of this By-law, the minimum Landscaped Area shall be 15% of the Lot Area.

iii) Within the Landscaped Area, the requirements of Section 4.35.2 of this By-law shall apply. |

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

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| f) Minimum Distance Between Buildings on a Lot | <ul style="list-style-type: none"> i) Between two exterior walls which contain no windows to a Habitable Room: 3.0 metres; ii) Between two exterior walls, one of which contains windows to a Habitable Room: 6.0 metres; iii) Between two exterior walls, both of which contain windows to a Habitable Room: 12.0 metres. |
| g) Built Form for New Development | <p>In the case of buildings constructed after the effective date of this By-law excluding any alterations to a façade, windows or doors, after the effective date of this bylaw:</p> <ul style="list-style-type: none"> i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street; ii) No parking, or aisles shall be located between the building façade and a Street Line; and, iii) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk. |
| h) Minimum Amenity Area Per Dwelling Unit | <p>On a lot containing more than 10 Dwelling Units, the following minimum Amenity Area requirements shall be provided exclusively for the residential use and shall be functionally separated from public areas associated with any non-residential use:</p> <ul style="list-style-type: none"> i) 5.0 square metres per Dwelling Unit, subject to the following regulations: <ul style="list-style-type: none"> A) 3.0 square metres shall be outdoors on or above the ground, at least 50% of which shall be a contiguous area; and, B) 2.0 square metres shall be indoors. |

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

j) Maximum Number of Vehicular Accesses on a Lot

i) Two access driveways;

ii) In addition to Section 15.4.2.2 j) i), one additional access driveway shall be permitted for every 150.0 metres of cumulative portions of any lot line abutting a street.

k) Waste Storage

Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.

15.4.3 SINGLE DETACHED, SEMI-DETACHED, DUPLEX, TRIPLEX, FOURPLEX DWELLINGS AND STREET TOWNHOUSE DWELLING EXISTING AT THE DATE OF THE PASSING OF THE BY-LAW (October 08, 2025)

i) In addition to Section 1.11 d) and Section 4.12 j) and in accordance with Section 34(10) of the Planning Act, R.S.O., 1990, c.P.13, an addition or alteration to a Single Detached, Semi-Detached, Duplex, Triplex, Fourplex and Street Townhouse Dwelling, not permitted by the By-Law but legally existing at the date of the passing of the By-Law, that increases the volume or size of the building shall be permitted and subject to the requirements of Section 15.1.2 – Regulations, of the Low Density Residential (R1) Zone, and;

ii) In addition to the permissions of Section 15.4.3 i), an Additional Dwelling Unit shall be permitted in accordance with the requirements of Section 4.33.

15.4.4 REGULATIONS FOR COMMUNITY GARDENS AND URBAN FARMS AS ACCESSORY USES

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

a) Urban Farms

- i) In accordance with the requirements of Subsection 4.26 (c) of this By-law.
- ii) In addition to i) above, an Urban Farm shall only be permitted in the Rear Yard or on the roof-top of the principal building.

b) Community Gardens

- i) In accordance with the requirements of Section 4.27 of this By-law; and,
- ii) In addition to i) above, a Community Garden shall only be permitted in the rear yard or on the roof-top of the principal building.

(By-law No. 25-189, October 08, 2025)