

Section 7: Third Density Residential Zone (R3)

7.1 General

- a) No person shall use any lot or erect, alter or use any building or structure in any Third Density Residential (R3) Zone except in accordance with the applicable provisions of Sections 2, 3 and 7.
- b) In addition to Section 7.1 (a), any lot may be subject to additional regulations or restrictions by the City, upper tier government or agencies as indicated in Section 1.3.

7.2 Permitted Uses

- a) Dwelling, Detached;
- b) Dwelling, Semi-detached;
- c) Dwelling, Duplex;
- d) Dwelling, Triplex;
- e) Dwelling, Fourplex;
- f) Townhouse, Block;
- g) Townhouse, Street; and
- h) Uses, structures and buildings accessory thereto

7.3 Zone Requirements – Dwelling, Semi-Detached

- a) Minimum Lot Frontage 18 metres
- b) Minimum Lot Area 0.05 hectares
- c) Minimum Front Yard 6.5 metres
- d) Minimum Interior Side Yard 1.2 metres
- e) Minimum Corner Side Yard 3 metres
- f) Minimum Rear Yard 6 metres
- g) Maximum Lot Coverage 50 percent
- h) Maximum Height 11 metres
- i) Minimum Landscaped Area 25 percent
- j) Common walls shall be centred on the common lot line.
- k) There is no minimum interior side yard and/or rear yard for common walls.

- l) Notwithstanding the provisions of Section 7.3, nothing shall prevent the splitting of any lot on which a semi-detached dwelling is erected into 2 parts divided in part by the centre line of the common or party wall separating the dwelling units in such dwelling provided that each unit shall have a minimum lot area of 0.02 hectares

7.4 Zone Requirements – Dwelling, Duplex

a)	Minimum Lot Frontage	18 metres
b)	Minimum Lot Area	0.05 hectares
c)	Minimum Front Yard	6.5 metres
d)	Minimum Interior Side Yard	1.2 metres
e)	Minimum Corner Side Yard	3 metres
f)	Minimum Rear Yard	6 metres
g)	Maximum Lot Coverage	50 percent
h)	Maximum Height	11 metres
i)	Minimum Landscaped Area	25 percent

7.5 Zone Requirements – Dwelling, Triplex

a)	Minimum Lot Frontage	18 metres
b)	Minimum Lot Area per Unit	125 square metres
c)	Minimum Front Yard	9 metres
d)	Minimum Interior Side Yard	1.2 metres
e)	Minimum Corner Side Yard	3 metres
f)	Minimum Rear Yard	6 metres
g)	Maximum Lot Coverage	40 percent
h)	Maximum Height	11 metres
i)	Minimum Landscaped Area	25 percent

7.6 Zone Requirements – Dwelling, Fourplex

a)	Minimum Lot Frontage	18 metres
b)	Minimum Lot Area per Unit	125 square metres
c)	Minimum Front Yard	9 metres

d)	Minimum Interior Side Yard	1.2 metres
e)	Minimum Corner Side Yard	3 metres
f)	Minimum Rear Yard	6 metres
g)	Maximum Lot Coverage	40 percent
h)	Maximum Height	11 metres
i)	Minimum Landscaped Area	25 percent

7.7 Zone Requirements – Townhouse, Block

a)	Minimum Lot Frontage per Unit	6 metres
b)	Minimum Lot Area	0.02 hectares
c)	Minimum Front Yard	7.5 metres
d)	Minimum Interior Side Yard	3 metres
e)	Minimum Corner Side Yard	4.5 metres
f)	Minimum Rear Yard	6 metres
g)	Maximum Height	11 metres
h)	Minimum Landscaped Area	25 percent
i)	A 3 metre landscape buffer shall be required when a Townhouse development abuts the boundary of the Residential First Density, Residential Second Density or Residential Third Density Zone.	
j)	Common walls shall be centred on the common lot line.	
k)	There is no minimum interior side yard and/or rear yard for common walls.	

7.8 Zone Requirements – Townhouse, Street

a)	Minimum Lot Frontage per Unit	6 metres
b)	Minimum Lot Area	0.02 hectares
c)	Minimum Front Yard	7.5 metres
d)	Minimum Interior Side Yard	3 metres
e)	Minimum Corner Side Yard	4.5 metres
f)	Minimum Rear Yard	6 metres
g)	Maximum Height	11 metres

- h) Minimum Landscaped Area 25 percent
- i) A 3 metre landscape buffer shall be required when a Townhouse development abuts the boundary of the Residential First Density, Residential Second Density or Residential Third Density Zone
- j) Common walls shall be centred on the common lot line.
- k) There is no minimum interior side yard and/or rear yard for common walls.

7.9 Zone Requirements – Dwelling, Detached

The zone requirements of the Second Density Residential (R2) zone shall apply.