

Infill Residential Neighbourhood Zone (R3-N) (BL3887)**Permitted Uses**

58.4 (1) The permitted uses for the R3-N zone are:

Agriculture
Accessory Dwelling Unit
Assisted Living
Bed and Breakfast
Community Care Facility
Home-based Business
Single-Family Dwelling
Supportive Housing

Minimum lot Size

- (2) A lot in the R3-N zone must meet the minimum area requirements for the purposes of subdivision as follows:
- (a) With public lane access, 500 m²
 - (b) Without public lane access, 625 m²

Minimum Frontage

- (3) The minimum permitted frontage in the R3-N zone is 15 m.

Density

- (4) The maximum permitted density for the R3-N zone is as follows:
- (a) The number of residential buildings shall not exceed two.
 - (i) No accessory dwelling unit shall be located on a parcel unless the owner of such parcel has, prior to the issuance of a building permit by the Municipality, registered a covenant under Section 219 of the Land Title Act: prohibiting the registration of a strata plan under the Strata Property Act.
 - (b) The number of residential units shall not exceed three.
 - (c) The maximum permitted floor space ratio must not exceed:
 - (i) 0.5:1 for two dwelling units
 - (ii) 0.65:1 for three dwelling units
 - (d) The gross floor area of a detached accessory dwelling unit must not be larger than the principal building and cannot exceed 120 m², whichever is less.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R3-N zone is 40% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R3-N zone are as follows:
- (a) Principal Buildings
 - Yard, Front, 5.0 m
 - Yard, Side, 2.0 m
 - Yard, Side when adjacent to a lane or street, 3.0 m
 - Yard, Rear, 7.5 m
 - (b) Accessory Buildings and Structures, including Accessory Dwelling Units
 - Yard, Front 5.0 m
 - Yard, Side 1.0 m
 - Yard, Side when adjacent to a street, 3.0 m
 - Yard, Rear 1.5 m

- (7) Minimum permitted setback from the vehicle entrance of a principal or accessory building to a road other than a lane is 5.8 m
- (8) Maximum area of wall openings on the second floor of an accessory building may not exceed 20%. The total area containing transparent windows may not exceed 1 m² on second floor walls that face neighbouring lots, unless the windows are otherwise translucent or positioned to prevent visual trespass such as sky-lights.
- (9) Second floor decks and balconies on accessory building are only permitted as follows:
 - (a) must primarily face a road, lane, municipal park, or other publicly accessible space
 - (b) maximum 5.0 m setback from (a)
 - (c) may not exceed 2.0 m in depth

Minimum Separation Distance

- (10) The minimum separation distance between the wall of the principal building and the wall of accessory building containing a dwelling unit is 5.0 m.

Maximum Building Height

- (11) The maximum permitted building heights for the R3-N zone are as follows:
 - (a) Principal Building, 9.0 m
 - (b) Accessory Building, 6.5 m

Conditions of Use

- (12) The conditions of use for the R3-N zone are as follows:
 - (a) Despite sections 33, 35 and 58.4 (6), the following projections into setback areas are permitted as follows:
 - (i) primary entrance decks and porches where the top of the deck floor is no more than 1.5 m above existing grade, may project no more than 2.0 m into the front yard,
 - (ii) decks and balconies on the second storey of the principal building that project no more than 2.0 m (6.56') into the front yard,
 - (iii) stairs accessing a primary entrance deck, porch or verandas may be located within a front, but may not be closer than 2m from a property line,
 - (iv) second storey deck projections are prohibited on lots accessed by a panhandle.
 - (b) Assisted Living, Supportive Housing and Community Care Facilities may be permitted provided that:
 - (i) the number of residents does not exceed three,
 - (ii) the use is within a single-family dwelling only, and
 - (iii) the single family dwelling cannot contain an accessory dwelling unit(s).
 - (c) Bed and Breakfast may be permitted provided that:
 - (i) a maximum of three sleeping units,
 - (ii) must be contained within the single-family dwelling only, and
 - (iii) the single family dwelling cannot contain an accessory dwelling unit.
 - (d) Limited farm sales of agricultural products may be sold directly to the public provided that:
 - (i) a minimum of 50% of the agricultural products for sale are produced on the land,
 - (ii) the covered retail sales area does not exceed 100 m², and
 - (iii) the retail sales are clearly ancillary to the farm use.
 - (e) No fences over 1.2 m in height are permitted in the required yards, front.
 - (f) No fences over 2.0 m in height are permitted in the required yards, side or rear.
 - (g) Driveway access must be shared by both the principal building and accessory dwelling unit(s). Second individual driveway access may be considered for corner lots or lots

adjacent to a public lane.

- (h) Driveway access widths, where lane access is not available, must not exceed 3.0 m of the lot frontage from the property line to the street.
- (i) Despite section 21 (1) of this bylaw, one off-street parking stall is required per accessory dwelling unit.