

49. RESIDENTIAL DISTRICT R-3

Permitted Uses

Accessory Buildings & Uses
Detached Dwellings

Class I Discretionary Uses

Community Buildings & Facilities
Double Wide Mobile Home
Family Care Facility
Home Occupations
Modular Units (See Definition 6(29))
Multiple Family Dwellings
Public Utilities & Buildings

Class II Discretionary Uses

Churches
Convenience Stores & Services
Group Care Facility
Schools

Site Regulations

In addition to the general Regulations contained in this By-law, the following Regulations shall apply to every development in this District.

Minimum Lot Size

	Area	Width
Detached Dwelling		
Interior lot	480 sq. metres	12 metres
Corner lot	560 sq. metres	14 metres
Semi-detached Dwelling		
Interior lot	305 sq. metres	8 metres
Corner lot	385 sq. Metres	10 metres

Multiple Family Dwellings

Sufficient to meet all development requirements, to a maximum density of 85 units per hectare (35 units per acre) of the site upon which the development is proposed.

Other uses As required by the Approving Authority.

Minimum Setback & Yard Requirements

Permitted Use	Front	Side	Rear	Flankage
Principal Buildings	7.5 metres	1.5 metres	7.5 metres	4.5 metres

Accessory Buildings See Schedule A

Discretionary Uses

All uses shall be the same as the Permitted Uses or as considered appropriate by the Approving Authority.

Maximum Building Height

All Uses	Principal Building:	15 metres
	Accessory Building:	5.5 metres

Maximum Site Coverage

Permitted Uses	Principal Building:	33% of the site area
	Accessory Building(s):	12% of the site area

Discretionary Uses As required by the Approving Authority