

## 7.7. Residential Type 3 Zone (R3)

### 7.7.1. Permitted Uses

The following uses are permitted in a R3 Zone:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Triplex dwellings.
- .5 Converted dwellings, containing a maximum of three dwelling units.
- .6 Street townhouse dwellings, comprising a maximum of three attached dwelling units.
- .7 Bed and breakfast establishments.
- .8 Day nurseries.
- .9 Home occupations.
- .10 Mini-group homes.
- .11 Accessory uses, buildings, and structures.
- .12 Uses permitted in Section 6.1.

### 7.7.2. Regulations

Any use, building, or structure in a R3 Zone shall be established in accordance with the following:

Amended by  
Bylaws No.  
155-92, 34-93  
141-94

- .1 Single-Detached, Semi-Detached, Duplex, Triplex, Converted and Street Townhouse Dwellings
  - .1 Lot Area (minimum)
 

|                       |                            |
|-----------------------|----------------------------|
| .1 Single-detached    | 360.0 m <sup>2</sup>       |
| .2 Semi-detached      | 275.0 m <sup>2</sup> /unit |
| .3 Duplex             | 550.0 m <sup>2</sup>       |
| .4 Triplex            | 650.0 m <sup>2</sup>       |
| .5 Converted dwelling | 360.0 m <sup>2</sup>       |
| .6 Street townhouse   | 185.0 m <sup>2</sup> /unit |
  - .2 Lot Width (minimum)
 

|                       |            |
|-----------------------|------------|
| .1 Single-detached    | 9.0 m      |
| .2 Semi-detached      | 9.0 m/unit |
| .3 Duplex             | 15.0 m     |
| .4 Triplex            | 18.0 m     |
| .5 Converted dwelling | 9.0 m      |
| .6 Street townhouse   | 6.0 m/unit |
  - .3 Lot Coverage (maximum)
 

|  |       |
|--|-------|
| .1 Street townhouse dwellings containing a maximum of three attached dwelling units on an individual lot | 40.0% |
|--|-------|

|     |   |   |
|-----|---|---|
| .2  | One street townhouse dwelling on an individual lot  | 48.0%   |
| .3  | All other residential uses  | 40.0%   |
| .4  | Building Height (maximum)   | 10.0 m  |
| .5  | Front Yard (minimum)  | 6.0 m or the Established Front Building Line, whichever is the lesser |
| .6  | Rear Yard (minimum)   | 7.5 m   |
| .7  | Side Yard (minimum)   |   |
| .1  | Interior  |   |
| .1  | Single-detached   | 1.0 m   |
| .2  | Semi-detached   | 3.0 m on each side  |
| .3  | Duplex, triplex   | 3.0 m on one side and 1.0 m on the other                              |
| .4  | Converted dwelling  | 1.0 m   |
| .5  | Street townhouse  | 2.4 m   |
| .2  | Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m.      |   |
| .3  | Exterior  | 3.0 m   |
| .4  | Common Walls  | In accordance with Section 6.20                                       |
| .8  | Gross Floor Area (minimum)  |   |
| .1  | Single-detached   | 70.0 m <sup>2</sup> /unit   |
| .2  | All other residential use   | 55.0 m <sup>2</sup> /unit   |
| .9  | Parking in accordance with  | Section 6.18  |
| .10 | Setback from Rail Lines in accordance with  | Section 6.30  |
| .11 | The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of: |   |
| .1  | 50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or            |   |

.2 110.0m<sup>2</sup>, whichever is the lesser.

.2 Bed and Breakfast Establishment

.1 In accordance with Section 6.16.

.3 Day Nursery

.1 In accordance with Section 6.8.

.4 Home Occupation

.1 In accordance with Section 6.17.

.5 Mini-Group Home

.1 In accordance with Section 6.15.

.6 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.7 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

7.7.3.

Exceptions

The following Zones apply to specific lands within a R3 Zone.

**.1 50 Grandview Street & 5 - 7 Wesley Street (R3-1)**

Notwithstanding any provision of this Bylaw to the contrary, no lot within any R3-1 Zone may be used except for the following use:

.1 One apartment dwelling, containing no more than six dwelling units, and one duplex dwelling with an integral garage containing two parking spaces.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 In accordance with all regulations shown on Schedule B, Map R3-1.

That all the provisions of the R3 Zone in Section 7.7.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

|  |           |   |   |
|--|-----------|---|---|
| Amended by<br>Bylaws No.<br>170-2000,<br>87-2003 | <b>.2</b> | <b>DELETED</b>  |   |
| Amended by<br>Bylaws No.<br>56-95, 156-98        | <b>.3</b> | <b>DELETED</b>  |   |
| Amended by<br>Bylaw No.<br>129-2000              | <b>.4</b> | <b>468 West Street (R3-4)</b>   | <p>Notwithstanding any provision of this Bylaw to the contrary, any lot within any R3-4 Zone may be used for all of the uses permitted in the R3 Zone.</p> <p>Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:</p> <p>.1 Rear Yard (minimum) 5.0 m</p> <p>That all the provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.</p>  |
| (pending)  | <b>.5</b> | <b>347 Greenwich Street and 22 &amp; 66 Mohawk Street (R3-5) Part 2</b> |   |
| (pending)  | <b>.6</b> | <b>347 Greenwich Street and 22 &amp; 66 Mohawk Street (R3-6) Part 5</b> |   |
| Amended by<br>Bylaw No.<br>30-2010               | <b>.7</b> | <b>385 Chatham Street (R3-7)</b>  | <p>Notwithstanding any provision of this Bylaw to the contrary, any lot within any R3-7 Zone may be used for all of the uses permitted in the R3 Zone.</p> <p>Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-7 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:</p> <p>.1 Notwithstanding the requirements of Section 6.18.3.3, a maximum of one parking space shall be permitted in the minimum front yard.</p> <p>That all provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.</p> |

OMB Decision  
20110019

**.8 435 Nelson Street (R3-8)**

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-8 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- |    |                           |        |
|----|---------------------------|--------|
| .1 | Building Height (maximum) | 6.8 m  |
| .2 | Rear Yard (minimum)       | 17 m   |
| .3 | Side Yard (minimum)       |        |
| .1 | Interior side yard (west) | 1.5 m  |
| .2 | Interior side yard (east) | 2.78 m |

That all remaining provisions of the R3 Zone in Section 7.7.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
106-2013

**.9 20 Puleston Street (R3-9)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R3-9 Zone may be used for all of the uses permitted in the R3 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R3-9 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- |    |                     |        |
|----|---------------------|--------|
| .1 | Lot Width (minimum) | 15.4 m |
|----|---------------------|--------|

That all remaining provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
127-2014,  
OMB Decision  
PL141287

**.10 395 Hardy Road (H-R3-10)**

- .1 Prior to the removal of the 'Holding' (H) provision, the lands zoned H-R3-10 may only be used the following:

.1 Existing pit and quarry operation and accessory uses thereto.

- .2 Removal of the 'Holding (H)' provision may occur once the following has been satisfied:

.1 The Owner has entered into a subdivision or development agreement to the satisfaction of the City and the Grand

## River Conservation Authority.

.3 Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R3-10 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Single-Detached, Semi-Detached, Duplex, Triplex, Converted and Street Townhouse Dwellings

.1 Lot Area (minimum)

|    |                    |                          |
|----|--------------------|--------------------------|
| .1 | Single-detached    | 270 m <sup>2</sup>       |
| .2 | Semi-detached      | 250 m <sup>2</sup> /unit |
| .3 | Duplex             | 500 m <sup>2</sup>       |
| .4 | Triplex            | 650 m <sup>2</sup>       |
| .5 | Converted dwelling | 250 m <sup>2</sup>       |
| .6 | Street townhouse   | 180 m <sup>2</sup> /unit |

.2 Lot Width (minimum)

|    |                 |   |
|----|-----------------|---|
| .1 | Single-detached | 9 m (interior lot)<br>11.6 m (corner lot) |
|----|-----------------|---|

.3 Lot Coverage (maximum)

|    |   |     |
|----|---|-----|
| .1 | Street townhouse dwellings containing a maximum of three attached dwellings on an individual lot. | 48% |
|----|---|-----|

.4 Front Yard (minimum) 6 m from the garage or 3.5 m from the dwelling unit

.5 Rear Yard (minimum) 7.0 m

.6 Side Yard (minimum)

.1 Interior (all dwelling unit types)  
1.2 m on one side and 0.6 m on the other side.

.2 Exterior 2.4 m

.7 Gross Floor Area (minimum) not applicable

.8 Parking

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of .5 m.

That all the provisions of the R3 Zone in Section 7.7.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by  
Bylaw No.  
44-2017

**.11 8 Tuxedo Avenue (R3-11)**

Notwithstanding any provision of this By-law to the contrary, no person shall within any R3-11 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1 Side yard (minimum)

.1 Interior (north side)

.1 Street townhouse 1.2 m

.2 Notwithstanding Section 6.4.1.1, Heating/cooling equipment and utility meters are not permitted to project into the interior side yard.

That all remaining provisions of the R3 Zone in Section 7.7.2 to this By-law, and all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.