

SECTION 7 | RESIDENTIAL 3 (R-3)

(Bylaw 3104, 2024)

The intent of this zone is to accommodate a variety of small-scale housing options on properties that are subject to limited densification area policies and zone C4 of the Cheekeye Fan.

7.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) single-unit dwelling;
- (b) two-unit dwelling;
- (c) triplex dwelling.

On properties larger than 0.8 ha, the following principal uses are also permitted:

- (d) agriculture;
- (e) horse stable;
- (f) kennel, subject to Section 7.6(b);
- (g) pet daycare.

The following accessory uses and no others are permitted:

- (h) accessory uses.
- (i) child care facility, residential; subject to Section 4.18;
- (j) accessory dwelling unit, subject to Section 4.38;
- (k) home occupation, subject to Section 4.18;
- (l) multi-unit flex unit, subject to 4.39;
- (m) secondary suite, subject to Section 4.5;
- (n) short-term rental accommodation, subject to Section 4.46.

7.2 MINIMUM LOT SIZE

(a)

| Min Lot Area | Min Lot Width | Min Lot Depth |
|--------------|---------------|---------------|
| 690 sq. m | 18.4 m | 27.4 m |

(b) Despite 7.2(a) for properties over 0.8 ha the minimum lot size is 4 ha.

7.3 MAXIMUM HEIGHT

| | |
|-----------------------------|---|
| Single or Two Unit Dwelling | Triplex Dwelling |
| 9m | 11m or three storeys, whichever is less |

7.4 MAXIMUM LOT COVERAGE

(a) The lot coverage shall not exceed 33% of the lot area.

7.5 DENSITY

(a) Maximum Floor Area Ratio Per Lot

| Use | Base Maximum Floor Area Ratio | Maximum Floor Area Ratio with Secondary Suite, Multi-Unit Flex Unit and/or Accessory Dwelling unit |
|---------------------------------------|-------------------------------|--|
| Single-Unit Dwelling | 0.45 | 0.5 |
| Two-Unit Dwelling or Triplex Dwelling | 0.5 | 0.55 |

(b) The total number of dwelling units shall not exceed three dwelling units per lot. For clarity, secondary suites, multi-unit flex units and accessory dwelling units are considered individual dwelling units and count towards the three dwelling unit total.

7.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

| Front Setback | Rear Setback | Interior Side Setback | Exterior Side Setback |
|---------------|--------------|-----------------------|-----------------------|
| 7.62 m | 7.62 m | 2.13 m | 4.57 m |

(b) Despite the setback requirements in the above table, the minimum setback for a kennel use is 150.0 m from any lot line that is adjacent to a lot zoned for residential use (*Bylaw 3177, 2025*).

7.7 LANDSCAPING

Landscaping shall be provided in accordance with Section 4.27 of this bylaw.

7.8 FENCING

Fencing shall be provided in accordance with Section 4.6 of this Bylaw.

7.9 MINIMUM PRIVATE USEABLE OPEN SPACE

- (a) For triplex dwelling use, an equivalent of at least 10% of the gross floor area of the dwelling unit shall be provided as private useable open space for each unit; or
- (b) The area required under Section 7.8(a) may be provided as common useable open space.

7.10 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this Bylaw.

7.11 STORAGE OF SOLID WASTE

Storage of solid waste shall be provided in accordance with Section 4.53 of this Bylaw.

7.12 ACCESSORY BUILDINGS

All accessory buildings must comply with Section 4.4 of this Bylaw.

7.13 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.