

R3 Residential – Multi-Family

PURPOSE: To provide for medium and high-density development by allowing a wide variety of primarily multiple unit dwelling types, including manufactured homes where units are located on separately registered parcels.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Child)
Dwelling (Multi-Unit)	Care Facility (Group)
Home Office	Dwelling (Apartment)
Park	Dwelling (Duplex/Semi)
Utilities	Dwelling (Single Detached)
	Dwelling (Manufactured Home)
	Government Services
	Home-Based Business
	Parking Facility
	Secondary Suite

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE: Parcel widths for street oriented Single detached, Semi-Detached or Attached Dwellings shall comply with the rules of the Residential, Single Family Dwelling (R1) District. Otherwise at the discretion of the Development Authority.

DENSITY: At the discretion of the Development Authority

MAXIMUM BUILDING HEIGHT: At the discretion of the Development Authority

MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
6.0 m (19.7 ft)	1.2 m (3.9 ft)	6.0 m (19.7 ft), with lane
	1.5 m (4.9 ft) Dwelling (Multi-Unit)	10.5 m (34.4 ft) without lane
	4.0 m (13.1 ft) Dwelling (Apartments)	12.0 m (39.4 ft) Apartments without lane

MINIMUM DISTANCE BETWEEN UNITS ON THE SAME PARCEL:

Use	Distance
Apartments	
Between two facing each other	27.43 m (90ft)
Between two backing each other	24.38 m (80ft)
Between the sidewalls of two buildings	9.14 m (30ft)
Row Housing	
Between two facing each other	27.43 m (90ft)
Between two backing each other	21.34 m (70ft)
Between the sidewalls of two buildings	3.05 m (10ft)

EXCEPTIONS: That a maximum of four (4) dwelling units be allowed on each lot in Plan 142 0515 Block 2 Lots 1-17. This use includes housing types such as Row Houses, Town Houses and Tri-Four Plexes. Secondary Suites are not permitted.

