

SECTION 6 - RESIDENTIAL (R3) ZONE

6.1 Within a Residential (R3) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

6.2 PERMITTED USES

6.2.1 Residential Uses:

- a) apartment building dwelling
- b) townhouse or street townhouse dwelling
- c) fourplex dwelling

6.2.2 Non-Residential Uses:

- a) public park
- b) passive outdoor recreation use
- c) public use in accordance with the Provisions of Section 3.29

6.3 ZONE PROVISIONS

6.3.1 Refer to Section 3 (General Provisions)

6.3.2 All permitted uses within the Residential (R3) Zone shall be served by a public water and sanitary sewer system.

6.3.3 Lot Area (minimum):

- a) apartment 975 square metres (10495.16 ft.²) for the first five dwelling units, plus 100 square metres (1076.43 ft.²) for each additional unit
- b) other uses 200.0 sq.m/unit (2152.85 ft.²)

6.3.4 Lot Frontage (minimum) 27.0 m (88.58 ft.)

6.3.5 Front Yard Depth (minimum)

- a) apartment 1/3 of the height of the building or 6 metres (19.69 ft.), whichever is the greater
- b) other uses 6.0 m (19.69 ft.)

6.3.6 Rear Yard Depth (minimum)

- a) apartment 1/2 of the height of the building or 10.5 metres (34.45 ft.) whichever is the greater
- b) other uses 7.5 m (24.61 ft.)

6.3.7 Exterior Side Yard Width (minimum)

- a) apartment 1/3 of the height of the building or 6 metres (19.69 ft.), whichever is the greater.

- b) other uses 6.0 m (19.69 ft.)
- 6.3.8 Interior Side Yard Width (minimum)
- a) apartment 1/2 of the height of the building or 10.5 metres (34.45 ft.), whichever is the greater, except that the minimum interior side yard width shall be 2 metres (6.56 ft.) if such interior side yard abuts an end wall containing no habitable room windows and provided that the interior side lot line does not abut an R1 or an R2 zone.
- b) other uses 7.5 m (24.61 ft.)
- 6.3.9 Dwelling Unit Area (minimum); 42 square metres (452.09 ft.²) for a bachelor or one bedroom dwelling unit, plus 13 square metres (139.94 ft.²) for each additional bedroom.
- 6.3.10 Building Height (maximum) 11.0 m (36.09 ft.)
- 6.3.11 Landscaped open space (minimum)
- a) apartment 35% which may include a play area or other compatible recreational use
- b) other uses 10%
- 6.3.12 Lot coverage (maximum) 30%
- 6.3.13 Dwelling Units per Lot (minimum)
- a) apartment 5
- b) townhouse Not Applicable
- c) fourplex 4
- 6.3.14 Courts
- Where a building is in a court form, the distance between opposing side walls of the building forming the court shall be not less than 21 metres (68.89 ft.)
- 6.3.15 Privacy Yards
- A privacy yard shall be provided adjoining each exterior wall of every dwelling unit with a minimum width in accordance with the following:
- a) In the case of a wall containing a first storey living room window 10.5 metres (34.43 ft.) provided that, where the yard adjoins a street line or vehicular driveway, the minimum width shall be 7.5 metres (24.61 ft.).
- b) In the case of a wall containing a first storey habitable room window other than a living room window 7.5 metres (24.61 ft.) provided that, where the 7.5 metre (24.61 ft.) yard adjoins a vehicular driveway the minimum width shall be 6.0 metres (19.69 ft.).
- c) An unobstructed yard clear of any public pedestrian access shall be provided adjoining the window of every first storey dwelling unit in an apartment dwelling. Such yard shall extend not less than 3.5 metres (11.48 ft.) from any portion of the

window.

- d) For the purposes of this section, a window shall be considered to be located on the first storey if any part of the glazing is less than 2.5 metres (8.20 ft.) above the adjacent finished grade.

6.3.16 Play or Recreational Use Areas

A play or recreational use area shall be provided on each lot containing more than 5 dwelling units in accordance with the following:

- 1. Minimum Areas 10 sq m/unit (107.64 ft.²)
- 2. Location Rear Yard or Interior Side Yard, but not in a privacy yard.

6.3.17 Accessory Buildings Refer to Section 3.7

6.3.18 Parking Refer to Section 3.40

6.4 Zone Exceptions

- 6.4.1 R3-1, Lot 6, Concession IX, (Elmvale)
32 Yonge Street North, Roll No. 43 41 040 001 486 00 0000
Consolidated Elmvale By-law No. 93-47 - Ontario Housing Corp.

An apartment building dwelling is permitted. A lot area (minimum) of 2136.0 m², a lot frontage (minimum) of 32.0 m, a front yard depth (minimum) of 3.35 m, an interior side yard width (minimum) of 7.5 m, and a rear yard depth (minimum) of 3.0 m shall be required.

- 6.4.2 R3-2, Lot 5, Concession VIII, (Elmvale)
39 Yonge Street South, Roll No. 43 41 040 001 048 50 0000
Consolidated Elmvale By-law No. 93-47 - Woods / Beacock

A lot area (minimum) of 1103.0 m², a lot frontage (minimum) of 18.28 m., a rear yard depth (minimum) of 2.0 m., an interior side yard width (minimum) of 1.2 m., a landscaped open space area of 19%, a dwelling unit area (minimum) of 64.0 m², a maximum number of dwelling units being 12 and a minimum of 15 parking spaces shall be provided. No side yard setback is required for a driveway and no play area or similar recreational use area is required.

- 6.4.3 R3-3, Lot 6, Concession IX, (Elmvale)
60 Yonge Street North, Roll No. 43 41 040 001 492 01 0000
Lift Hold By-law No. 99-025, Elmvale Zoning By-law Amendment No. 92-52 as consolidated in Elmvale By-law No. 93-47

A townhouse dwelling is permitted. A lot frontage (minimum) of 18.0 m., an interior side yard width (minimum) of 2.5 m. (north side) and 5.6 m. (south side) and a rear yard depth (minimum) of 7.0 m. shall be required. A maximum of 2 townhouse buildings are permitted. No privacy yards are required. The interior side yard width (minimum) for any accessory building shall be 1.2 m. A play area requirement of 3% of the lot area shall be provided. A minimum of 20 parking spaces shall be provided.

- 6.4.4 R3-4, Lot 5, Concession IX, (Elmvale)
6 Kerr Street, Roll No. 43 41 040 001 352 00 0000
Hold Zone - Consolidated Elmvale By-law No. 93-47 - Woods / Beacock

An apartment building dwelling is permitted. A lot frontage (minimum) of 20.0 m., an interior side yard width (minimum) of 4.0 m. and a rear yard depth (minimum) of 1.5 m. shall be

required. No privacy yards are required. An enclosed garbage/recycling facility is permitted provided a minimum front yard setback of 4.0 m. and a minimum side yard setback of 1.5 m. is maintained.

- 6.4.5 R3-5, Lot 5, Concession VIII, (Elmvale)
 41 Yonge Street South, Roll No. 43 41 040 001 049 00 0000
Consolidated Elmvale By-law No. 93-47 - Woods / Beacock

The lot area (minimum) shall be the sum of the areas required for each dwelling unit on the lot which includes 69.0 m² per bachelor dwelling unit plus an additional 34.5 m² for each bedroom. A lot frontage (minimum) of 16.0 m. and an interior side yard width (minimum) of 1.0 m. shall be required. Minimum dwelling unit area requirements of 37.0 m² for a bachelor dwelling unit and 37.0 m² for other dwelling units plus an additional 14 m² for each bedroom shall be required. Lot coverage maximum shall be 35%. A parking area may be located within 4.5 m. of the front lot line and no side yard setback for a driveway is required.

- 6.4.6 R3-6, Part of the North Part of Lot 6, Concession VIII
 6 Train Avenue West, Roll No. 43 41 040 001 186 00 0000
Hold Zoning By-law Amendment No. 97-066 - Stone/Coughlin Townhouse Proposal

A maximum of 18 dwelling units are permitted. The minimum width of a privacy yard adjacent to a wall containing a living room window is 6.0 m. from the street line and in the case of a living room window or any other window, a privacy yard of 4.0 m. shall be provided from a vehicular driveway. Cantilevered window bays may encroach into the required front yard a distance of no more than 1.0 m.

Roofed porches, having a maximum height of 4.5 m., with the height being measured from the established grade to the underside of the rafters or ceiling of the roofed porch and the stairs that are used to provide access to the porch from the ground may encroach into the required front yard a distance of no more than 2.8 m.

- 6.4.7 R3-7, Part Lot 5, Concession VIII (Parts 1-5, 51R-1095); 11 Train Avenue East, Property Roll No. 43 41 040 001 052 01 0000
Zoning By-law Amendment No. 2002-032 - Schepers/Archer Apartment Proposal

- | | | |
|------|-------------------------------|---|
| i) | Min. Lot Area | 975 square metres (10495.16 ft. ²) for the first five dwelling units, plus 100 square metres (1076.43 ft. ²) for each additional unit. |
| ii) | Min. Lot Frontage | 27.0 m (88.58 ft.) |
| iii) | Min. Front Yard Depth | 1/3 of the height of the building or 6 metres (19.69 ft.), whichever is the greater |
| iv) | Min. Rear Yard Depth | 1/2 of the height of the building or 10.5 metres (34.45 ft.) whichever is the greater |
| v) | Min. Exterior Side Yard Width | 1/3 of the height of the building or 6 metres (19.69 ft.), whichever is the greater |
| vi) | Min. Interior Side Yard Width | 1/2 of the height of the building or 10.5 metres (34.45 ft.), whichever is the greater, except that the minimum interior side yard width shall be 2 metres (6.56 ft.) if such interior side yard abuts an end wall containing no habitable room windows and provided that the interior side lot line does not abut an R1 or an R2 zone. |

vii) Dwelling Unit Area (min.);	42 square metres (452.09 ft. ²) for a bachelor or one bedroom dwelling unit, plus 13 square metres (139.94 ft. ²) for each additional bedroom.
viii) Building Height (max.)	11.0 m (36.09 ft.)
ix) Landscaped open space (min.)	35% which may include a play area or other compatible recreational use
x) Lot coverage (max.)	30%
xi) Dwelling Units per Lot (min.)	5
xii) Courts	Where a building is in a court form, the distance between opposing side walls of the building forming the court shall be not less than 21 metres (68.89 ft.)
xiii) Privacy Yards	<p>A privacy yard shall be provided adjoining each exterior wall of every dwelling unit with a minimum width in accordance with the following:</p> <ul style="list-style-type: none"> a) In the case of a wall containing a first storey living room window 10.5 metres (34.43 ft.) provided that, where the yard adjoins a street line or vehicular driveway, the minimum width shall be 7.5 metres (24.61 ft.). b) In the case of a wall containing a first storey habitable room window other than a living room window 7.5 metres (24.61 ft.) provided that, where the 7.5 metre (24.61 ft.) yard adjoins a vehicular driveway the minimum width shall be 6.0 metres (19.69 ft.). c) An unobstructed yard clear of any public pedestrian access shall be provided adjoining the window of every first storey dwelling unit in an apartment dwelling. Such yard shall extend not less than 3.5 metres (11.48 ft.) from any portion of the window. d) For the purposes of this section, a window shall be considered to be located on the first storey if any part of the glazing is less than 2.5 metres (8.20 ft.) above the adjacent finished grade.
xiv) Play or Recreational Use Areas	<p>A play or recreational use area shall be provided on each lot containing more than 5 dwelling units in accordance with the following:</p> <ul style="list-style-type: none"> a) Minimum Area: 10 sq m/unit (107.64 ft.²) b) Location: Rear Yard or Interior Side Yard, but not in a privacy yard.
xv) Parking Requirements	2 spaces per dwelling unit; parking area is permitted

in all yards, except in the required front and exterior side yards wherein parking shall be limited to a properly surfaced driveway.

A Play Area is defined as a fenced or enclosed space, at or above finished grade, which is equipped with play facilities and designed for use by children.

An accessory structure in a Residential Zone may be erected and used in a rear yard provided that it shall be no closer than 1.2 metres (3.94 ft) to the rear or any interior side lot line.

2. Removal of the Holding Zone

The (H) (holding) symbol shall be removed from the lands zoned R3-1H, when the municipality is satisfied that adequate water supply and sanitary sewage disposal servicing facilities and capacity are available to service the area proposed to be developed, and that all appropriate agreements between the developer and the municipality have been finalized.

Upon the removal of the (H) (holding) symbol, the provisions of the Multiple Residential (R3) Zone shall apply.

6.4.8.1 R3-8, North Half Lot 56 plus North & South Half Lot 57, Concession 1, (Medonte) Heritage Village Subdivision (SP-T-054) By-law No. 5000-099

6.4.8.2 All permitted uses within the Residential R5 Zone shall be serviced by a public water and sanitary sewer system.

6.4.8.3 PERMITTED USES

Residential Uses:

- i) Townhouse dwelling
- ii) Street Townhouse dwelling

Non-Residential Uses:

- i) Public Use in accordance with the Provisions of Section 3.29

6.4.8.4 ZONE PROVISIONS

i)	Minimum Lot Area per townhouse dwelling	220 m ²
ii)	Minimum Lot Frontage per townhouse dwelling	7.4 m
iii)	Minimum Front Yard Depth to main building wall excluding garage face	5.0 m
iv)	Minimum Front Yard Depth to building wall containing garage face	6.0m
v)	Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
vi)	Minimum Rear Yard Depth	7.5 m
vii)	Minimum Exterior Side Yard Depth to main building wall excluding garage face	3.75 m
viii)	Minimum Exterior Side Yard Depth to building wall containing	

- | | | |
|-------|--|---|
| | garage face | 6.0 m |
| ix) | Minimum Exterior Side Yard Depth to Porch or Veranda | 3.75 m |
| x) | Maximum Building Height | 11 m |
| xi) | Accessory Buildings | Refer to Section 3.7 |
| xii) | Parking | Refer to Section 3.40 |
| xiii) | Notwithstanding Section 3.20.4, a front porch or veranda shall not be limited in size. | |
| xiv) | Section 3.21.1 shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection. | |
| i) | Notwithstanding Section 6.4.8.4, in the case of an attached or detached garage that is located a minimum of 6.0 m behind the front main wall of a dwelling the following provisions shall apply: | |
| | 1. | Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 m |
| | 2. | Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 m, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot. |
| | 3. | Minimum Rear Yard Depth to building wall of the garage shall be 0.8 m |