

### 15.3 R3 High Density Residential District

#### Purpose

15.3.1 The general purpose of this district is to allow high [density residential development](#) including [row housing](#), [stacked row housing](#), [apartment housing](#) and other supporting non-residential [uses](#) that [may](#) be appropriate to serve the high [density](#) residential areas.

#### Regulations

15.3.2 [Permitted](#) and [discretionary uses](#) within the R3 district are outlined in Table 15.3.1.

15.3.3 Development standards for [principal uses](#) and [accessory buildings](#) in the R3 district are outlined in Table 15.3.2 and Table 15.3.3.



Table 15.3.1 R3 Permitted and Discretionary Uses

Use	Permitted	Discretionary
<a href="#">Assisted Living Facility</a>	P	
<a href="#">Attached Garage</a>	P	
<a href="#">Detached Garage</a>	P	
<a href="#">Dwelling, Apartment</a>	P	
<a href="#">Dwelling, Row Housing</a>	P	
<a href="#">Dwelling, Stacked Row Housing</a>	P	
<a href="#">Public Utility</a>	P	
<a href="#">Child Care Facility</a>		D
<a href="#">Retail, General</a>		D

Table 15.3.2 R3 Development Standards for Principal Uses

Regulation	Standard
<a href="#">Lot Dimension, Minimum</a>	Width: 20.0m (65.6ft) Depth: 35.0m (114.8ft)
<a href="#">Parcel Area, Minimum</a>	700.0m <sup>2</sup> (7,534.7ft <sup>2</sup> )
<a href="#">Parcel Coverage, Maximum</a>	Total: 50% <a href="#">Principal building</a> : 40%
<a href="#">Front Setback, Minimum</a>	6.0m (19.7ft)
<a href="#">Flanking Front Setback</a>	3.0m (9.8ft)
<a href="#">Side Setback, Minimum</a>	3.0m (9.8ft)
<a href="#">Rear Setback, Minimum</a>	7.5m (24.6ft)
<a href="#">Height, Maximum</a>	16.0m (52.5ft) 4 <a href="#">storeys</a>
<a href="#">Density, Maximum</a>	80 units/net hectare

Table 15.3.3 R3 Development Standards for Accessory Buildings/Structures

Regulation	Standard
<a href="#">Parcel Coverage, Maximum</a>	10%
<a href="#">Front Setback, Minimum</a>	6.0m (19.7ft)
<a href="#">Flanking Front Setback</a>	3.0m (9.8ft)
<a href="#">Side Setback, Minimum</a>	1.0m (3.3ft)

Regulation	Standard
Rear Setback, Minimum	3.0m (9.8ft)
Height, Maximum	4.6m (15.1ft)

**Development Regulations**

15.3.4 Where an accessory structure including a garage or carport is attached to a principal building by a roof, open or close structure or foundation, it shall be considered as part of the principal building and not an accessory building; and

15.3.5 Where rear alley exists, apartment housing, row housing or stacked row housing shall provide vehicular access from rear of the property. Attached or detached front garages or car ports shall be discouraged for parcels where rear alleys exist.

15.3.6 No person shall construct a fence higher than 1.8m (6.0ft) in any residential district. The height of the fence along the front and side property lines within the portion of the front yard located beyond the front setback line of the principal building shall be no greater than 0.9m (3.0ft).

15.3.7 No person shall keep in any part of any yard an excavation, storage, or piling up of materials required during construction unless all safety measures are undertaken, and the owner of such materials or excavations assumes full responsibility and does not permit the excavation or storage to last any longer than reasonably necessary to complete a particular stage of construction work.

15.3.8 Amenity area requirement for apartment developments shall be as follows:

- a) 7.5m<sup>2</sup> (80.7ft<sup>2</sup>) per unit indoor amenity area which may include area used for covered or uncovered balconies and other indoor common recreational facilities including multipurpose facilities, gymnasium or other similar facilities for use of apartment residents; and

- b) A minimum 10% of the site area to be developed as outdoor amenity area for outdoor recreational uses such as a gazebo, outdoor seating, children’s play area or similar uses.

15.3.9 Front and rear yards shall be considered as amenity areas for row housing and stacked row housing developments.

15.3.10 Site planning and design regulations for stacked row housing, row housing and apartment dwellings shall be as follows:

- a) Where two (2) or more buildings are on one lot, there shall be a minimum separation distance of 6.0m (19.7ft) between the walls of the two buildings;
- b) Residential units on ground floor of row housing, apartment housing or multifamily housing fronting the public sidewalk shall provide an at grade separation of minimum 1m (3ft) from the public sidewalk level;
- c) In the case of two or more grouped buildings, the relationship of the buildings to each other and to the site, in particular, in respect to such matters as appearance, provision of adequate light, privacy, and landscaping shall be fully shown in the site plans for the whole development and shall be to the satisfaction of the Development Authority;
- d) Development involving a row housing complex shall provide front, rear and side setbacks in accordance with Table 15.3.1. In addition, the internal lots shall also be required to provide the minimum front setbacks from internal private roadways as well as side and rear setbacks established in Table 15.3.1;
- e) The Development Authority may approve a storage compound on site for the storage of large trucks, recreational vehicles and similar equipment. There shall be no outdoor storage of furniture or similar equipment; and

- f) Waste collection areas [shall](#) generally be located at the rear of the property and appropriately screened from adjacent

properties and the public roadway using appropriate [landscaping](#) measures to the satisfaction of the [Development Authority](#).

### 15.4 R4 Estate Residential District

**Purpose**

15.4.1 The general purpose of this district is to provide for large [lot](#) [single-family](#) residential [development](#).

**Regulations**

15.4.2 [Permitted](#) and [discretionary uses](#) within the R4 district are outlined in Table 15.4.1.

15.4.3 Development standards for [principal uses](#) and [accessory buildings](#) in the R4 district are outlined in Table 15.4.2 and Table 15.4.3.



Table 15.4.1 R4 Permitted and Discretionary Uses

Use	Permitted	Discretionary
<a href="#">Attached Garage</a>	P	
<a href="#">Detached Garage</a>	P	
<a href="#">Dwelling, Modular Home</a>	P	
<a href="#">Dwelling, Single-Family</a>	P	
<a href="#">Public Utility</a>	P	
<a href="#">Secondary Suite</a>	P	
<a href="#">Bed and Breakfast Establishment</a>		D
<a href="#">Child Care Facility</a>		D
<a href="#">Home Occupation</a>		D

Table 15.4.2 R4 Development Standards for Principal Uses

Regulation	Standard
<a href="#">Lot Dimension, Minimum</a>	Width: 30.0m (98.4ft) Depth: 70.0m (229.7ft)
<a href="#">Parcel Area, Minimum</a>	2,100.0m <sup>2</sup> (22,604.2ft <sup>2</sup> )
<a href="#">Parcel Coverage, Maximum</a>	Total: 35% <a href="#">Principal building</a> : 25%
<a href="#">Front Setback, Minimum</a>	6.0m (19.7ft)
<a href="#">Side Setback, Minimum</a>	3.0m (9.8ft)
<a href="#">Rear Setback, Minimum</a>	7.5m (24.6ft)
<a href="#">Floor Area, Minimum</a>	150.0m <sup>2</sup> (1614.6ft <sup>2</sup> )
<a href="#">Height, Maximum</a>	10.0m (32.8ft) 2 <a href="#">storeys</a>
<a href="#">Number of Dwelling Units</a>	1 <a href="#">dwelling unit</a> plus a <a href="#">secondary suite</a> per <a href="#">lot</a>