

RESIDENTIAL MEDIUM DENSITY DISTRICT – R-3

INTENT: This district is intended for only a limited area of the municipality, primarily on major streets, to provide for higher-density, multi-unit dwelling opportunities (e.g., apartments, condominiums, 6-plex, row housing), and very limited residential uses on smaller sized lots at a higher density or as clustered housing, as deemed appropriate for the area, street and parcel.

1. PERMITTED USES

Accessory Building, Structures or Uses
 Alternative Energy, Individual Solar
 Day Home
 Dwellings:
 - Semi-detached, duplex or 2-unit dwelling
 - Multi-unit dwelling (3-unit, fourplex or 4-unit)
 Home Occupation 1
 Public or Private Utility
 Sign (Fascia or window for home occupation)
 Temporary Shipping Container A (less than 6 months)

DISCRETIONARY USES

Community Buildings & Facilities
 Dwellings:
 - Apartments
 - Cluster or Cottage Housing
 - Multi-unit dwelling (5 or more units)
 - Moved-in dwelling
 - Single-detached dwelling
 Group Care Minor / Child Care facility
 Home Occupation 2
 Lodging or Boarding House
 Moved-in building
 Secondary Suite (contained within a dwelling)
 Secondary Suite (detached garage)
 Senior Residential Care Home (private)
 Signs (associated with a discretionary use)
 Temporary Shipping Container B
 Temporary Uses

PROHIBITED USES

Keeping of Livestock - subject to compliance with municipal Animal Control, Urban Hen or similar purpose bylaw.
 Recreational Vehicles as Residences
 Shipping Container (permanent)
 * Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m ²	sq ft
Single-unit dwelling						
- Interior lot	12.0	39.5	35.0	115	420	4,543
- Corner lot	14.0	46	35.0	115	490	5,290
Semi-detached and two-unit dwelling						
- Interior lot	15.0	49	35.0	115	525	5,635
- Corner lot	18.0	59	35.0	115	630	6,785
Semi-detached each side (each unit)	Half the required lot size (for subdivided lots on party wall)					

Use	Width		Length		Area	
	m	ft	m	ft	m ²	sq ft
Multi-unit Townhouse / Row dwelling						
- Interior lot (each unit)	8.0	26	30.5	100	248	2,600
- Outer lot (each unit)	10.0	32	30.5	100	310	3,200
Fourplex or 4-unit dwelling						
- Interior lot	18.3	60	30.5	100	557.4	6,000
- Corner lot	22.9	75	30.5	100	696.8	7,500
Apartment Buildings and all other Multi-unit higher density uses	As required by the Municipal Planning Commission Sufficient to meet all development requirements, to a maximum density of 100 units per hectare (40 units per acre) of the parcel site upon which the development is proposed.					
All other uses	As required by the Municipal Planning Commission					

3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard ¹		Secondary Front		Side Yard ²		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Single-unit & 2-unit dwellings	7.5	25	4.5	15	1.5	5	7.5	25
Town/Rowhouse dwelling	7.5	25	4.0	13	1.5	5	6.1	20
Accessory building, structure in rear yard (no lane)	N/A		N/A		1.0	3.3	1.0	3.3
Accessory building, structure in rear yard (with rear lane)	N/A		N/A		1.0	3.3	2.0	6.5
All other uses	As required by the Development Authority							

NOTE: ¹ The Municipal Planning Commission may reduce the front yard setback to a minimum of 5 metres, having regard to the location and dimensions of the sidewalk, boulevard, street, right-of-way and adjacent buildings.

NOTE: ² The side setback requirement does not preclude the building of multi-unit dwelling row dwelling where each dwelling is separated by a party wall and on a separate title.

4. MAXIMUM SITE COVERAGE

Principal (and accessory buildings): 50% of the site area

(Principal may cover 50% with no associated accessory)

Accessory buildings/structures: 10% Maximum, may be less*

- If a dwelling has an attached garage the principal building site coverage may be allowed up to 50% but then any associated accessory building/structure site coverage shall be decreased accordingly to not exceed the total combined coverage.*

TOTAL Combined Coverage of all Principal Building and Accessory Buildings: 50% total

5. MAXIMUM BUILDING HEIGHT

Principal Building: 15 m (49 ft)

Accessory Buildings: 5.5 m (18 ft)

Accessory Building: detached garage with secondary suite above 7.62 m (25 ft)

6. MINIMUM FLOOR AREA

Single-unit dwelling: 67 m² (720 sq. ft)

All others: As required by the Development Authority

7. HIGHER DENSITY RESIDENTIAL

When deciding on proposals for discretionary use higher density residential development in existing developed neighbourhoods, the following may be considered by the MPC to determine suitability:

- (a) compatibility with the general height, building design and nature of adjacent existing dwellings;
- (b) the ability of municipal utilities to accommodate the proposed density of development;
- (c) adequate off-street parking provisions as outlined in this bylaw;
- (d) suitable landscaping and on-site amenities such as outdoor space, playground equipment, etc.; and
- (e) possible impact on future land uses and the public road system.

The following Part and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and Development Officer for details.

8. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

Parking – Part 5, Sections 13 & 14

Alternative energy – Part 6, Section 1

Shipping Containers – Part 6, Section 21

9. RESIDENTIAL STANDARDS OF DEVELOPMENT – Parts 5 & 6

Accessory buildings – Part 5, Section 15

Fences – Part 5, Section 17

Decks – Part 5, Section 19

Home Occupations – Part 6, Section 10

Manufactured/Mobile dwelling – Part 6, Section 11

Moved-in (previously occupied) building or dwelling – Part 6, Section 14

Prefabricated dwelling – Part 6, Section 16

Secondary suite – Part 6, Section 20

Show home – Part 6, Section 23

10. SIGN REGULATIONS – Part 7