

4.2.4 R3 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

In addition to the **uses** and regulations of Table 4.2.1 - R1 to R5 Permitted Uses and Regulations, the regulations of Table 4.2.4 - R3 Infill Exception Regulations shall apply where specified by an R3 Exception Zone.

Table 4.2.4 - R3 Infill Exception Regulations
(0325-2008), (0308-2011), (0111-2019/LPAT Order 2021 March 09)

Column A		B
Line		
1.0	MINIMUM INTERIOR SIDE YARD	
1.1	Interior lot - lot having a lot frontage less than 18.0 m	1.2 m + 0.61 m for each additional storey or portion thereof above one storey
1.2	Interior lot - lot having a lot frontage equal to or greater than 18.0 m	1.8 m + 0.61 m for each additional storey or portion thereof above one storey
2.0	MINIMUM COMBINED WIDTH OF SIDE YARDS	
2.1	One storey detached dwelling - interior lots having a lot frontage less than 18.0 m	2.4 m + 0.2 m for each 0.5 m the lot exceeds 15.0 m
2.2	Dwelling having more than one storey - interior lots having a lot frontage less than 18.0 m	3.6 m + 0.2 m for each 0.5 m the lot exceeds 15.0 m
2.3	One storey detached dwelling - interior lots having a lot frontage equal to or greater than 18.0 m	20% of the lot frontage
2.4	Dwelling having more than one storey - interior lots having a lot frontage equal to or greater than 18.0 m	27% of the lot frontage
3.0	MAXIMUM HEIGHT - HIGHEST RIDGE: lots having a lot frontage equal to or greater than 22.5 m sloped roof	9.5 m
4.0	MAXIMUM HEIGHT - HIGHEST RIDGE: lots having a lot frontage less than 22.5 m sloped roof	9.0 m
5.0	MAXIMUM HEIGHT: flat roof	7.5 m
6.0	MAXIMUM HEIGHT OF EAVES: from average grade to lower edge of the eaves	6.4 m
7.0	MAXIMUM GROSS FLOOR AREA - INFILL RESIDENTIAL	190 m ² plus 0.20 times the lot area
8.0	GARAGE PROJECTION: maximum projection of the garage beyond the front wall or exterior side wall of the first storey	0.0 m
9.0	MAXIMUM DWELLING UNIT DEPTH	20.0 m
10.0	deleted by 0111-2019/LPAT Order 2021 March 09	

4.2.4.1	Exception: R3-1	Map # 03, 07, 08, 09, 10	By-law: 0131-2019, OLT Order 2021 August 10/ 2021 November 09, 0068-2022
In a R3-1 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.4.1.1	The regulations contained in Subsection 4.2.4 of this By-law shall apply		

4.2.4.2	Exception: R3-2	Map # 03, 07, 08, 10	By-law:
In a R3-2 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.2.1	The regulations contained in Subsection 4.2.4 of this By-law shall apply		
4.2.4.2.2	Minimum lot frontage		22.5 m

4.2.4.3	Exception: R3-3	Map # 03, 07, 08, 10	By-law:
In a R3-3 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.3.1	The regulations contained in Subsection 4.2.4 of this By-law shall apply		
4.2.4.3.2	Minimum lot frontage		30.0 m

4.2.4.4	Exception: R3-4	Map # 09	By-law:
In a R3-4 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.4.1	The regulations contained in Subsection 4.2.4 of this By-law shall apply		
4.2.4.4.2	Minimum lot area - interior lot		420 m ²
4.2.4.4.3	Minimum lot area - corner lot		585 m ²
4.2.4.4.4	Minimum lot frontage - interior lot		14.0 m
4.2.4.4.5	Minimum lot frontage - corner lot		18.0 m

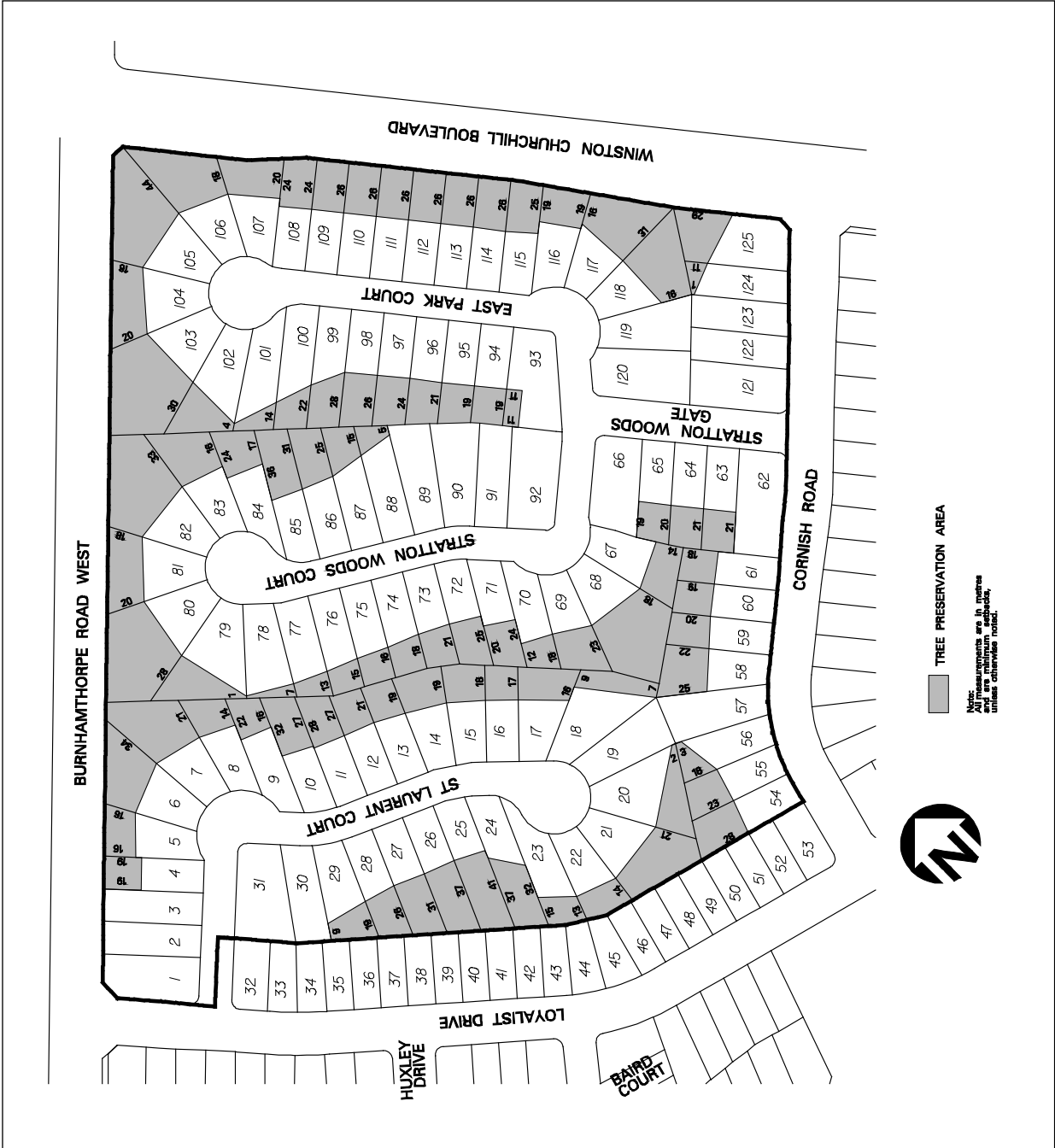
4.2.4.5	Exception: R3-5	Map # 13	By-law:
In a R3-5 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.5.1	Minimum front yard		10.5 m
4.2.4.5.2	Minimum exterior side yard		9.0 m

4.2.4.6	Exception: R3-6	Map # 49E	By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15
In a R3-6 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.6.1	Minimum lot area		425 m ²
4.2.4.6.2	Minimum lot frontage		14.0 m
4.2.4.6.3	Minimum front yard - interior lot		6.0 m
4.2.4.6.4	Minimum interior side yard		0.95 m
4.2.4.6.5	Minimum exterior side yard		3.5 m
4.2.4.6.6	Minimum exterior side yard abutting Scarboro Street		4.5 m
4.2.4.6.7	Minimum setback to garage face		6.0 m

4.2.4.7	Exception: R3-7	Map # 32	By-law:
In a R3-7 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.7.1	Minimum lot area - interior lot		440 m ²
4.2.4.7.2	Minimum lot frontage - interior lot		6.0 m
4.2.4.7.3	Minimum front yard		1.5 m

4.2.4.8	Exception: R3-8	Map # 46W	By-law: 0181-2018/LPAT Order 2019 February 15
In a R3-8 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.8.1	The regulations of Lines 3.0 to 13.0 contained in Table 4.2.1 of this By-law shall not apply		
4.2.4.8.2	Maximum number of dwelling units per hectare on all lands zoned R3-8		19.8
4.2.4.8.3	Minimum setback to a condominium road		4.5 m
4.2.4.8.4	Minimum distance between buildings		3.0 m
4.2.4.8.5	Minimum setback of all buildings and structures to any lot line		7.5 m
4.2.4.8.6	Minimum setback of a garage face to a condominium road		6.0 m
4.2.4.8.7	Maximum height		10.7 m
4.2.4.8.8	Height of all buildings and structures shall be measured from established grade		

4.2.4.9	Exception: R3-9	Map # 59	By-law:
In a R3-9 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.9.1	Minimum interior side yard		1.5 m
4.2.4.9.2	Minimum rear yard measured from the limit of the tree preservation area for a lot that includes a tree preservation area, identified on Schedule R3-9 of this Exception		7.5 m
4.2.4.9.3	Minimum setback between a detached dwelling and the tree preservation area for a lot that includes or abuts a tree preservation area, identified on Schedule R3-9 of this Exception		3.0 m
4.2.4.9.4	The areas identified on Schedule R3-9 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures , swimming pools , tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted		



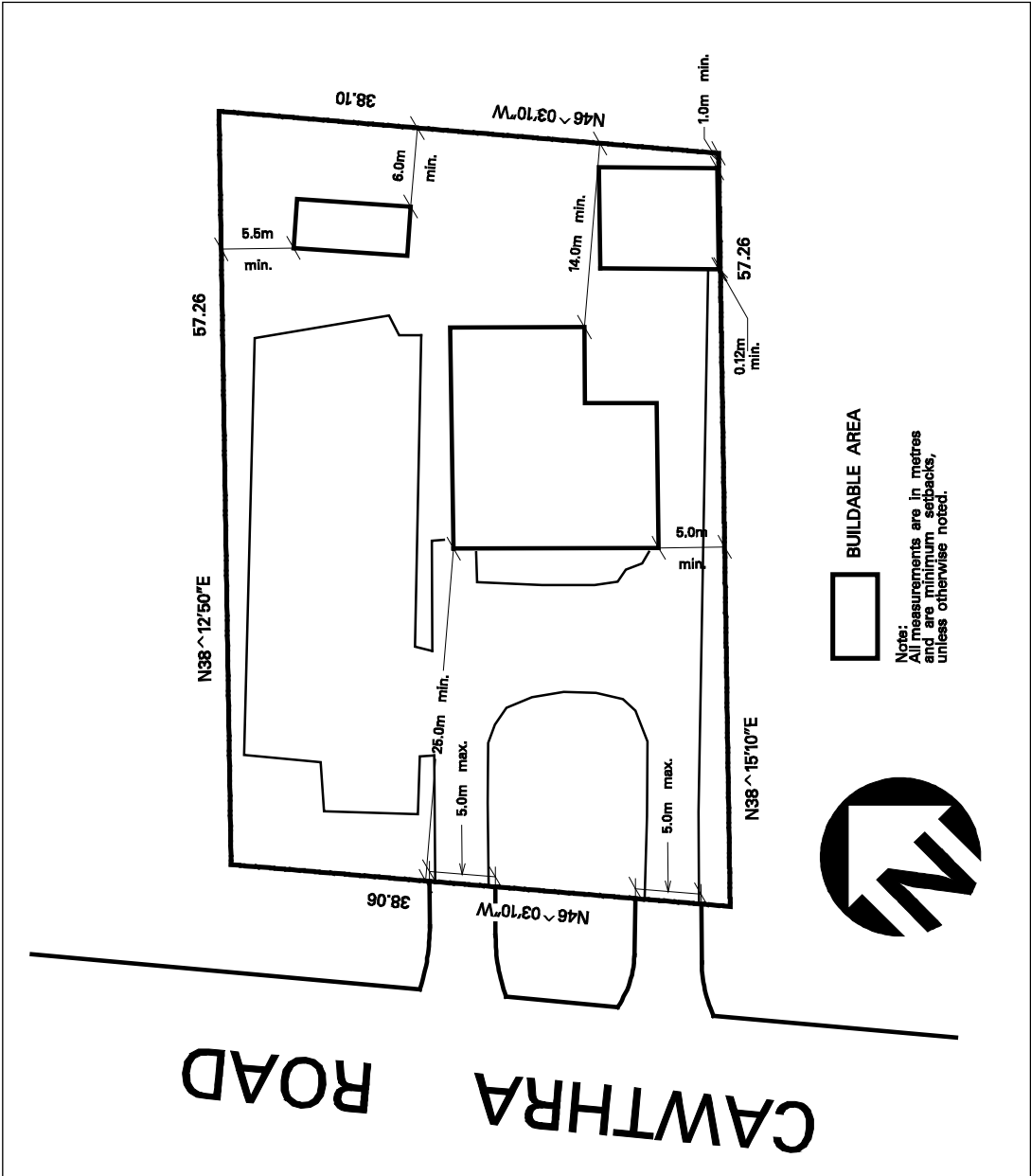
Schedule R3-9
Map 59

4.2.4.10	Exception: R3-10	Map # 38W	By-law:
In a R3-10 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.10.1	Minimum lot area		500 m ²
4.2.4.10.2	Maximum lot coverage		45%

4.2.4.11	Exception: R3-11	Map # 10	By-law:
In a R3-11 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.4.11.1	Lands zoned R3-11 shall only be used for the following:		
	(1) A private swimming club and accessory uses such as swimming and wading pools, meeting and changing rooms and washroom facilities		
Regulations			
4.2.4.11.2	Minimum front yard		13.5 m
4.2.4.11.3	Minimum interior side yard		2.4 m
4.2.4.11.4	Minimum rear yard		12.0 m
4.2.4.11.5	Maximum lot coverage		20%
4.2.4.11.6	Maximum height		10.7 m
4.2.4.11.7	Minimum number of parking spaces per 10 m ² of swimming pool area		1
4.2.4.11.8	Minimum setback from a parking space to an interior lot line		1.5 m

4.2.4.12	Exception: R3-12	Map # 08	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30
In a R3-12 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.12.1	Minimum lot area		535 m ²
4.2.4.12.2	Minimum lot frontage - corner lot		15.0 m
4.2.4.12.3	Minimum front yard - interior lot		6.0 m
4.2.4.12.4	Maximum height - highest ridge: sloped roof		9.5 m
4.2.4.12.5	Maximum height: flat roof		7.5 m
4.2.4.12.6	Maximum height of eaves: from average grade to lower edge of eaves		6.4 m
4.2.4.12.7	Maximum dwelling unit depth		20.0 m

4.2.4.13	Exception: R3-13	Map # 20	By-law:
In a R3-13 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.4.13.1	Lands zoned R3-13 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Medical Office - Restricted	
Regulations			
4.2.4.13.2	A medical office - restricted shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential used for a medical office - restricted	433 m ²
	(2)	maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise	3
	(3)	minimum number of parking spaces	15
	(4)	all site development plans shall comply with Schedule R3-13 of this Exception	



Schedule R3-13
Map 20

4.2.4.14	Exception: R3-14	Map # 30	By-law:
In a R3-14 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.14.1	Minimum lot area		1 590 m ²
4.2.4.14.2	Minimum lot frontage		30.0 m
4.2.4.14.3	Minimum rear yard		1.7 m

4.2.4.15	Exception: R3-15	Map # 22, 24, 38W, 44W, 45E	By-law:
In a R3-15 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.15.1	Minimum lot area - interior lot		450 m ²
4.2.4.15.2	Minimum lot area - corner lot		550 m ²
4.2.4.15.3	Minimum lot frontage - interior lot		14.0 m
4.2.4.15.4	Minimum lot frontage - corner lot		18.0 m
4.2.4.15.5	Minimum front yard - interior lot		6.0 m
4.2.4.15.6	(1)	Minimum interior side yard - interior lot	1.2 m
	(2)	Minimum interior side yard - interior lot , for that part of a lot that adjoins a one storey garage or a wall of a main building containing no windows or doors into a habitable room	0.61 m
4.2.4.15.7	Minimum combined width of side yards		1.81 m
4.2.4.15.8	Minimum exterior side yard		4.5 m

4.2.4.16	Exception: R3-16	Map # 11	By-law:
In a R3-16 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.16.1	The provisions contained in Subsection 4.1.17 of this By-law shall not apply		
4.2.4.16.2	Access shall only be permitted from Thetford Court		

Part 4 - Residential Zones

4.2.4.17	Exception: R3-17	Map # 31, 37E	By-law: 0379-2009, 0171-2015/OMB Order 2016 April 04, 0181-2018/ LPAT Order 2019 February 15
In a R3-17 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.17.1	Minimum lot area - interior lot		480 m ²
4.2.4.17.2	Minimum lot area - corner lot		585 m ²
4.2.4.17.3	Minimum lot frontage - corner lot		18.0 m
4.2.4.17.4	Maximum lot coverage		45%
4.2.4.17.5	Minimum front yard - interior lot		6.0 m
4.2.4.17.6	Minimum interior side yard - interior lot		1.2 m on side and 0.61 m on the other side
4.2.4.17.7	Minimum interior side yard - corner lot		1.2 m
4.2.4.17.8	Minimum exterior side yard		4.5 m
4.2.4.17.9	Minimum exterior side yard - lots abutting Cawthra Road		7.5 m
4.2.4.17.10	Minimum rear yard - corner lot		7.5 m
4.2.4.17.11	Minimum setback to a railway right-of-way		22.0 m
4.2.4.17.12	Minimum setback to garage face		6.0 m

4.2.4.18	Exception: R3-18	Map # 45W	By-law:
In a R3-18 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.18.1	Minimum front yard		6.5 m
4.2.4.18.2	Minimum rear yard		30.0 m

4.2.4.19	Exception: R3-19	Map # 45W	By-law:
In a R3-19 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.19.1	Minimum front yard		6.5 m
4.2.4.19.2	Minimum rear yard - lots abutting a G1 zone		17.5 m

4.2.4.20	Exception: R3-20	Map # 32, 39E	By-law:
In a R3-20 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.4.20.1	Minimum lot area - interior lot		460 m ²

4.2.4.21	Exception: R3-21	Map # 38W	By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15
In a R3-21 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.21.1	Maximum lot coverage		40%
4.2.4.21.2	Minimum front yard		4.5 m
4.2.4.21.3	Minimum interior side yard		1.2 m
4.2.4.21.4	Minimum setback to garage face		6.0 m

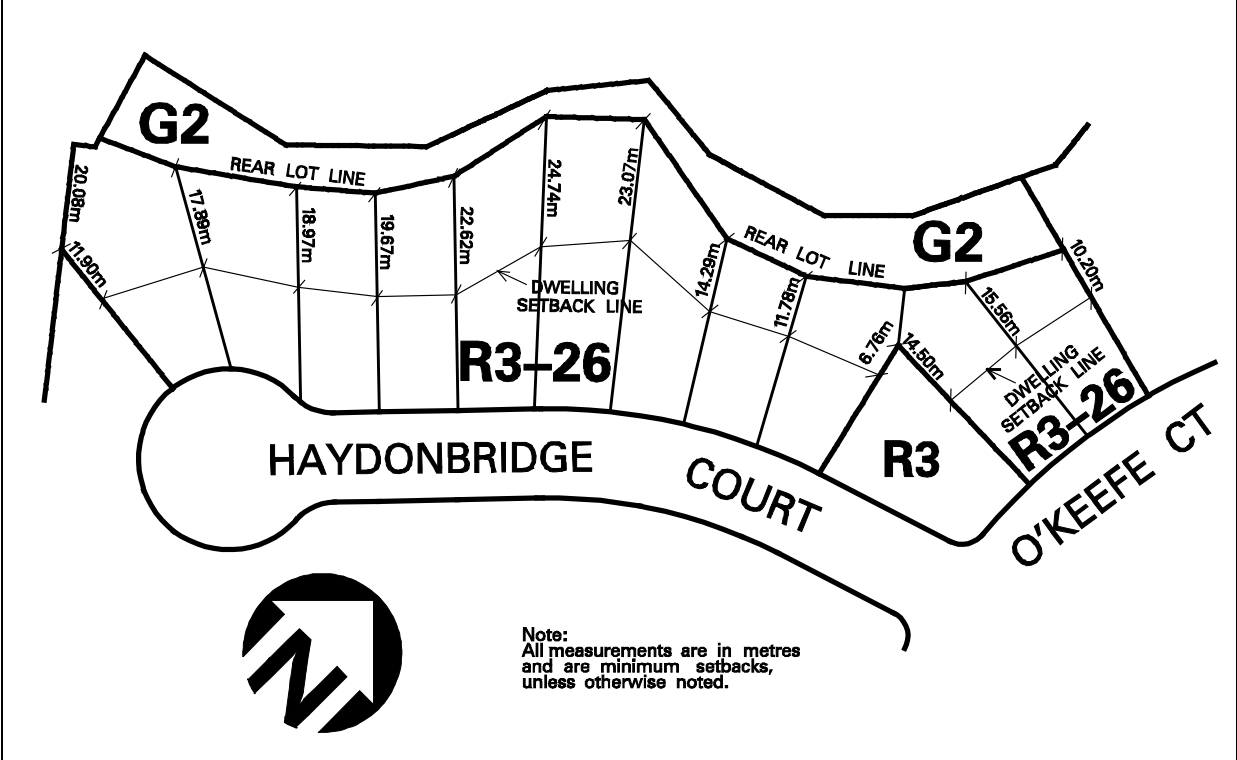
4.2.4.22	Exception: R3-22	Map # 38W	By-law:
In a R3-22 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.4.22.1	Maximum lot coverage		40%

4.2.4.23	Exception: R3-23	Map # 17, 30, 38W	By-law:
In a R3-23 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.23.1	Maximum lot coverage		40%
4.2.4.23.2	Minimum interior side yard - interior lot		1.2 m

4.2.4.24	Exception: R3-24	Map # 30, 37W, 38E, 38W, 39W	By-law: 0181-2018/LPAT Order 2019 February 15
In a R3-24 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.24.1	Minimum lot area - interior lot		560 m ²
4.2.4.24.2	Minimum lot area - corner lot		700 m ²
4.2.4.24.3	Minimum lot frontage - interior lot		14.0 m
4.2.4.24.4	Minimum lot frontage - corner lot		18.5 m
4.2.4.24.5	Maximum lot coverage		40%
4.2.4.24.6	Minimum front yard - interior lot		9.0 m
4.2.4.24.7	Minimum interior side yard - interior lot		1.2 m
4.2.4.24.8	Minimum setback to garage face		12.0 m

4.2.4.25	Exception: R3-25	Map # 45E	By-law:
In a R3-25 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.25.1	Minimum setback of a dwelling to all lands zoned G2-3	15.0 m	
4.2.4.25.2	Minimum setback of all accessory buildings and structures and swimming pools to all lands zoned G1	15.0 m	

4.2.4.26	Exception: R3-26	Map # 45E	By-law:
In a R3-26 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulation			
4.2.4.26.1	Minimum setback of a dwelling to all lands zoned G2	the dwelling setback line identified on Schedule R3-26 of this Exception	



Schedule R3-26
Map 45E

4.2.4.27	Exception: R3-27	Map # 30	By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15
In a R3-27 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.27.1	Minimum lot area - interior lot		540 m ²
4.2.4.27.2	Minimum lot area - corner lot		680 m ²
4.2.4.27.3	Minimum lot frontage - corner lot		19.0 m
4.2.4.27.4	Maximum lot coverage		40%
4.2.4.27.5	Minimum front yard		4.5 m
4.2.4.27.6	Minimum interior side yard		1.2 m
4.2.4.27.7	Minimum exterior side yard		4.5 m
4.2.4.27.8	Minimum rear yard - corner lot		7.5 m
4.2.4.27.9	Minimum setback to a sight triangle		0.0 m
4.2.4.27.10	Maximum height		11.0 m
4.2.4.27.11	Maximum encroachment of a porch or a balcony into the required front yard or exterior side yard		2.0 m
4.2.4.27.12	A detached garage shall not be permitted		
4.2.4.27.13	Minimum setback to garage face		6.0 m

4.2.4.28	Exception: R3-28	Map # 24	By-law:
In a R3-28 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.4.28.1	Lands zoned R3-28 shall only be used for the following:		
	(1) Detached Dwelling or		
	(2) Office		

4.2.4.29	Exception: R3-29	Map # 37W	By-law: 0137-2013, 0181-2018/LPAT Order 2019 February 15
In a R3-29 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.29.1	Minimum lot area - interior lot		500 m ²
4.2.4.29.2	Minimum lot area - corner lot		600 m ²
4.2.4.29.3	Minimum lot frontage - interior lot		14.0 m
4.2.4.29.4	Minimum lot frontage - corner lot		17.0 m
4.2.4.29.5	Minimum front yard - interior lot		9.0 m
4.2.4.29.6	Minimum interior side yard		1.2 m
4.2.4.29.7	Minimum setback to garage face		12.0 m

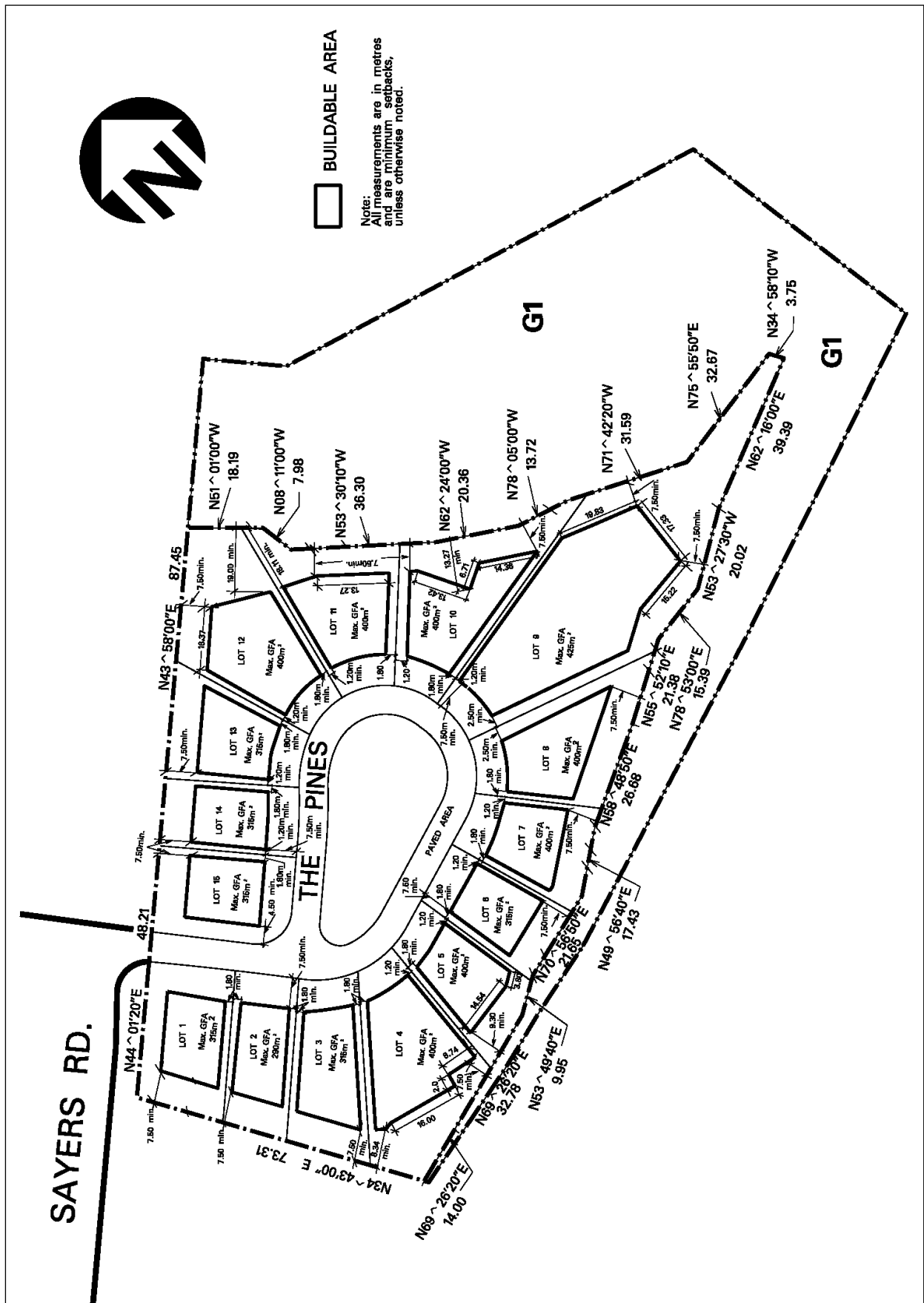
4.2.4.30	Exception: R3-30	Map # 32	By-law:
In a R3-30 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.30.1	Minimum interior side yard - interior lot	1.2 m + 0.3 m for each additional storey , or portion thereof, above one storey	
4.2.4.30.2	Minimum interior side yard - corner lot	1.2 m	

4.2.4.31	Exception: R3-31	Map # 45E	By-law:
In a R3-31 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.31.1	Maximum gross floor area - infill residential	190 m ² plus 0.20 times the lot area	
4.2.4.31.2	Minimum setback to all lands zoned G1	3.0 m	

4.2.4.32	Exception: R3-32	Map # 36W	By-law: 0181-2018/LPAT Order 2019 February 15
In a R3-32 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.32.1	Minimum lot area - interior lot	525 m ²	
4.2.4.32.2	Minimum lot area - corner lot	660 m ²	
4.2.4.32.3	Minimum lot frontage - interior lot	14.0 m	
4.2.4.32.4	Minimum lot frontage - corner lot	18.5 m	
4.2.4.32.5	Minimum front yard - interior lot	10.4 m	
4.2.4.32.6	Minimum interior side yard	1.2 m	
4.2.4.32.7	Minimum setback to garage face	10.4 m	

4.2.4.33	Exception: R3-33	Map # 38W	By-law:
In a R3-33 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.4.33.1	Lands zoned R3-33 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Veterinary Clinic	
Regulations			
4.2.4.33.2	A veterinary clinic shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum number of veterinarians permitted to practise	1
	(2)	maximum gross floor area - non-residential	340 m ²
	(3)	minimum front yard - corner lot	3.4 m
	(4)	minimum exterior side yard	75.0 m
	(5)	minimum interior side yard - corner lot	2.8 m
	(6)	minimum rear yard - corner lot	2.5 m
	(7)	outdoor storage shall not be permitted	
	(8)	a veterinary clinic use and all related activities shall be conducted wholly within the existing building	

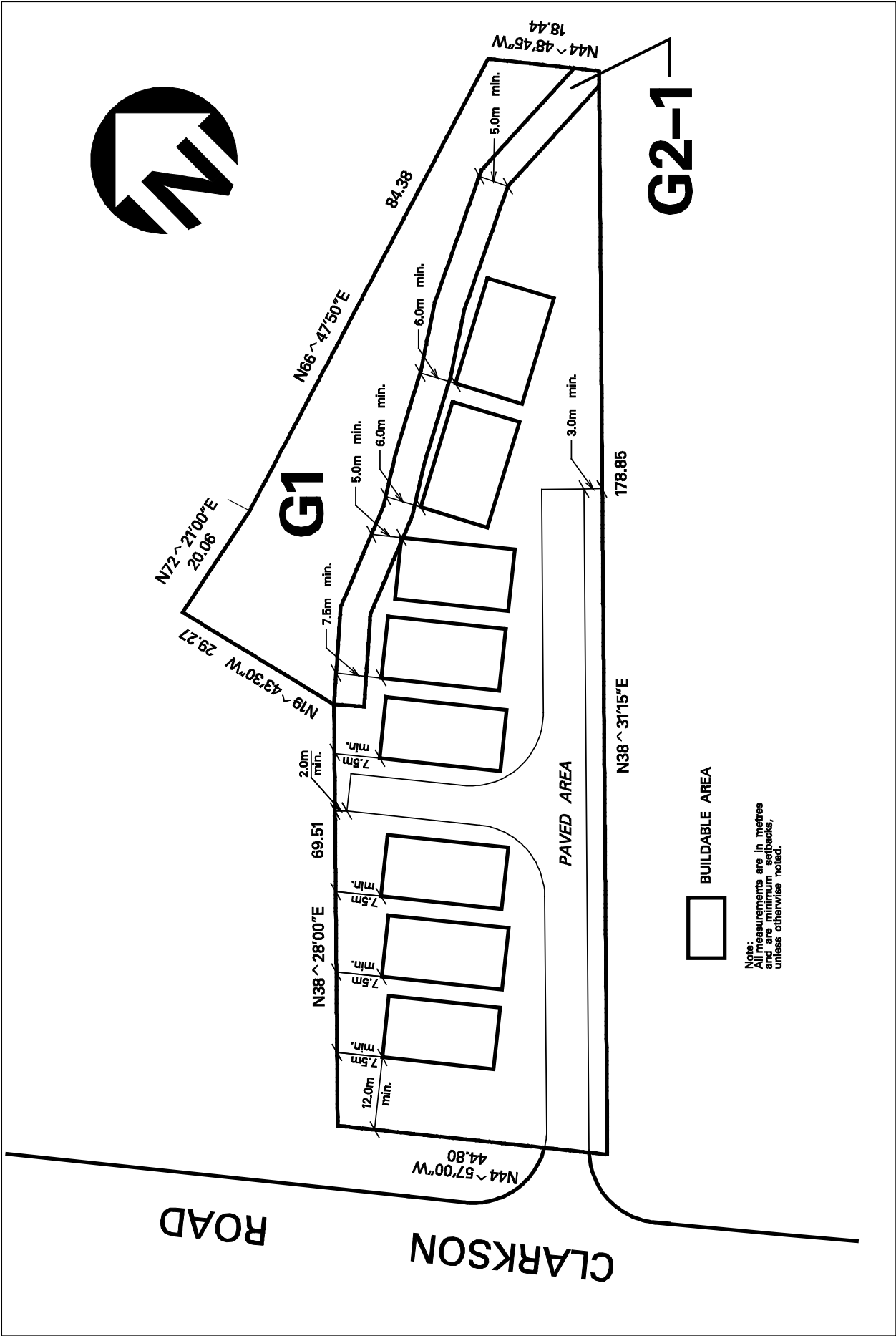
4.2.4.34	Exception: R3-34	Map # 10	By-law:
In a R3-34 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.34.1	Minimum lot area	523 m²	
4.2.4.34.2	Minimum lot frontage	14.5 m	
4.2.4.34.3	Maximum lot coverage	35%	
4.2.4.34.4	Maximum gross floor area - infill residential , identified on Schedule R3-34 of this Exception		
4.2.4.34.5	Minimum front yard	7.5 m	
4.2.4.34.6	Minimum exterior side yard	5.0 m	
4.2.4.34.7	Minimum rear yard	7.5 m	
4.2.4.34.8	No part of any garage shall be located closer to a street , private road or private lane than the first floor walls of the detached dwellings on Lots 1, 2, 3, 5 and 15 identified on Schedule R3-34 of this Exception		
4.2.4.34.9	Maximum height - highest ridge: sloped roof	9.0 m	
4.2.4.34.10	Maximum height: flat roof	7.5 m	
4.2.4.34.11	Minimum number of parking spaces per dwelling unit	4	
4.2.4.34.12	Maximum driveway width	6.0 m	
4.2.4.34.13	All site development plans shall comply with Schedule R3-34 of this Exception		



Schedule R3-34
Map 10

4.2.4.35	Exception: R3-35	Map # 36E	By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15
In a R3-35 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.35.1	Minimum lot area - interior lot		470 m ²
4.2.4.35.2	Minimum lot area - corner lot		600 m ²
4.2.4.35.3	Maximum lot coverage		35%
4.2.4.35.4	Minimum front yard		4.5 m
4.2.4.35.5	Minimum interior side yard		1.2 m
4.2.4.35.6	Minimum exterior side yard		4.5 m
4.2.4.35.7	Minimum setback to garage face		6.0 m

4.2.4.36	Exception: R3-36	Map # 10	By-law: 0181-2018/LPAT Order 2019 February 15
In a R3-36 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.36.1	The regulations contained in Article 3.1.1.8 of this By-law shall not apply		
4.2.4.36.2	Maximum number of detached dwellings on all lands zoned R3-36		8
4.2.4.36.3	Minimum landscaped area		50% of the lot area
4.2.4.36.4	Minimum setback to a condominium road		4.5 m
4.2.4.36.5	Minimum setback to garage face from a condominium road		5.2 m
4.2.4.36.6	Minimum separation between detached dwellings		3.0 m
4.2.4.36.7	Maximum height		7.5 m
4.2.4.36.8	Height of all buildings and structures shall be measured from established grade		
4.2.4.36.9	Maximum driveway width		8.5 m
4.2.4.36.10	Minimum number of parking spaces per dwelling unit		4
4.2.4.36.11	All site development plans shall comply with Schedule R3-36 of this Exception		



Schedule R3-36
Map 10

4.2.4.37	Exception: R3-37	Map # 30	By-law: 0184-2008, 0181-2018/LPAT Order 2019 February 15
In a R3-37 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.37.1	Minimum lot area - interior lot		480 m ²
4.2.4.37.2	Maximum lot coverage		45%
4.2.4.37.3	Minimum front yard - interior lot		4.5 m
4.2.4.37.4	Minimum interior side yard - interior lot		1.2 m
4.2.4.37.5	Minimum interior side yard - corner lot		1.2 m
4.2.4.37.6	Minimum setback to garage face - interior lot		6.0 m
4.2.4.37.7	Minimum setback to a sight triangle		0.0 m
4.2.4.37.8	Maximum height		11.0 m
4.2.4.37.9	Maximum encroachment of a porch or a balcony into the required front yard or exterior side yard		2.0 m
4.2.4.37.10	Maximum area of a balcony on top of an attached garage		12 m ²
4.2.4.37.11	A detached garage shall not be permitted		

4.2.4.38	Exception: R3-38	Map # 46W, 54W	By-law:
In a R3-38 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.4.38.1	Lands zoned R3-38 shall only be used for the following:		
	(1) Day Care		

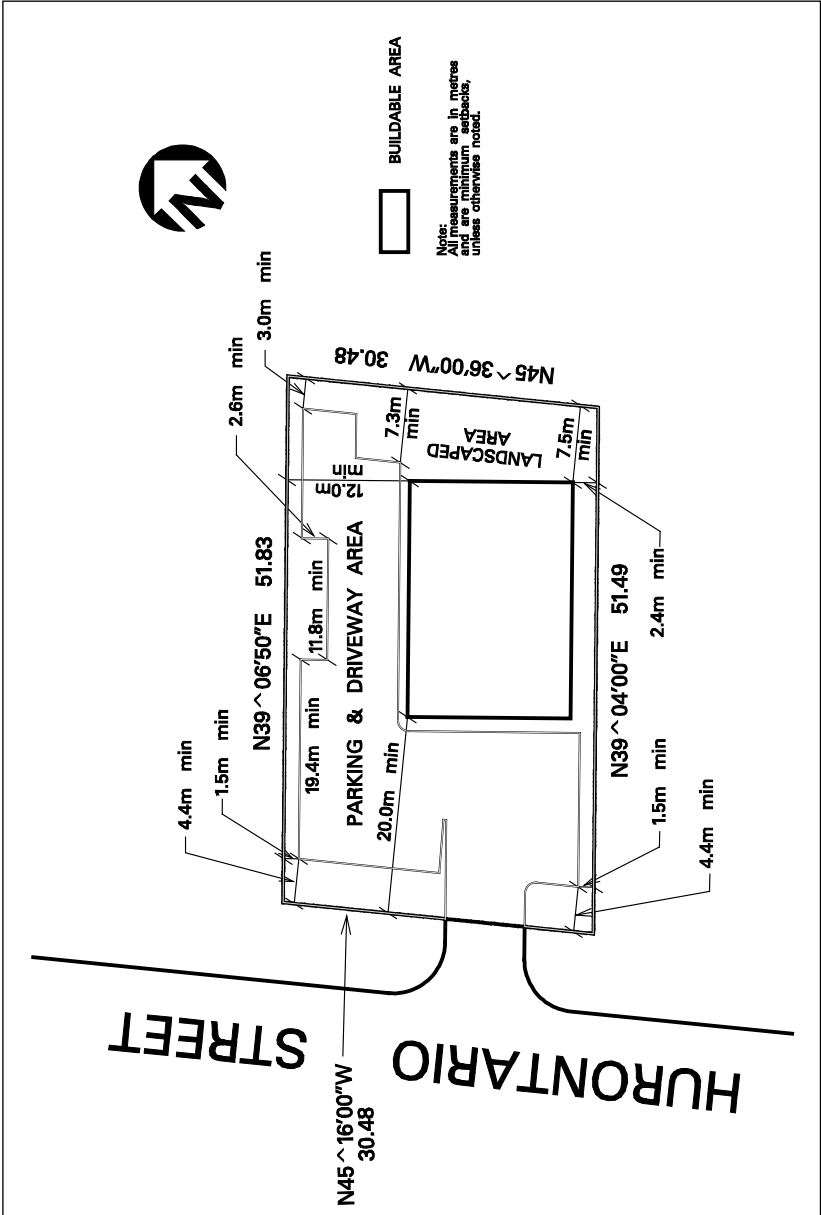
4.2.4.39	Exception: R3-39	Map # 11	By-law:
In a R3-39 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.4.39.1	Lands zoned R3-39 shall only be used for the following:		
	(1) Medical Office - Restricted		
Regulation			
4.2.4.39.2	Maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise		2

4.2.4.40	Exception: R3-40	Map # 11	By-law:
In a R3-40 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.4.40.1	Lands zoned R3-40 shall only be used for the following:		
	(1) Detached Dwelling or		
	(2) Medical office - restricted in a detached dwelling		
Regulations			
4.2.4.40.2	Maximum gross floor area - non-residential used for a medical office - restricted	100 m ²	
4.2.4.40.3	Maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise	1	
4.2.4.40.4	A medical office - restricted shall only be located in the first storey		

4.2.4.41	Exception: R3-41	Map # 07	By-law: 0208-2022
In a R3-41 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.41.1	Lands zoned R3-41 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Office	
	(3)	Medical Office - Restricted	
Uses Not Permitted			
4.2.4.41.2	(1)	Office and/or medical office - restricted that requires more than 14 parking spaces	
Regulations			
4.2.4.41.3	Detached Dwelling:		
	(1)	the regulations contained in Subsection 4.2.4 of this By-law shall apply	
	(2)	minimum lot frontage	30.0 m
	(3)	maximum height: flat roof	9.0 m
4.2.4.41.4	An office and medical office - restricted shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential	420 m ²
	(2)	that part of the building located below average grade shall only be used for the following:	
	(2.1)	climate control, electrical, energy generation and distribution, mechanical equipment related to the operation or maintenance of the building ;	
	(2.2)	areas of stairwells, washrooms or elevators;	
	(2.3)	collection or storage of disposable or recyclable waste generated within the building ;	
	(2.4)	storage incidental to permitted uses in the building ; or	
	(2.5)	lunch rooms, lounges or fitness rooms for the personal needs of occupants of the building .	

Exception R3-41 continued on next page

4.2.4.41	Exception: R3-41	Map # 07	By-law: 0208-2022
Exception R3-41 continued from previous page			
4.2.4.41.4 (continued)	(3)	maximum height - highest ridge: sloped roof	10.0 m
	(4)	maximum height: flat roof	9.0 m
	(5)	minimum number of parking spaces per 100 m ² gross floor area - non-residential used for a plastic surgery clinic	3.2
	(6)	maximum encroachment of an awning outside the buildable area identified on Schedule R3-41 of this Exception into the required front yard	4.5 m
	(7)	maximum encroachment of an awning outside the buildable area identified on Schedule R3-41 of this Exception into the northerly required interior side yard	2.0 m
	(8)	"Plastic Surgery Clinic" means a medical office - restricted containing the office of a maximum of one medical practitioner in which plastic, reconstructive and/or cosmetic procedures are undertaken	
	(9)	maximum number of parking spaces	14
	(10)	all site development plans shall comply with Schedule R3-41 of this Exception	



Schedule R3-41
Map 07

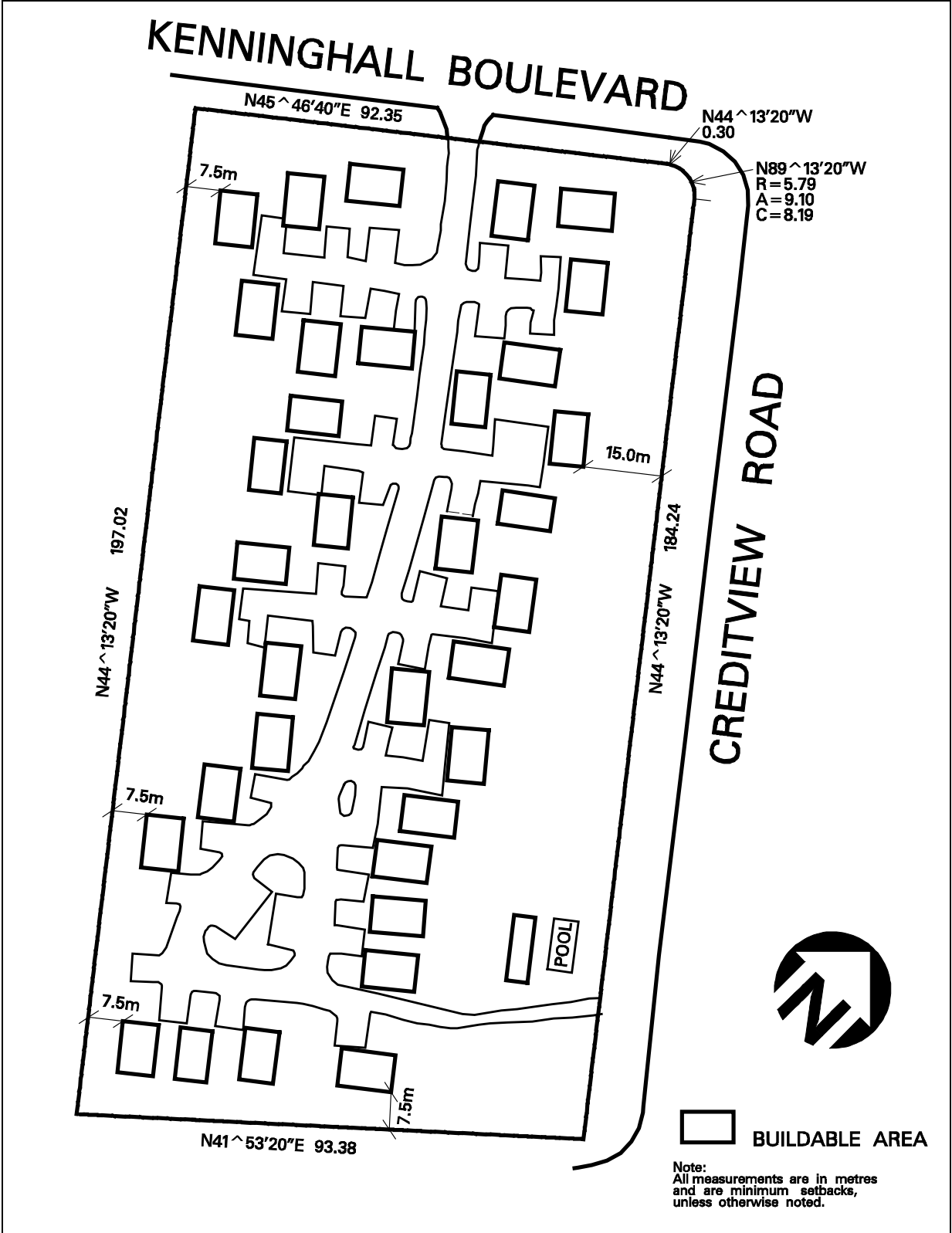
4.2.4.42	Exception: R3-42	Map # 15	By-law:
In a R3-42 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.4.42.1	Lands zoned R3-42 shall only be used for the following:		
	(1) Detached Dwelling or		
	(2) Office		
	(3) Medical Office - Restricted		
Regulation			
4.2.4.42.2	An office and medical office - restricted shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential	125 m ²

4.2.4.43	Exception: R3-43	Map # 07	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30
In a R3-43 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.43.1	Lands zoned R3-43 shall only be used for the following:		
	(1) Detached Dwelling or		
	(2) Office		
	(3) Medical Office - Restricted		
Regulations			
4.2.4.43.2	Minimum lot frontage		30.0 m
4.2.4.43.3	Maximum height - highest ridge of a detached dwelling: sloped roof		9.5 m
4.2.4.43.4	Maximum height of a detached dwelling: flat roof		7.5 m
4.2.4.43.5	Maximum height of eaves of a detached dwelling: from average grade to lower edge of eaves		6.4 m
4.2.4.43.6	Maximum dwelling unit depth		20.0 m
4.2.4.43.7	An office and medical office - restricted shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential	190 m ²

4.2.4.44	Exception: R3-44	Map # 15	By-law:
In a R3-44 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.4.44.1	Lands zoned R3-44 shall only be used for the following:		
	(1) Detached Dwelling or		
	(2) Medical Office - Restricted		
Regulations			
4.2.4.44.2	A medical office - restricted shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential used for a medical office - restricted	130 m ²
	(2)	minimum front yard - interior lot	0.0 m
	(3)	minimum westerly interior side yard	0.61 m
	(4)	maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise	2
	(5)	minimum number of parking spaces	8

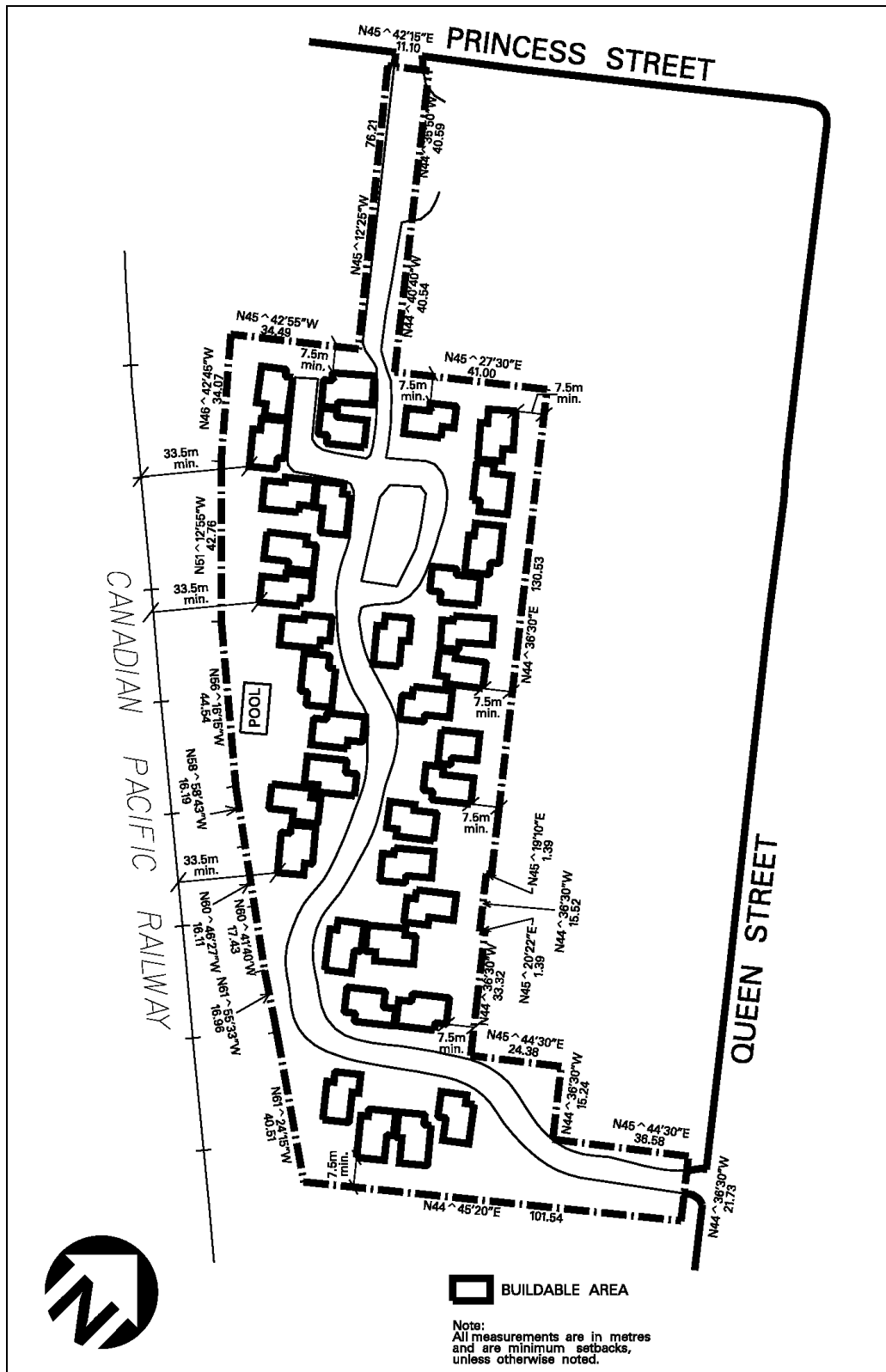
4.2.4.45	Exception: R3-45	Map # 07	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30
In a R3-45 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.45.1	Lands zoned R3-45 shall only be used for the following:		
	(1) Detached Dwelling or		
	(2) Office		
	(3) Medical Office - Restricted		
Regulations			
4.2.4.45.2	Maximum height - highest ridge of a detached dwelling: sloped roof		9.5 m
4.2.4.45.3	Maximum height of a detached dwelling: flat roof		7.5 m
4.2.4.45.4	Maximum height of eaves of a detached dwelling: from average grade to lower edge of eaves		6.4 m
4.2.4.45.5	Maximum dwelling unit depth		20.0 m
4.2.4.45.6	An office and medical office - restricted shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential	210 m ²
	(2)	minimum rear yard	12.0 m

4.2.4.46	Exception: R3-46	Map # 45W	By-law:
In a R3-46 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.46.1	Maximum number of detached dwellings		35
4.2.4.46.2	Height of all buildings and structures shall be measured from established grade		
4.2.4.46.3	All site development plans shall comply with Schedule R3-46 of this Exception		



Schedule R3-46
Map 38W

4.2.4.47	Exception: R3-47	Map # 39E	By-law:
In a R3-47 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.47.1	Maximum number of detached dwellings		36
4.2.4.47.2	Minimum separation distance between detached dwellings		3.6 m
4.2.4.47.3	Minimum separation distance between garages		1.2 m
4.2.4.47.4	Height of all buildings and structures shall be measured from established grade		
4.2.4.47.5	All site development plans shall comply with Schedule R3-47 of this Exception		



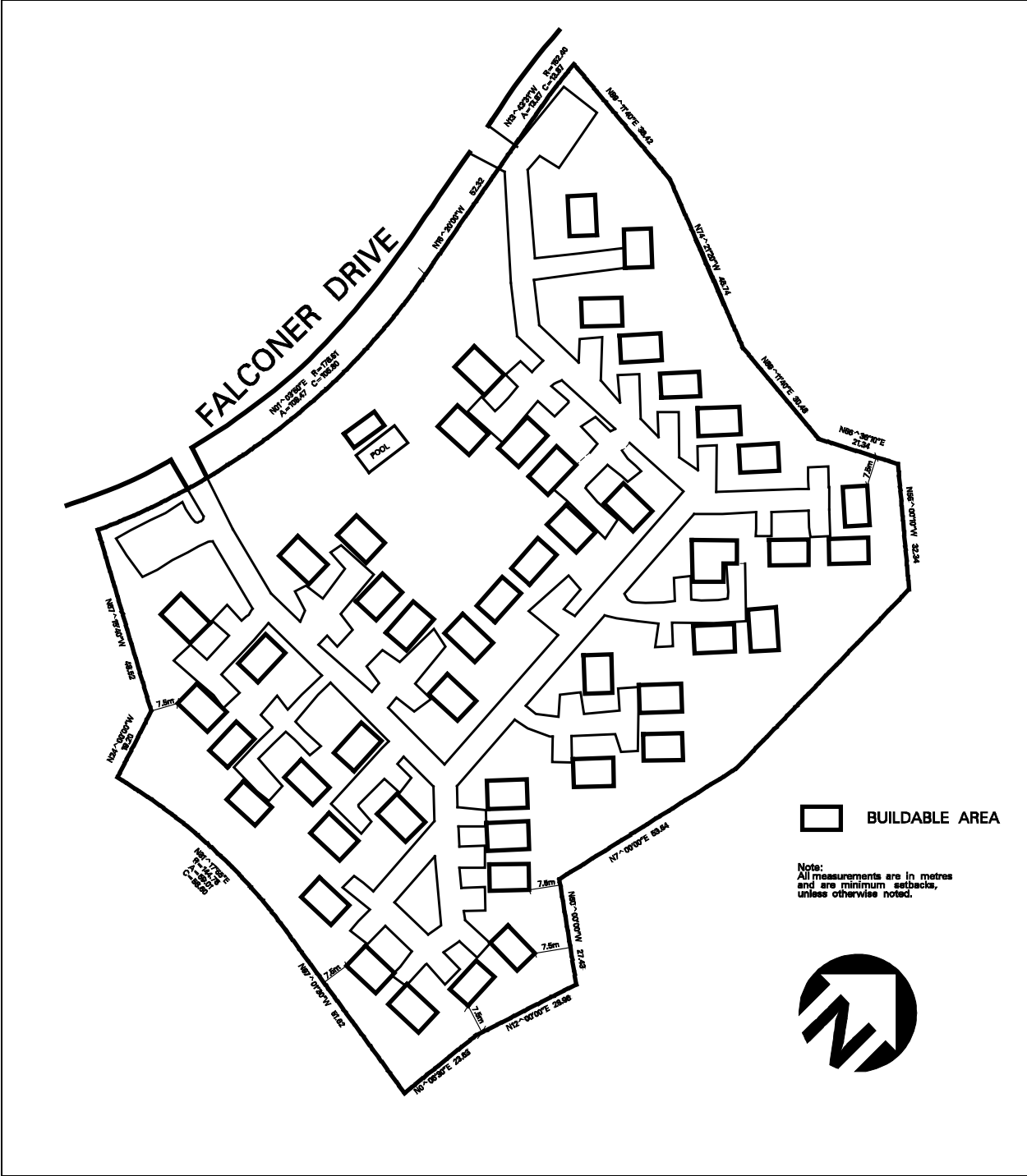
Schedule R3-47
Map 39E

Part 4 - Residential Zones

4.2.4.48	Exception: R3-48	Map # 13	By-law: 0308-2011, 0171-2015/OMB Order 2016 April 04, 0193-2016/ OMB Order 2017 May 30, 0111-2019/LPAT Order 2021 March 09
In a R3-48 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.48.1	Lands zoned R3-48 shall only be used for the following: (1) Detached Dwelling or (2) Service Establishment (3) Office		
Regulations			
4.2.4.48.2	Maximum height - highest ridge of a detached dwelling : sloped roof	9.5 m	
4.2.4.48.3	Maximum height of a detached dwelling : flat roof	7.5 m	
4.2.4.48.4	Maximum height of eaves of a detached dwelling : from average grade to lower edge of eaves	6.4 m	
4.2.4.48.5	Maximum dwelling unit depth	20.0 m	
4.2.4.48.6	A service establishment and/or office shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1) maximum gross floor area - non-residential on all lands zoned R3-48	350 m ²	
	(2) maximum gross floor area - non-residential used for a service establishment on all lands zoned R3-48	200 m ²	
	(3) a service establishment shall only be permitted on the ground floor		
	(4) minimum lot frontage for lands fronting onto Baldwin Road	12.0 m	
	(5) minimum landscaped area	30% of the lot area	
	(6) maximum height	10.7 m and 2 storeys	
	(7) minimum depth of a landscaped buffer required along the entire length of the Stanfield Road lot frontage	4.5 m	

4.2.4.49	Exception: R3-49	Map # 15	By-law: 0181-2018/LPAT Order 2019 February 15
In a R3-49 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.49.1	Minimum lot area - interior lot		515 m ²
4.2.4.49.2	Minimum lot frontage - interior lot		14.7 m
4.2.4.49.3	Maximum projection of a garage beyond either the main front entrance or beyond the main entry feature where provided		2.5 m
4.2.4.49.4	Where a main entry feature has been provided, the maximum projection of a garage beyond a main front entrance		5.0 m
4.2.4.49.5	For a detached dwelling more than one storey in height , where the garage projects beyond the main front entrance , the garage shall be covered by a second storey which may be set back a maximum of 2.5 m from the garage face		

4.2.4.50	Exception: R3-50	Map # 45W	By-law:
In a R3-50 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.50.1	Maximum number of detached dwellings	48	
4.2.4.50.2	Height of all buildings and structures shall be measured from established grade		
4.2.4.50.3	All site development plans shall comply with Schedule R3-50 of this Exception		



Schedule R3-50
Map 45W

4.2.4.51	Exception: R3-51	Map # 08	By-law: 0181-2018/LPAT Order 2019 February 15
In a R3-51 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.51.1	Minimum lot area - interior lot	375 m ²	
4.2.4.51.2	Minimum lot area - corner lot	425 m ²	
4.2.4.51.3	Minimum lot frontage - interior lot	13.5 m	
4.2.4.51.4	Minimum lot frontage - corner lot	15.5 m	
4.2.4.51.5	Maximum lot coverage of all buildings and structures excluding the area of a porch or balcony	50%	
4.2.4.51.6	Maximum gross floor area - infill residential	190 m ² plus 0.33 times the lot area	
4.2.4.51.7	Minimum front yard - corner lot	4.5 m	
4.2.4.51.8	Minimum exterior side yard	3.5 m	
4.2.4.51.9	Minimum interior side yard - corner lot	1.2 m	
4.2.4.51.10	Minimum interior side yard - interior lot	1.2 m on one side and 2.4 m on the other side	
4.2.4.51.11	Minimum rear yard	6.5 m to first storey	
4.2.4.51.12	Minimum rear yard	0.6 m to detached or attached garage and second storey	
4.2.4.51.13	Minimum setback to a sight triangle	0.0 m	
4.2.4.51.14	Maximum height - highest ridge: sloped roof	9.5 m	
4.2.4.51.15	Maximum height: flat roof	7.5 m	
4.2.4.51.16	Maximum height of eaves: from average grade to lower edge of the eaves	6.4 m	
4.2.4.51.17	Maximum encroachment of a porch or balcony into the required exterior side yard	2.0 m	
4.2.4.51.18	Maximum encroachment of window projections and architectural elements, with or without a foundation, such as, but not limited to, chimneys , media niches, pilasters and corbels:		
	(1) into the required front yard	1.0 m	
	(2) into the required interior or exterior side yard	0.6 m	
4.2.4.51.19	The lot line abutting a street with a width of 18.0 m or greater shall be deemed to be the front lot line		
4.2.4.51.20	No parking of motor vehicles or driveways shall be permitted in any part of a front or exterior side yard		
4.2.4.51.21	Setback to garage face from the rear lot line	less than 1.0 m; or between 1.8 m and 2.0 m; or greater than 4.5 m	
4.2.4.51.22	Minimum number of parking spaces per lot	2	
4.2.4.51.23	Where the garage face is set back less than 1.0 m from the rear lot line , an unobstructed area measuring 2.6 m by 5.2 m shall be provided between the garage and one side lot line		
4.2.4.51.24	Maximum garage width: measured from the inside face of the garage side walls	11.0 m	

4.2.4.52	Exception: R3-52	Map # 08, 09	By-law: 0379-2009, 0308-2011, 0181-2018/LPAT Order 2019 February 15
In a R3-52 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.52.1	Minimum lot area - interior lot	500 m ²	
4.2.4.52.2	Minimum lot area - corner lot	600 m ²	
4.2.4.52.3	Minimum lot frontage - corner lot	18.0 m	
4.2.4.52.4	Maximum lot coverage of all buildings and structures , excluding the area of a porch or balcony	40%	
4.2.4.52.5	Maximum gross floor area - infill residential	190 m ² plus 0.33 times the lot area	
4.2.4.52.6	Minimum front yard - corner lot	6.0 m	
4.2.4.52.7	Minimum exterior side yard	4.5 m	
4.2.4.52.8	Minimum interior side yard	1.5 m	
4.2.4.52.9	Minimum rear yard - corner lot	7.5 m	
4.2.4.52.10	Minimum setback to a sight triangle	1.5 m	
4.2.4.52.11	Maximum height - highest ridge: sloped roof	9.5 m	
4.2.4.52.12	Maximum height: flat roof	7.5 m	
4.2.4.52.13	Maximum height of eaves: from average grade to lower edge of the eaves	6.4 m	
4.2.4.52.14	Maximum encroachment of a porch or balcony into the required exterior side yard	2.0 m	
4.2.4.52.15	Maximum encroachment of window projections and architectural elements, with or without a foundation, such as, but not limited to, chimneys , media niches, pilasters and corbels:		
	(1) into the required front, rear or exterior side yard	1.0 m	
	(2) into the required interior side yard	0.6 m	
4.2.4.52.16	Maximum encroachment of a side wall of a garage into the required front yard	1.5 m	
4.2.4.52.17	Maximum projection of a garage face beyond any portion of the first floor front wall or exterior side wall of a detached dwelling	0.0 m	
4.2.4.52.18	Maximum projection of a garage face beyond any portion of the first floor front wall or exterior side wall of a detached dwelling , where a main entry feature is provided	2.5 m	
4.2.4.52.19	A detached garage shall not be permitted		
4.2.4.52.20	Maximum garage width: measured from the inside face of the garage side walls	8.0 m	
4.2.4.52.21	Minimum setback to garage face	6.0 m	

4.2.4.53	Exception: R3-53	Map # 09	By-law: 0379-2009, 0308-2011, 0181-2018/LPAT Order 2019 February 15
In a R3-53 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.53.1	Minimum lot area - interior lot	500 m ²	
4.2.4.53.2	Minimum lot area - corner lot	600 m ²	
4.2.4.53.3	Minimum lot frontage - corner lot	18.0 m	
4.2.4.53.4	Maximum lot coverage of all buildings and structures , excluding the area of a porch or balcony	40%	
4.2.4.53.5	Maximum gross floor area - infill residential	190 m ² plus 0.33 times the lot area	
4.2.4.53.6	Minimum front yard - corner lot	6.0 m	
4.2.4.53.7	Minimum exterior side yard	4.5 m	
4.2.4.53.8	Minimum interior side yard	1.5 m	
4.2.4.53.9	Minimum rear yard - corner lot	7.5 m	
4.2.4.53.10	Minimum setback to a sight triangle	1.5 m	
4.2.4.53.11	Maximum height - highest ridge: sloped roof	10.8 m	
4.2.4.53.12	Maximum height: flat roof	7.5 m	
4.2.4.53.13	Maximum height of eaves: from average grade to lower edge of the eaves	7.7 m	
4.2.4.53.14	Maximum encroachment of a porch or balcony into the required exterior side yard	2.0 m	
4.2.4.53.15	Maximum encroachment of window projections and architectural elements, with or without a foundation, such as, but not limited to, chimneys , media niches, pilasters and corbels:		
	(1) into the required front, rear or exterior side yard	1.0 m	
	(2) into the required interior side yard	0.6 m	
4.2.4.53.16	Maximum encroachment of a side wall of a garage into the required front yard	1.5 m	
4.2.4.53.17	Maximum projection of a garage face beyond any portion of the first floor front wall or exterior side wall of a detached dwelling	0.0 m	
4.2.4.53.18	Maximum projection of a garage face beyond any portion of the first floor front wall or exterior side wall of a detached dwelling where a main entry feature is provided	2.5 m	
4.2.4.53.19	A detached garage shall not be permitted		
4.2.4.53.20	Maximum garage width: measured from the inside face of the garage side walls	8.0 m	
4.2.4.53.21	Minimum setback to garage face	6.0 m	

4.2.4.54	Exception: R3-54	Map # 14	By-law:
In a R3-54 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulation			
4.2.4.54.1	The provisions contained in Subsection 2.1.24 of this By-law shall apply		
Holding Provision			
The holding symbol H is to be removed from the whole or any part of the lands zoned H-R3-54 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:			
(1) a letter from a Registered Professional Engineer in the Province of Ontario certifying that the building meets the requirements for flood proofing to the satisfaction of the City and Credit Valley Conservation;			
(2) confirmation in writing from Credit Valley Conservation that safe access to the site has been provided.			

4.2.4.55	Exception: R3-55	Map # 20	By-law:
In a R3-55 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.4.55.1	Lands zoned R3-55 shall only be used for the following:		
	(1) Day Care		
Regulation			
4.2.4.55.2	Minimum number of parking spaces		22

4.2.4.56	Exception: R3-56	Map # 08	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30
In a R3-56 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.56.1	Lands zoned R3-56 shall only be used for the following:		
	(1) Detached Dwelling or (2) Office (3) Medical Office - Restricted		
Regulations			
4.2.4.56.2	Maximum height - highest ridge of a detached dwelling: sloped roof		9.5 m
4.2.4.56.3	Maximum height of a detached dwelling: flat roof		7.5 m
4.2.4.56.4	Maximum height of eaves of a detached dwelling: from average grade to lower edge of eaves		6.4 m
4.2.4.56.5	Maximum dwelling unit depth		20.0 m
4.2.4.56.6	An office and medical office - restricted shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	minimum lot frontage - interior lot	22.5 m
	(2)	maximum gross floor area - non-residential	355 m ²

4.2.4.57	Exception: R3-57	Map # 48W	By-law:
In a R3-57 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.57.1	Lands zoned R3-57 shall only be used for the following:		
	(1) A Place of Religious Assembly (2) A funeral preparation room accessory to a place of religious assembly		
Regulations			
4.2.4.57.2	The regulations of Articles 2.1.13.1 and 2.1.9.3 of this By-law shall not apply		
4.2.4.57.3	Maximum gross floor area	1600 m ²	
4.2.4.57.4	Maximum gross floor area - non-residential of the worship area	184 m ²	
4.2.4.57.5	Maximum gross floor area - non-residential of the multi-use rooms	183 m ²	
4.2.4.57.6	Minimum side yard	6.0 m	
4.2.4.57.7	Maximum height	12.5 m	
4.2.4.57.8	Maximum height : spire, ornamental dome, cupola, minaret or other like feature	25.0 m	
4.2.4.57.9	"Multi-Use Room" means any room or rooms located within a place of religious assembly that are used or intended to be used as a place of conduct of social, recreational and charitable activities, and any rooms deemed accessory to such a room or rooms		

4.2.4.58	Exception: R3-58	Map # 20	By-law:
In a R3-58 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.4.58.1	Lands zoned R3-58 shall only be used for the following:		
	(1) Detached Dwelling or		
	(2) Showroom for the retail display of windows and doors and accessory office		
Regulations			
4.2.4.58.2	A showroom for the retail display of windows and doors and accessory office shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential used for a showroom for the retail display of windows and doors and accessory office	150 m ²
	(2)	minimum landscaped area	50% of the lot area
	(3)	maximum lot coverage	15%
	(4)	minimum setback of all buildings, structures and parking areas to the rear lot line	9.0 m

4.2.4.59	Exception: R3-59	Map # 06	By-law:
In a R3-59 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.4.59.1	Lands zoned R3-59 shall only be used for the following:		
	(1) Detached Dwelling or		
	(2) Private Club		

4.2.4.60	Exception: R3-60	Map # 19	By-law:
In a R3-60 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.60.1	Lands zoned R3-60 shall only be used for the following:		
	(1) Detached dwelling legally existing on the date of passing of this By-law		
	(2) Accessory veterinary clinic within the existing detached dwelling		
Regulations			
4.2.4.60.2	The detached dwelling shall be the principal private residence of the veterinarian and the veterinarian must not be an occasional or casual resident thereof		
4.2.4.60.3	Maximum gross floor area - non-residential used for a veterinary clinic	150 m ²	
4.2.4.60.4	Outdoor storage shall not be permitted		
4.2.4.60.5	A veterinary clinic and all related activities shall be conducted wholly within the existing detached dwelling		

4.2.4.61	Exception: R3-61	Map # 25	By-law:
In a R3-61 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.4.61.1	Lands zoned R3-61 shall only be used for the following:		
	(1)	Detached Dwelling	
	(2)	Garden Centre	
Regulation			
4.2.4.61.2	Minimum lot area - garden centre		0.3 ha

4.2.4.62	Exception: R3-62	Map #	By-law: <i>deleted by 0131-2019</i>

4.2.4.63	Exception: R3-63	Map # 15	By-law: 0174-2015
In a R3-63 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Use			
4.2.4.63.1	Lands zoned R3-63 shall only be used for the following:		
	(1) Detached Dwelling		
Regulations			
4.2.4.63.2	Minimum lot frontage		13.0 m
4.2.4.63.3	Maximum height		9.5 m
4.2.4.63.4	<i>deleted</i>		

4.2.4.64	Exception: R3-64	Map # 39E	By-law:
In a R3-64 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.4.64.1	Lands zoned R3-64 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Dental Office	
Regulations			
4.2.4.64.2	A dental office shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum lot coverage	14%

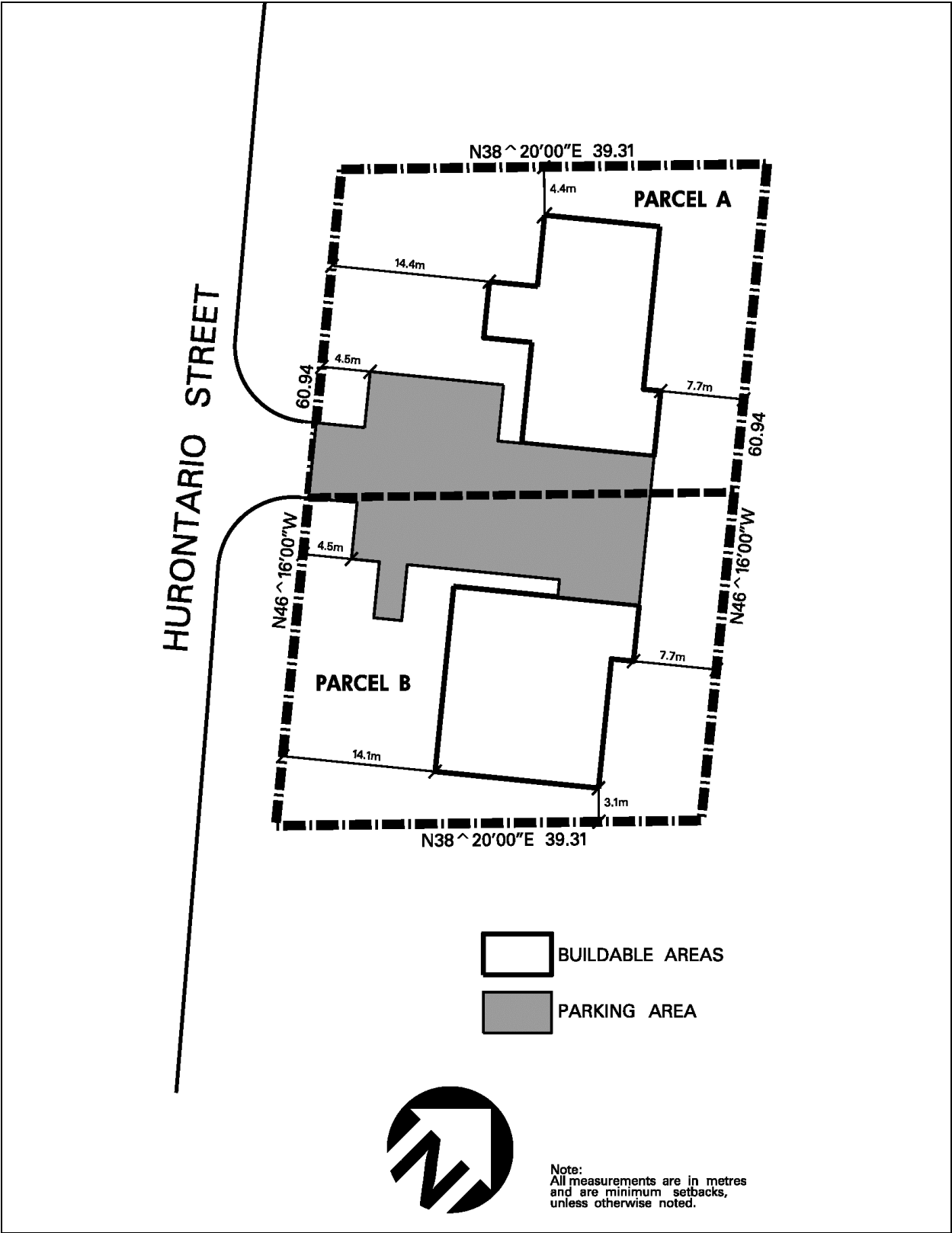
4.2.4.65	Exception: R3-65	Map # 07	By-law: 0019-2008
In a R3-65 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.65.1	(1)	Detached Dwelling or	
	(2)	Office	
	(3)	Medical Office - Restricted	
Uses Not Permitted			
4.2.4.65.2	(1)	Office and/or medical office - restricted that requires more than thirteen parking spaces	
Regulations			
4.2.4.65.3	Detached Dwelling:		
	(1)	the regulations contained in Subsection 4.2.4 of this By-law shall apply	
	(2)	minimum interior side yard	4.27 m on one side of the lot and 0.31 m on the other side
	(3)	minimum combined width of side yards - one storey detached dwelling	4.58 m
	(4)	maximum dwelling unit depth	22.0 m
4.2.4.65.4	An office and medical office - restricted shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	the regulations contained in Subsection 4.2.4 of this By-law shall apply	
	(2)	maximum number of physicians, dentists, drugless practitioners, or health professionals permitted to practise at one time	1
	(3)	maximum total gross floor area - non-residential	230 m²
	(4)	maximum gross floor area - non-residential used for a medical office - restricted	170 m²
	(5)	minimum interior side yard	4.27 m on one side of the lot and 0.31 m on the other side

Exception R3-65 continued on next page

4.2.4.65	Exception: R3-65	Map # 07	By-law: 0019-2008
Exception R3-65 continued from previous page			
4.2.4.65.4 (continued)	(6)	minimum combined width of side yards - one storey building	4.58 m
	(7)	maximum building depth	22.0 m
	(8)	maximum number of parking spaces	13
	(9)	maximum number of tandem parking spaces	6
	(10)	minimum aisle width	4.24 m

4.2.4.66	Exception: R3-66	Map # 15	By-law: 0112-2008
In a R3-66 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.4.66.1	Lands zoned R3-66 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Office	
Regulations			
4.2.4.66.2	An office shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	the provisions contained in Article 3.1.3.1 of this By-law shall not apply	
	(2)	the office use and all related activities shall be conducted wholly within the detached dwelling legally existing on the date of passing of this By-law	
	(3)	maximum number of persons employed on the site	2
	(4)	minimum landscaped area	40% of the lot area
	(5)	minimum number of parking spaces	4

4.2.4.67	Exception: R3-67	Map # 07	By-law: 0079-2010, 0111-2019/LPAT Order 2021 March 09
In a R3-67 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Use			
4.2.4.67.1	Lands zoned R3-67 shall only be used for the following:		
	(1) Office		
Use Not Permitted			
4.2.4.67.2	(1) deleted		
Regulations			
4.2.4.67.3	Maximum lot coverage for Parcel 'A' and Parcel 'B', respectively, identified on Schedule R3-67 of this Exception		25% of the parcel area
4.2.4.67.4	Maximum gross floor area - non-residential in Parcel 'A' identified on Schedule R3-67 of this Exception		315 m²
4.2.4.67.5	Maximum gross floor area - non-residential in Parcel 'B' identified on Schedule R3-67 of this Exception		350 m²
4.2.4.67.6	Minimum number of parking spaces per 100 m² gross floor area - non-residential in Parcel 'A' identified on Schedule R3-67 of this Exception		2.2
4.2.4.67.7	Tandem parking spaces are permitted in Parcel 'B' identified on Schedule R3-67 of this Exception		
4.2.4.67.8	Maximum number of tandem parking spaces permitted in Parcel 'B' identified on Schedule R3-67 of this Exception		6
4.2.4.67.9	Parking areas may be constructed of a permeable type of material		
4.2.4.67.10	Parcel 'A' and Parcel 'B' identified on Schedule R3-67 of this Exception may share driveways and aisles		
4.2.4.67.11	All site development plans shall comply with Schedule R3-67 of this Exception		



Schedule R3-67
Map 07

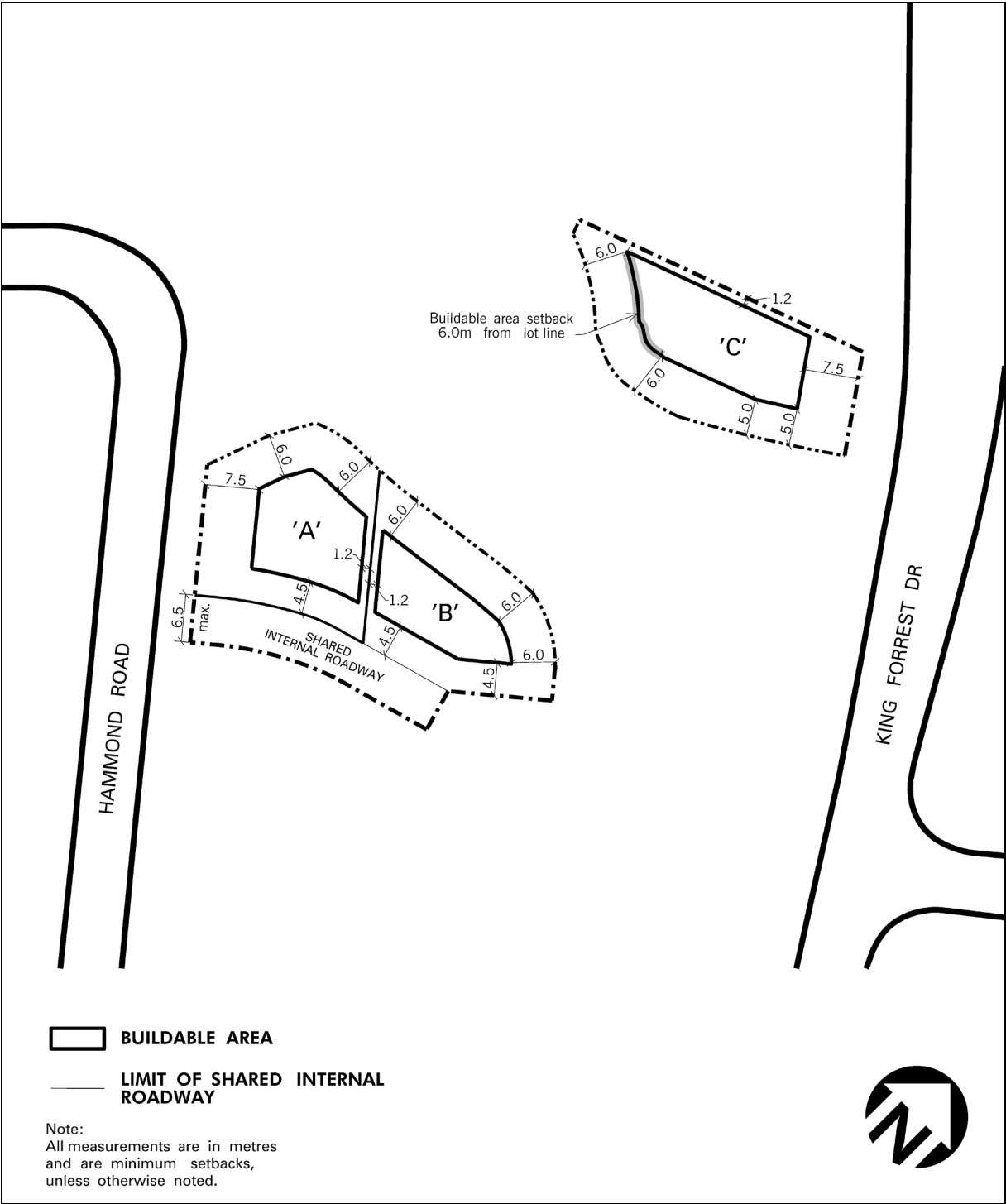
4.2.4.68	Exception: R3-68	Map # 10	By-law: 0084-2009, 0111-2019/LPAT Order 2021 March 09
In a R3-68 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Additional Permitted Use			
4.2.4.68.1	(1)	Office	
Use Not Permitted			
4.2.4.68.2	(1)	<i>deleted</i>	
Regulations			
4.2.4.68.3	The provisions of Line 3.4 contained in Table 2.1.9.4 of this By-law shall not apply		
4.2.4.68.4	The regulations of Line 12.3 contained in Table 4.2.1 of this By-law shall not apply		
4.2.4.68.5	The regulations contained in Subsection 4.2.4 of this By-law shall apply except that:		
	(1)	minimum combined width of side yards for a building or structure having more than one storey - interior lots having a lot frontage equal to or greater than 18.0 m	20% of the lot frontage
4.2.4.68.6	Maximum gross floor area - non-residential		320 m ²
4.2.4.68.7	Maximum amount of parking area		64% of the front yard
4.2.4.68.8	Minimum setback of a parking area to an interior side lot line abutting a Residential Zone		3.5 m

4.2.4.69	Exception: R3-69	Map # 38W, 39E, 45W	By-law: 0380-2009/ OMB Order 2010 September 13, 0308-2011
In a R3-69 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.69.1	Maximum lot coverage		30%
4.2.4.69.2	Maximum gross floor area - infill residential		150 m ² plus 0.2 times the lot area
4.2.4.69.3	Maximum height - highest ridge: sloped roof		9.0 m
4.2.4.69.4	Maximum height: flat roof		7.5 m
4.2.4.69.5	Maximum height of eaves: from average grade to lower edge of the eaves		6.4 m
4.2.4.69.6	Garage projection: maximum projection of the garage beyond the front wall or exterior side wall of the first storey		2.0 m
4.2.4.69.7	Maximum dwelling unit depth		20.0 m

4.2.4.70	Exception: R3-70	Map # 37W	By-law: 0024-2011, 0181-2018/LPAT Order 2019 February 15
In a R3-70 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.70.1	Minimum lot area - interior lot		435 m ²
4.2.4.70.2	Minimum lot area - corner lot		550 m ²
4.2.4.70.3	Minimum lot frontage - interior lot		14.0 m
4.2.4.70.4	Minimum lot frontage - corner lot		17.0 m
4.2.4.70.5	Maximum lot coverage		40%
4.2.4.70.6	Minimum front yard		9.0 m
4.2.4.70.7	Minimum setback to garage face		12.0 m
4.2.4.70.8	Minimum exterior side yard		4.5 m
4.2.4.70.9	Minimum interior side yard - interior lot		1.2 m on one side of the lot and 0.61 m on the other side
4.2.4.70.10	Minimum interior side yard - corner lot		1.2 m
4.2.4.70.11	Minimum rear yard		7.0 m
4.2.4.70.12	Maximum encroachment of a porch or a deck , located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, into a required front and/or exterior side yard		2.0 m
4.2.4.70.13	A hammerhead shall be permitted on a lot with a lot frontage greater than or equal to 14.0 m		

4.2.4.71	Exception: R3-71	Map # 39E	By-law: 0014-2012
In a R3-71 zone the applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Permitted Uses			
4.2.4.71.1	Lands zoned R3-71 shall only be used for the following:		
	(1) Detached Dwelling and/or		
	(2) Office		
Regulations			
4.2.4.71.2	Minimum front yard		4.2 m
4.2.4.71.3	Minimum interior side yard		1.6 m
4.2.4.71.4	Parking for an office shall only be permitted in the rear yard		

4.2.4.72	Exception: R3-72	Map # 17	By-law: OLT Order 2023 January 03
In a R3-72 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses /regulations shall apply:			
Regulations			
4.2.4.72.1	The provisions contained in Subsection 4.1.8 of this By-law shall not apply		
4.2.4.72.2	Maximum lot area - Lot 'A'	555 m ²	
4.2.4.72.3	Maximum lot area - Lot 'B'	730 m ²	
4.2.4.72.4	Maximum lot area - Lot 'C'	675 m ²	
4.2.4.72.5	Minimum setback from a garage face to a shared internal roadway identified on Schedule R3-72 of this Exception	6.0 m	
4.2.4.72.6	All site development plans shall comply with Schedule R3-72 of this Exception		



Schedule R3-72
Map 17

4.2.4.73	Exception: R3-73	Map # 39E	By-law: 0139-2014
In a R3-73 zone the applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Permitted Uses			
4.2.4.73.1	Lands zoned R3-73 shall only be used for the following:		
	(1)	Detached Dwelling or	
	(2)	Office or	
	(3)	Office with one dwelling unit	
Regulations			
4.2.4.73.2	Minimum parking space width		2.45 m
4.2.4.73.3	An office shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	maximum gross floor area - non-residential	138.5 m ²
	(2)	maximum number of tandem parking spaces	3
	(3)	minimum depth of a landscaped buffer abutting Queen Street South	7.5 m
	(4)	minimum aisle width	6.0 m

4.2.4.74	Exception: R3-74	Map # 38W	By-law: 0246-2014
In a R3-74 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.74.1	An office of a physician, dentist, drugless practitioner or health professional shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:		
	(1)	the provisions contained in Articles 4.1.17.2 and 4.1.17.8 of this By-law shall not apply	
	(2)	one resident physician, dentist, drugless practitioner or health professional , one non-resident physician, dentist, drugless practitioner or health professional and three employees shall be permitted	
	(3)	maximum gross floor area - non-residential	136 m ²
	(4)	minimum rear yard	6.7 m
	(5)	minimum aisle width	6.0 m
	(6)	minimum landscaped buffer between a parking space and the front lot line	2.8 m
	(7)	minimum number of parking spaces per 100 m ² gross floor area - non-residential	5.8
	(8)	required number of parking spaces for residential use	2
	(9)	an access ramp for persons with disabilities shall be permitted to encroach into the required front yard	

4.2.4.75	Exception: R3-75	Map # 01, 05, 06, 07, 12, 13	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30/2018 January 10, 0198-2019, 0183-2021, OLT Order 2021 October 14, 0007-2022, 0162-2022
In a R3-75 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.75.1	Maximum height - highest ridge: sloped roof		9.5 m
4.2.4.75.2	Maximum height: flat roof		7.5 m
4.2.4.75.3	Maximum height of eaves: from average grade to lower edge of eaves		6.4 m
4.2.4.75.4	Maximum dwelling unit depth		20.0 m

4.2.4.76	Exception: R3-76	Map # 07	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30, 0181-2018/ LPAT Order 2019 February 15
In a R3-76 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.76.1	Minimum lot area - interior lot		480 m ²
4.2.4.76.2	Minimum lot area - corner lot		585 m ²
4.2.4.76.3	Minimum lot frontage - corner lot		18.0 m
4.2.4.76.4	Maximum lot coverage		45%
4.2.4.76.5	Minimum front yard - interior lot		6.0 m
4.2.4.76.6	Minimum exterior side yard		4.5 m
4.2.4.76.7	Minimum exterior side yard - lots abutting Cawthra Road		7.5 m
4.2.4.76.8	Minimum setback to garage face		6.0 m
4.2.4.76.9	Minimum interior side yard - interior lot		1.2 m on side and 0.61 m on the other side
4.2.4.76.10	Minimum interior side yard - corner lot		1.2 m
4.2.4.76.11	Minimum rear yard - corner lot		7.5 m
4.2.4.76.12	Minimum setback to a railway right-of-way		22.0 m
4.2.4.76.13	Maximum height - highest ridge: sloped roof		9.5 m
4.2.4.76.14	Maximum height: flat roof		7.5 m
4.2.4.76.15	Maximum height of eaves: from average grade to lower edge of eaves		6.4 m
4.2.4.76.16	Maximum dwelling unit depth		20.0 m

4.2.4.77	Exception: R3-77	Map # 01	By-law: 0193-2016/OMB Order 2018 January 10
In a R3-77 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.77.1	Maximum height - highest ridge: sloped roof	10.0 m	
4.2.4.77.2	Maximum height: flat roof	7.5 m	
4.2.4.77.3	Maximum height of eaves: from average grade to lower edge of eaves	7.4 m	
4.2.4.77.4	Maximum dwelling unit depth	20.0 m	

4.2.4.78	Exception: R3-78	Map # 07	By-law: 0193-2016/OMB Order 2018 January 10
In a R3-78 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.78.1	Maximum height - highest ridge: sloped roof	9.5 m	
4.2.4.78.2	Maximum height: flat roof	7.5 m	
4.2.4.78.3	Maximum height of eaves: from average grade to lower edge of eaves	7.4 m	
4.2.4.78.4	Maximum dwelling unit depth	20.0 m	

4.2.4.79	Exception: R3-79	Map # 07	By-law: 0193-2016/OMB Order 2018 January 10
In a R3-79 zone the permitted uses and applicable regulations shall be as specified for a R3 zone except that the following uses/regulations shall apply:			
Regulations			
4.2.4.79.1	Maximum height - highest ridge: sloped roof	9.5 m	
4.2.4.79.2	Maximum height: flat roof	7.5 m	
4.2.4.79.3	Maximum height of eaves: from average grade to lower edge of eaves	8.5 m	
4.2.4.79.4	Maximum dwelling unit depth	20.0 m	

