

## 5.17 R3 – Small Lot Residential District

### 5.17.1 R3 Purpose

This District is generally intended to accommodate single detached dwellings and accessory uses on small lots.

### 5.17.2 R3 Permitted and Discretionary Uses

#### **R3 Permitted Uses:**

- Accessory development
- Home office
- Single detached dwelling
- Secondary suite dwelling\*
- Swimming pool

#### **R3 Discretionary Uses:**

- Bed and breakfast
- Community garden
- Day care facility (limited)
- Group home (limited)
- Home business
- Show home
- Temporary sales centre

\*Subject to Regulations in Section 4.35 Secondary Suites.

### 5.17.3 R3 Site Subdivision Regulations

	Interior Site	Corner Site
<b>Site Area</b>	374.0m <sup>2</sup> (4,024.0ft <sup>2</sup> ) minimum	435.2m <sup>2</sup> (4,684.6ft <sup>2</sup> ) minimum
<b>Site Width</b>	11.6m (38.0ft) minimum	11.8m (42.0ft) minimum
<b>Site Depth</b>	34.0 (111.6ft) minimum	

## 5.17.4 R3 Site Development Regulations

	Interior Site	Corner Site	
<b>Front Yard Setback</b>	6.0m (19.7ft) minimum  7.0m (23.0ft) maximum	Front	6.0m (19.7ft) minimum  7.0m (23.0ft) maximum
		Flanking	3.0m (9.8ft) minimum  4.5m (14.8ft) maximum
<b>Rear Yard Setback</b>	8.0m(26.2ft) minimum  <sup>1</sup> 6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
<b>Side Yard Setback</b>	1.5m (4.9ft) minimum		
<b>Principal Building Height</b>	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		
<b>Site Coverage</b>	45% maximum for principal building over one storey, excluding decks		
	50% maximum for principal building of one storey, excluding decks		
	50% maximum for all buildings and structures where principal building is over one storey  55% maximum for all buildings and structures where principal building is one storey		
<b>Density</b>	Maximum of one dwelling unit per site, plus one secondary suite dwelling where permitted		

## 5.17.5 Additional Development Regulations for R3:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 – Residential Land Use Districts, Part 11 – Parking and Loading, and Part 11 – Signs;

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<sup>1</sup> C19-14

- (b) <sup>1</sup> Subject to Section 1.3.4, where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw;
- (c) <sup>2</sup> Subject to Section 1.3.4, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard; and
- (d) <sup>3</sup> Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.

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<sup>1</sup> C19-14

<sup>2</sup> C19-14

<sup>3</sup> C19-14