

## 203 - RS3 Single Family Dwelling Zone 3

AMENDING  
BYLAW

| SECTION | REGULATION |
|---------|------------|
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|               |                       |
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| <b>203.01</b> | <b>Permitted Uses</b> |
|---------------|-----------------------|

- |       |   |
|-------|---|
| #4772 | (a) accessory buildings and uses<br>(b) child care<br>(c) community care<br>(d) detached secondary suite<br>(e) golf courses excluding commercial driving ranges and miniature golf courses |
| #4866 | (f) home based business<br>(g) keeping of chickens<br>(h) lodgers<br>(i) secondary suites<br>(j) single family dwellings  |

|               |                          |
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| <b>203.02</b> | <b>Conditions of Use</b> |
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The keeping of not more than 2 lodgers within a single family dwelling.

|       |               |                  |
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| #5122 | <b>203.03</b> | <b>Site Area</b> |
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975 square metres minimum

|       |               |                             |
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| #5122 | <b>203.04</b> | <b>Site Width and Depth</b> |
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Width 18.3 metres minimum; except 21.7 metres minimum for a flanking lot

Depth shall not exceed 5 times the site width

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**203.05 Site Coverage**

#5192

(1) 30% of site area maximum, if site area is greater than 885 square metres; or

#5192

(2) 266 square metres maximum, if site area is 664 square metres to 885 square metres; or

(3) 40% of site area maximum, if site area is less than 664 square metres

**203.06 Floor Area Ratio**

#5122

#5192

(1) 0.30 of site area maximum, if site area is greater than 681.3 square metres, to a floor area maximum of 585.4 square metres; or

#5192

(2) 204.4 square metres maximum floor area, if site area is 408.8 square metres to 681.3 square metres; or

(3) 0.50 of site area maximum, if site area is less than 408.8 square metres

**203.07 Front Yard**

9.1 metres minimum

**203.08 Rear Yard**

9.1 metres minimum

**203.09 Side Yard and Combined Side Yard**

- (1) Dwellings of 1 storey, with or without basement; or 2 storeys, with or without basement, in which the upper storey width is less than  $\frac{2}{3}$  the minimum main storey width:
  - (a) minimum side yard:
    - (i) 1.52 metres
  - (b) minimum combined side yard:
    - (i) 20% of site width, but no less than 4.9 metres or more than 12.1 metres
- (2) All other dwellings (i.e. dwellings of 2 storeys, with or without basement, in which the upper storey width is greater than  $\frac{2}{3}$  the minimum main storey width):
  - (a) minimum side yard:
    - (i) 1.52 metres if site width is less than 15.2 metres; or
    - (ii) 10% of site width, to a maximum of 3 metres
  - (b) minimum combined side yard:
    - (i) 25% of site width, but no less than 4.9 metres or more than 18.3 metres
- (3) Where vehicular entrance to a private parking garage is provided from a side street and where the garage door faces the side street, a side yard of 4.5 metres minimum shall be provided to the garage door
- (4) Where pedestrian entrance is provided to a side street, any door facing the side street shall be no closer than 4.5 metres to the entrance side site line
- (5) A building on a corner flanking site shall maintain the front yard requirements of both streets

**203.10 Building Height**

7.62 metres maximum

**203.11 Number of Storeys**

2 plus basement maximum

**203.12 Highest Building Face Envelope**

6.7 metres in height