

8.1 USES PERMITTED

No person shall within any R3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R3 *uses* in Table 8.1:

TABLE 8.1: USES PERMITTED	
•	an <i>additional residential unit</i> , in accordance with Section 5.35.2;
•	an <i>apartment dwelling</i> ;
•	a <i>boarding or lodging house</i> ;
•	a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35;
•	a <i>home occupation</i> , in accordance with Section 5.10;
•	a <i>group home</i> , in accordance with Section 5.9;
•	a <i>multiple unit dwelling</i> ;
•	a public <i>use</i> in accordance with Section 5.22;
•	a <i>special needs home</i> ;
•	a <i>street fronting townhouse dwelling</i> .

(Deleted and Replaced by By-Law 24-5318)

8.2 ZONE PROVISIONS

No *person* shall within any R3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions in Table 8.2:

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units Maximum	8 <i>dwelling units</i> per <i>building</i> .	1 <i>dwelling</i> per lot	no provision	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Area Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2ft ²)	600 m² (6,458.6 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i>	
Lot Frontage Minimum	5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 11 m (36.1 ft)	20 m (65.5 ft)	20 m (65.5 ft)	
Lot Depth Minimum	30 m (98.4 ft)		no provision	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Front Yard Minimum Depth Exterior Side Yard Minimum Width	6.0 m (19.7 ft)		7.5 m (24.6 ft)	
Rear Yard Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	10 m (32.8 ft) provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) except that if the <i>rear lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply.	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Interior Side Yard Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft) .	6 m (19.7 ft) , provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) , except that if the <i>interior side lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply	4.0 m (13.1 ft)
Setback Minimum Distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		20.5 m (67.3 ft)	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Coverage Maximum	40% of <i>lot area</i>			
Landscaped Open Space Minimum	30% of <i>lot area</i>			
Gross Floor Area, per Roomer or Boarder in a <i>Group Home</i> or <i>Boarding or Lodging House</i>	no provision	18.5 m ² (199.1 ft ²)	no provision	
Height of Building Maximum	11 m (36.1 ft)			3 <i>storeys</i>
Amenity Area Minimum	40 m ² (430.6 ft ²) per <i>dwelling unit</i>	no provision	40 m ² (430.6 ft ²) per <i>dwelling unit</i>	
Parking and Accessory Buildings, etc.	In accordance with the provisions of Section 5.			

(Deleted and Replaced by By-Law 24-5318)

(Deleted and Replaced by By-Law 24-5329)

8.2.1 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT:

Where more than one residential *building* is *erected* on a lot, a minimum of **6 m** (19.7 ft) shall be provided adjacent to any exterior wall of the *building* containing a window to a *habitable room*.

8.2.2 DISTANCE BETWEEN APARTMENT DWELLINGS ON ONE LOT:

Where more than one *apartment dwelling* is erected on a lot, a minimum space of **18 m** (59.1 ft) shall be provided between any exterior wall of the *buildings* containing a window to a *habitable room*. A separation space of **6 m** (19.7 ft) shall be provided adjacent to a blank wall.

8.3 SPECIAL PROVISIONS**8.3.1 LOCATION: WOODHATCH SUBDIVISION, R3-1**

8.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-1 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse dwelling;
a multiple unit dwelling.

8.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-1 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.1.2.1 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

8.3.2 LOCATION: OXFORD STREET, R3-2

8.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-2 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

an apartment dwelling.

8.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-2 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.2.2.1 NUMBER OF APARTMENT DWELLING UNITS:

Maximum	12 only
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8.3.2.2.2 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

8.3.3 LOCATION: THAMES STREET NORTH, R3-3

8.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-3 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a *converted dwelling* not containing more than 4 units;

8.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-3 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.3.2.1 INTERIOR SIDE YARD

Minimum width **3 m (9.8 ft)** on one side, **1 m (3.28 ft)** on the other side

8.3.3.2.2 PARKING SPACES

Minimum	7
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8.3.3.2.3 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

8.3.4 LOCATION: KING STREET WEST, R3-4

8.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-4 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

8.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-4 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.4.2.1 NUMBER OF ROW HOUSE UNITS

Maximum 40

8.3.4.2.2 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

8.3.5 LOCATION: KING HIRAM STREET, R3-5

8.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-5 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a converted dwelling containing not more than 4 *dwelling units*.

8.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-5 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.5.2.1 SPECIAL PARKING AREA PROVISIONS

Notwithstanding any provisions of this By-Law to the contrary, a minimum of 8 *parking spaces* shall be provided and shall be located to the rear of the *converted dwelling*.

8.3.5.2.2 SPECIAL PRIVACY FENCE PROVISION

Notwithstanding any provisions of this By-Law to the contrary, a solid privacy fence, **1.8 m** (5.9 ft) in height, shall be provided along those portions of the interior *side lot lines* behind the *converted dwelling*, and along the *rear lot line*.

8.3.5.2.3 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.6 LOCATION: THAMES STREET NORTH, R3-6

8.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-6 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

8.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-6 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.6.2.1 NUMBER OF MULTIPLE DWELLING UNITS

Maximum	10
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8.3.6.2.2. REAR YARD

Minimum depth	9 m (29.5 ft)
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- 8.3.6.2.3 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.7 **LOCATION: THAMES STREET NORTH, R3-7** **(KEY MAP 28)**

- 8.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-7 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

- 8.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-7 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.7.2.1 NUMBER OF MULTIPLE *DWELLING* UNITS

Maximum **40**

8.3.7.2.2 *INTERIOR SIDE YARD* (NORTH LOT LINE)

Minimum Width **3.3 m (10.8 ft.)**

8.3.7.2.3 *HEIGHT* OF BUILDING

Maximum **4 stories**

8.3.7.2.4 SETBACK FROM CENTRE-LINE OF THAMES STREET NORTH

Minimum **17.5 m (57.4 ft.)**

(Deleted and Replaced by By-Law 22-5214)

- 8.3.7.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Deleted and Replaced by By-Law 22-5214)

8.3.8 **LOCATION: MILL STREET, R3-8**

- 8.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-8 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling.

8.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-8 Zone use any lot, or *erect, alter* or use any *building or structure* except in accordance with the following provisions:

8.3.8.2.1 NUMBER OF MULTIPLE DWELLING UNITS

Maximum 14

8.3.8.2.2 PRIVATE OUTDOOR AMENITY AREA

Notwithstanding the provisions of Table 8.2, a private outdoor amenity area or portion thereof may be provided in the *rear yard*. A privacy fence shall not be required for a private outdoor amenity area within any R3-8 Zone.

8.3.8.2.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.3.9 LOCATION: THAMES STREET NORTH, R3-9

8.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-9 Zone use any lot, or *erect, alter* or use any *building or structure* for any purpose except the following:

an apartment dwelling

8.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-9 Zone use any lot, or *erect, alter* or use any *building or structure* except in accordance with the following provisions:

8.3.9.2.1 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.10 LOCATION: NORTHEAST CORNER OF INGERSOLL STREET AND VICTORIA STREET, R3-10

8.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-10 Zone use any lot, or *erect, alter* or use any *building or structure* for any purpose except the following:

a multiple unit dwelling;

a public use in accordance with the provisions of Section 5.22.

8.3.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-10 Zone use any lot, or *erect, alter* or use any *building or structure* except in accordance with the following provisions:

Town of Ingersoll Zoning By-Law Number 04-4160

8.3.10.2.1 NUMBER OF MULTIPLE DWELLING UNITS

Maximum	9 units
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8.3.10.2.2 That the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

8.3.11 **LOCATION: PART OF LOTS 1, 6, 7 AND 8, BLOCK 64, PLAN 279, CANTERBURY STREET, R3-11**

8.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-11 Zone use any lot, or *erect, alter* or use any *building or structure* for any purpose except the following:

RESIDENTIAL USES

a multiple unit dwelling;
a street fronting townhouse dwelling;
an apartment dwelling designed to accommodate seniors.

8.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-11 Zone use any lot, or *erect, alter* or use any *building or structure* except in accordance with the following provisions:

8.3.11.2.1 NUMBER OF DWELLING UNITS

Maximum	40
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8.3.11.2.2 LOT FRONTAGE

Minimum	15 m (49.2 ft)
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8.3.11.2.3 INTERIOR SIDE YARD

Minimum width	6 m (19.7 ft)
Minimum width on west <i>side lot line</i>	3 m (9.8 ft)

8.3.11.2.4 HEIGHT OF BUILDING

Maximum	4 storeys
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8.3.11.2.5 PARKING FOR APARTMENT DWELLING HOUSE

Minimum	1.2 <i>parking spaces per dwelling unit</i>
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8.3.11.2.6 LANDSCAPED BUFFER STRIP

A landscaped buffer strip having a minimum width of **3.0 m** (9.8 ft) shall be located along all interior side and *rear lot lines* where such *lot line* abuts a Residential Zone. Notwithstanding the above, a landscaped buffer strip having a minimum width of **5.0 m** (16.4 ft) shall be located along that portion of the easterly boundary commencing at the southeast corner and extending north-westerly **54.86 m** (180.0 ft).

For the purposes of this By-Law, a landscaped buffer strip will consist of a combination of trees and shrubs and may include a pedestrian walkway to provide access to Canterbury Street.

8.3.11.2.7 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.3.12 **LOCATION: PART OF LOT 152, BLOCK 29, PLAN 279 - OXFORD STREET, R3-12**

8.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-12 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling;
a converted dwelling containing not more than 4 *dwelling units*;
a home occupation.

8.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-12 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.12.2.1 NUMBER OF DWELLING UNITS

Maximum	4 units
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8.3.12.2.2 DWELLING UNIT AREA

Minimum	66 m² (710.4 ft ²)
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8.3.12.2.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.3.13 LOCATION: PART OF PARK LOTS 1, 2 & 5, BLOCK 84, PLAN 279 AND BLOCKS 6 & 7, PLAN 41M-109, MCKEAND STREET, R3-13

(Added by By-Law 04-4190)

(Deleted by By-Law 12-4675)

8.3.14 LOCATION: CHERRY STREET, R3-14

8.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-14 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a semi-detached dwelling;

a street fronting townhouse dwelling.

8.3.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-14 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.14.2.1 LOT FRONTAGE

Minimum **5.3 m (40.7 ft)**

8.3.14.2.2 NUMBER OF UNITS

Minimum 16
(Added by By-Law 05-4265)

8.3.14.2.3 LOT AREA

Semi-detached Dwelling
Minimum **390 m² (4,198.1 ft²)**

8.3.14.2.4 FRONT YARD

Street Fronting Townhouse Dwelling
Minimum **4.6 m (15.1 ft)**

except that in no case shall any attached *garage* or *carport* be setback less than **6 m (19.7 ft)** from the street line.

Semi-detached Dwelling
Minimum **6 m (19.7 ft)**

8.3.14.2.5 INTERIOR SIDE YARD

Street Fronting Townhouse Dwelling
Minimum **2 m (6.56 ft)**

	Semi-detached Dwelling Minimum	1.3 m (4.27 ft)
8.3.14.2.6	LOT DEPTH	
	Minimum	23.5 m (77.01 ft)
8.3.14.2.7	REAR YARD	
	Street Fronting Townhouse Dwelling Minimum	5 m (16.4 ft)
	Semi-detached Dwelling Minimum	7.5 m (24.7 ft)
8.3.14.2.8	LOT COVERAGE	
	Street Fronting Townhouse Dwelling Maximum	60%
	Semi-detached Dwelling Maximum	35%
8.3.14.2.9	PORCH, BALCONY, DECK AND STEP ENCROACHMENTS INTO REQUIRED REAR YARDS	
	Notwithstanding Section 5.34 to this By-Law, porches, balconies, decks and steps are permitted to encroach into the required <i>rear yards</i> as follows:	
	REAR YARD	
	Notwithstanding the <i>yard</i> and <i>setback</i> provisions of this By-Law to the contrary, covered porches, covered balconies, covered decks, sunrooms and portions of the <i>dwelling</i> which do not exceed a total width of 6.1 m (20 ft) in width, may project into the required <i>rear yard</i> 2.5 m (8.2 ft). Uncovered balconies, uncovered porches, and uncovered decks may project into the required <i>rear yard</i> 3 m (9.8 ft)	
8.3.14.2.10	That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.	

(Added by By-Law 05-4265)

8.3.15 LOCATION: LOT 250, PLAN 279 (JOHN STREET), R3-15

8.3.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-15 Zone use any lot, or *erect, alter* or use any *building or structure* for any purpose except the following:

multiple unit dwelling

8.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-15 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.15.2.1 NUMBER OF DWELLING UNITS

Maximum 20

8.3.15.2.2 TOTAL LOT AREA

Minimum **2,800 m² (30,140 ft²)**

8.3.15.2.3 LOT AREA PER DWELLING UNIT

Minimum	140 m² (1,507 ft²)
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8.3.15.2.4 NUMBER OF STORIES

Maximum 2

8.3.15.2.5 REAR YARD

Minimum	5 m (16.4 ft)
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8.3.15.2.6 AMENITY AREA PER DWELLING UNIT

Minimum **15 m² (161.5 ft²)**

8.3.15.2.7 PARKING SPACES

Minimum 22

8.3.15.2.8 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 07-4348)

(Amended by By-Law 07-4384)

8.3.16 LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), R3-16

8.3.16.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a semi-detached dwelling;
a street fronting townhouse dwelling.

8.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-16 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.16.2.1 SEMI-DETACHED DWELLING

8.3.16.2.2 LOT AREA

Minimum **270 m²** (2,906.3 ft²) per unit or **360 m²** (3,875.1 ft²) in the case of a *corner lot*

8.3.16.2.3 LOT FRONTAGE

Minimum **9 m** (29.5 ft) per unit or **12 m** (39.4 ft) per unit in the case of a *corner lot*

8.3.16.2.4 LOT DEPTH

Minimum **30 m** (98.4 ft)

8.3.16.2.5 FRONT YARD/EXTERIOR SIDE YARD

Minimum **6 m** (19.7 ft)

8.3.16.2.6 REAR YARD

Minimum **7.5 m** (24.6 ft)

8.3.16.2.7 INTERIOR SIDE YARD

Minimum **3.0 m** (9.8 ft) for the side not attached to the other dwelling, provided that where a *garage* or *carport* is attached to or is within the *main building*, the minimum width shall be **1.2 m** (3.9 ft)

8.3.16.2.8 LOT COVERAGE

Maximum 40% of the *lot area*.

8.3.16.2.9 LANDSCAPE OPEN SPACE

Minimum 30% of the *lot area*.

8.3.16.2.10 GROSS FLOOR AREA

Minimum **75 m²** (807.3 ft²)

8.3.16.2.11 HEIGHT OF BUILDING

Maximum **11 m** (36.1 ft)

8.3.16.2.12 PARKING AND ACCESSORY BUILDINGS ETC.

In accordance with the provisions of Section 5.19.

8.3.16.2.13 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 07-4349)

8.3.17 **LOCATION: PART LOT 201, BLOCK 51, PLAN 279 (KING STREET EAST), R3-17**

8.3.17.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-17 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling

8.3.17.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-17 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.17.2.1 NUMBER OF DWELLING UNITS

Maximum 22

8.3.17.2.2 TOTAL LOT AREA

Minimum **9682.4 m²** (104,220.5 ft²)

8.3.17.2.3 LOT FRONTAGE

Minimum **13 m** (42.7 ft)

8.3.17.2.4 INTERIOR SIDE YARD

Minimum **2.5 m** (8.2 ft)

8.3.17.2.5 LOT COVERAGE

Maximum 45%

8.3.17.2.6 APPLICATION OF ZONING REGULATIONS

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R3-17 Zone, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-17, are observed.

8.3.17.2.7 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 08-4416)

(Replaced by By-Law 11-4623)

8.3.18 **LOCATION: PART LOTS 4D & 5D, BLOCK 43, PLAN 279, (KING STREET EAST), R3-18**8.3.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse dwelling;

a street fronting townhouse dwelling containing 2 dwelling units

8.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-5(H) Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.18.2.1 LOT AREA

Minimum 288.3 m² (3,102.9 ft²)

8.3.18.2.2 FRONT YARD

Minimum 0 m (0 ft)

8.3.18.3 That all the provisions of the MG Zone in Section 14.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis

(Added by By-Law 09-4519)

8.3.19 **LOCATION: LOT 11, BLOCK 19, REGISTERED PLAN 279, (140 BENSON STREET),**
R3-19

8.3.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

*a multiple unit dwelling;
a street fronting townhouse dwelling.*

8.3.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-19 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.19.2.1 NUMBER OF UNITS

Maximum 4

8.3.19.2.2 REAR YARD

Minimum	7.5 m (24.6 ft)
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8.3.19.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Approved by OMB File PL100266, June 23, 2010)

8.3.20 **LOCATION: BLOCK 3, REGISTERED PLAN 41M-116, (50 GARLAND COURT), R3-20**

8.3.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-20 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse dwelling.

8.3.20.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-20 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.20.2.1 LOT AREA (END UNIT)

Minimum **185 m² (1,991.4 ft²)**

8.3.20.2.2 LOT FRONTAGE (END UNIT)

Minimum	3.5 m (11.5 ft)
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- 8.3.20.2.3 LOT DEPTH
- Minimum 25 m (82 ft)
- 8.3.20.2.4 REAR YARD
- Minimum 6 m (19.7 ft)
- 8.3.20.2.5 INTERIOR SIDE YARD (END UNIT)
- Minimum 1.5 m (4.9 ft)
- 8.3.20.2.6 LOT COVERAGE
- Maximum 50%
- (Added by By-Law 10-4531)
- 8.3.20.2.7 PRIVATE AMENITY AREA
- Minimum 38 m² (409 ft²)
- 8.3.20.2.8 MAXIMUM DRIVEWAY WIDTH
- Maximum of Front Yard 85%
- 8.3.20.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.
- (Added by By-Law 10-4531)
- 8.3.21 **LOCATION: BLOCK 3, REGISTERED PLAN 41M-116, (50 GARLAND COURT), R3-21**
- 8.3.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-21 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:
- a multiple unit dwelling*
- 8.3.21.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-21 Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:
- 8.3.21.2.1 REAR YARD
- Minimum 7 m (23 ft)
- 8.3.21.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended,
- Town of Ingersoll Zoning By-Law Number 04-4160**

shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 10-4531)

8.3.22 **LOCATION: PART LOTS 5D & 6D, BLOCK 43, PLAN 279, (KING STREET EAST), R3-22**

8.3.22.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-22 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse dwelling

a street fronting townhouse dwelling containing up to 3 *dwelling units*

(Added by By-Law 10-4563)

8.3.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any MG-5(H) Zone use any lot, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.22.2.1 LOT AREA

Minimum **386.8 m²** (4163.2 ft²)

8.3.22.2.2 FRONT YARD

Minimum **0 m** (0 ft)

8.3.22.3 That all the provisions of the R3 Zone in Section 8.3 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 10-4563)

8.3.23 **LOCATION: LOT 13 AND PART LOT 14, BLOCK 74, REGISTERED PLAN 279, (161 VICTORIA STREET), R3-23**

(Added by By-Law 10-4575)

(Deleted by By-Law 14-4753)

"8.3.24 **LOCATION: HOLLINGSHEAD ROAD, BLOCK 65 AND PART BLOCK 66, PLAN 41M-309, R3-24 (KEY MAP 9)**

8.3.24.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-24 Zone use any lot, or *erect, alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 8.1 to this By-law;
a *long term care facility*.

8.3.24.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-24 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

8.3.24.2.1 provisions for street fronting townhouse

8.3.24.2.2 Lot Area

Minimum **210 m²** (2,260.4 ft²) in the case of a *corner lot*

8.3.24.2.3 Lot Depth

Minimum **26 m** (85.3 ft)

8.3.24.2.4 Interior Side Yard

Minimum **1.5 m** (4.9 ft)

8.3.24.2.5 Lot Coverage

Maximum 45% of the *lot area*

8.3.24.2.6 PROVISIONS FOR AN APARTMENT DWELLING OR LONG-TERM CARE FACILITY

8.3.24.2.7 Total Lot Area

Minimum **10,200 m²** (109,791.89 ft²)

8.3.24.2.8 Rear Yard

Minimum **5 m** (16.4 ft)

8.3.24.2.9 Interior Side Yard

Minimum **4 m** (13.1 ft)

8.3.24.2.10 Height of Building

Maximum 6 *storeys*

8.3.24.2.11 Amenity Area Per Apartment Dwelling Unit

Minimum **24 m²** (258.3 ft²)

8.3.24.2.12 Number of Apartment Dwelling Units

Maximum	120 units
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8.3.24.213 Parking for Apartment Dwelling

Minimum	A minimum overall <i>parking space</i> rate for Apartment Dwelling(s) of 1.19 <i>parking spaces per dwelling unit</i> inclusive of the required resident <i>parking spaces</i> (being a minimum 1.0 <i>parking spaces per dwelling unit</i>), accessible <i>parking spaces</i> (being a minimum of 3% spaces per <i>dwelling unit</i> + 1), and visitor <i>parking spaces</i> (being a minimum of 0.1 <i>parking spaces per dwelling unit</i>).
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8.3.24.3 That all the other provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 10-4587,
As approved by OMB File PL101296)
Approved by By-Law 26-5438.
As approved by OLT File OLT-24-000243)

8.3.25 **LOCATION: LOT 111, BLOCK 6, PLAN 279 (121 CHURCH STREET), R3-25 (KEY MAP 20)**8.3.25.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-25 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

a multiple unit dwelling.

8.3.25.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R3-25 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.25.2.1 NUMBER OF DWELLING UNITS

Maximum	4
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8.3.25.2.2 TOTAL LOT AREA

Minimum	571 m² (6,154.6 ft ²)
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8.3.25.2.3 LOT FRONTAGE

Minimum 15.1 m (49.5 ft)

8.3.25.2.4 EXTERIOR SIDE YARD

Minimum width 2.0 m (6.6 ft)

8.3.25.2.5 INTERIOR SIDE YARD

Minimum width 2.2 m (7.2 ft)

8.3.25.2.6 AMENITY AREA

Minimum per unit 28.0 m² (301.4 ft²)

8.3.25.3 That all the provisions of the R3 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 11-4638)

8.3.26 LOCATION: 35 CHATFIELD STREET, R3-26 (KEY MAP 9)

8.3.26.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 8.1 to this By-law.

8.3.26.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-26 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

8.3.26.2.1 FRONT YARD DEPTH

Minimum 5 m (16.4 ft) for building abutting the northerly lot line
7 m (22.9 ft) for building abutting the southerly lot line

8.3.26.2.2 REAR YARD DEPTH

Minimum 8.3 m (27.2 ft) for building abutting the northerly lot line
5.7 m (18.7 ft) for building abutting the southerly lot line

- 8.3.26.2.3 That all provisions of the R3-26 Zone in Section 8.2 of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 16-4904)

- 8.3.26 **LOCATION: BLOCK 86, PLAN 41M-342, R3-26 (KEY MAP 3)**

(Deleted by By-Law 24-5329)

- 8.3.27 **LOCATION: BLOCK 63, PLAN 41M-309 (CHAMBERLAIN AVENUE), R3-27 (KEY MAP 9)**

- 8.3.27.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-27 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 8.1 to this By-law.

- 8.3.27.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-27 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 8.3.27.2.1 FRONT YARD DEPTH

Minimum	4.6 m (15 ft) for building abutting the easterly lot line
	6.9 m (22.6 ft) for building abutting the westerly lot line

- 8.3.27.2.2 REAR YARD DEPTH

Minimum	4 m (13.1 ft) for building abutting the easterly lot line
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- 8.3.27.2.3 That all provisions of the R3-27 Zone in Section 8.2 of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 16-4905)

- 8.3.28 **LOCATION: PART LOTS 20 & 21, CONCESSION 1 (WEST OXFORD), R3-28 (KEY MAP 7)**

- 8.3.28.1 *all uses permitted* in Section 8.1 to this By-law

8.3.28.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-28 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

8.3.28.2.1 Dwelling Units

Minimum Number 35

8.3.28.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 22-5230)

8.3.29 **LOCATION: PART LOTS 20 & 21, CONCESSION 1 (WEST OXFORD), R3-29 (KEY MAP 7)**

8.3.29.1 all *uses* permitted in Section 8.1 to this By-law;
a public school

8.3.29.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-29 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

8.3.29.2.1 Provisions for a *Public School*:

The development of a *public school* shall be in accordance with all relevant provisions of the IN1 Zone as contained in Section 16.2 of this By-law and all the other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.3.29.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 22-5230)

8.3.30 **LOCATION: BLOCK 85, REGISTERED PLAN 41M-342, R3-30 (KEY MAP 3)**

8.3.30.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-30 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 8.1 to this By-law;

8.3.30.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-30 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.30.2.1 Application of Zoning Regulations

Internal *lot lines* created by any legal means within the *lot lines* delineated by the R3-30 Zone, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R3-30, are observed.

8.3.30.2.2 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5229)

8.3.31 **LOCATION: 37 WILLIAM STREET, R3-31 (KEY MAP 29)**

8.3.31.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-31 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

An apartment dwelling

8.3.31.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-31 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.31.2.1 Number of Dwelling Units

Maximum	20
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8.3.31.2.2 Dwelling Unit Gross Floor Area

Minimum	45 m² (484.4 ft²)
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8.3.31.2.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 23-5276)

8.3.32 LOCATION: BLOCK 27, PLAN 41M-307, R3-32 (KEY MAP 16)

8.3.32.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-32 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this By-law

8.3.32.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-32 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.32.2.1 *Lot Coverage, Interior Street Fronting Townhouse*

Maximum	50%
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8.3.32.2.2 That all provisions of the R3 Zone in Section 8.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 23-5277)

8.3.33 LOCATION: BLOCK 86, REGISTERED PLAN 41M-342, R3-33 (KEY MAP 3)

8.3.33.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-33 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this By-law

8.3.33.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-33 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

8.3.33.2.1 *Lot Coverage, Interior Street Fronting Townhouse Lot*

Maximum	49%
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8.3.33.2.2 That all provisions of the R3 Zone in Section 8.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 24-5329)

8.3.34 **LOCATION: KEITH MABEE BLVD, PART LOT 19, CONCESSION 1 (WEST OXFORD), R3-34, (KEY MAP 9)**

8.3.34.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-34 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

street fronting townhouse dwelling.

8.3.34.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-34 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.34.2.1 Lot Coverage

Maximum **50%**

8.3.34.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 25-5367)

8.3.35 **LOCATION: KEITH MABEE BLVD, PART LOT 19, CONCESSION 1 (WEST OXFORD), R3-34, (KEY MAP 9)**

8.3.35.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

multiple unit dwelling.

8.3.35.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-35 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.3.35.2.1 Lot Coverage

Maximum **50%**

8.3.35.2.2 Number of Dwellings or Dwelling Units

Maximum **8 dwelling units per building**

8.3.35.2.3 Lot Frontage

Minimum **7 m (23 ft)**

- 8.3.35.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 25-5367)

- 8.3.36 **LOCATION: 543936 CLARKE ROAD EAST, PART LOT 18, CONCESSION 2 (WEST OXFORD), R3-36, (KEY MAP 33)**

- 8.3.36.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-36 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all *uses permitted* in Section 8.1 of this By-law;
an existing *single detached dwelling*.

- 8.3.36.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-36 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

- 8.3.36.2.1 Provisions for a *Single Detached Dwelling*

The development of a *single detached dwelling* shall be in accordance with all relevant provisions of the 'R1' Zone, as contained in Section 6.2 of this By-law and all other provisions of this By-law that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

- 8.3.36.2.2 Lot Coverage – Residential Accessory Buildings

Maximum **179 m² (1926 ft²)**

- 8.3.36.3 That all provisions of the R3 Zone in Section 8.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 25-5369)

- 8.3.37 **LOCATION: 115 MERRIT STREET, LOT 15, BLOCK 9, PLAN 279, R3-37, (KEY MAP 19)**

- 8.3.37.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-37 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a *multiple unit dwelling*.

- 8.3.37.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-37 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- #### 8.3.37.2.1 Maximum Number of *Dwelling Units* **4**

- #### 8.3.37.2.2 *Front Yard Depth*

As existing at the date of passage of this Zoning By-law

- #### 8.3.37.2.3 *Rear Yard Depth*

As existing at the date of passage of this Zoning By-law

- #### 8.3.37.2.4 Interior Side Yard Width

As existing at the date of passage of this Zoning By-law

- 8.3.37.3 That all provisions of the R3 Zone in Section 8.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 25-5379)

- 8.3.38 **LOCATION: 169 CHARLES STREET EAST, LOT 5, BLOCK 39, PLAN 279, R3-38,**
(KEY MAP 22)

- 8.3.38.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-38 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all *uses permitted* in Section 8.1 of this By-law.

- 8.3.38.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-38 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

- #### 8.3.38.2.1 Number of Dwelling Units

Maximum 8

- 8.3.38.2.2 The development of a *multiple unit dwelling* shall be in accordance with the following provisions:

Height of Building

Maximum **4 storeys to a maximum of 12 m (39.5 ft)**

- 8.3.38.2.3 Front Yard Depth
- Minimum 5 m (16.4 ft)
- 8.3.38.2.4 Interior Side Yard Width
- Minimum 1.8 m (5.9 ft)
- 8.3.38.2.5 Setback Distance from the Centreline of an Arterial Road 9.8 m (32.1 ft)
- 8.3.38.3 That all provisions of the R3 Zone in Section 8.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- (Added by By-Law 25-5399)
- 8.3.39 **LOCATION: MOFFAT AVENUE, LOTS 84-179, PART LOT 18, CONCESSION 1, (WEST OXFORD), R3-39, (KEY MAP 10)**
- 8.3.39.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R3-39 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:
- street fronting townhouse dwellings.*
- 8.3.39.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R3-39 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:
- 8.3.39.2.1 Lot Coverage
- Maximum 55%
- 8.3.39.2.2 Interior Side Yard Width
- Minimum for an end unit 2.75 m (9 ft)
- 8.3.39.2.3 Landscaped Open Space
- Minimum 25%
- 8.3.39.3 That all the provisions of the R3 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 25-5424)