

LOW DENSITY RESIDENTIAL ZONE (R3)

**LOW DENSITY
RESIDENTIAL
ZONE (R3)**

SECTION 10: LOW DENSITY RESIDENTIAL ZONE (R3)

PURPOSE

The purpose of this zone is primarily to provide for low density residential development in the form of single-detached, semi-detached and duplex dwellings.

**PERMITTED
USES**

10.1 PERMITTED USES

- 10.1.1 A SINGLE-DETACHED DWELLING
- 10.1.2 A SEMI-DETACHED DWELLING
- 10.1.3 A DUPLEX DWELLING
- 10.1.4 A RETIREMENT HOME
- 10.1.5 A BED AND BREAKFAST ESTABLISHMENT¹
- 10.1.6 ACCESSORY BUILDINGS, STRUCTURES AND USES
- 10.1.7 (deleted).²
- 10.1.8 Urban Farm³
- 10.1.9 Community Garden³

**REGULATIONS
FOR SINGLE-
DETACHED
DWELLINGS**

10.2 REGULATIONS FOR SINGLE-DETACHED DWELLINGS

10.2.1 AREA REQUIREMENTS

- 10.2.1.1 LOT AREA
Minimum 450.0 square metres
- 10.2.1.2 LOT FRONTAGE
Minimum 15.0 metres

10.2.2 YARD REQUIREMENTS

- 10.2.2.1 FRONT YARD
Minimum 6.0 metres
- 10.2.2.2 SIDE YARD
Minimum 1.2 metres, except
 - i) 3.5 metres where the side yard abuts the flankage street of a corner lot;
 - ii) 3.0 metres where the side yard provides access to a parking area or rear yard garage;

¹ By-law No. 4306-96 September 4, 1996

² By-law No. 21-073 May 12, 2021

³ By-law No. 14-275 September 24, 2014

iii) 6.0 metres for that portion of the dwelling comprising an attached garage or carport fronting onto the flankage street of a corner lot; and

iv) 5.0 metres on one side of an interior lot upon which there is no garage or carport.

10.2.2.3 REAR YARD
Minimum 7.5 metres

10.2.3 HEIGHT
Maximum 10.5 metres

10.2.4 OFF-STREET PARKING AND LOADING
See SECTION 7.

REGULATIONS FOR SEMI-DETACHED DWELLINGS **10.3 REGULATIONS FOR SEMI-DETACHED DWELLINGS**

10.3.1 AREA REQUIREMENTS

10.3.1.1 LOT AREA
Minimum 630.0 square metres

10.3.1.2 LOT FRONTAGE
Minimum 21.0 metres

10.3.2 YARD REQUIREMENTS

10.3.2.1 FRONT YARD
Minimum 6.0 metres

10.3.2.2 SIDE YARD
Minimum 1.2 metres, except

i) 3.5 metres where the side yard abuts the flankage street of a corner lot,

ii) 3.0 metres where the side yard provides access to a parking area or rear yard garage,

iii) 6.0 metres for that portion of the dwelling comprising an attached garage or carport fronting onto the flankage street of a corner lot, and

iv) 5.0 metres on one side of an interior lot upon which there is no garage or carport.

10.3.2.3 REAR YARD
Minimum 7.5 metres

10.3.3 HEIGHT
Maximum 10.5 metres

10.3.4 OFF-STREET PARKING AND LOADING
See SECTION 7

REGULATIONS **10.4 REGULATIONS FOR DUPLEX DWELLINGS**FOR
DUPLEX
DWELLINGS10.4.1 AREA REQUIREMENTS10.4.1.1 **LOT AREA**
Minimum 540.0 square metres10.4.1.2 **LOT FRONTAGE**
Minimum 18.0 metres10.4.2 YARD REQUIREMENTS10.4.2.1 **FRONT YARD**
Minimum 6.0 metres10.4.2.2 **SIDE YARD**
Minimum 1.2 metres, except

- i) 3.5 metres where the side yard abuts the flankage street of a corner lot,
- ii) 3.0 metres where the side yard provides access to a parking area or rear yard garage,
- iii) 6.0 metres for that portion of the dwelling comprising an attached garage or carport fronting onto the flankage street of a corner lot, and
- iv) 5.0 metres on one side of an interior lot upon which there is no garage or carport.

10.4.2.3 **REAR YARD**
Minimum 7.5 metres10.4.3 HEIGHT
Maximum 10.5 metres10.4.4 OFF-STREET PARKING AND LOADING
See SECTION 7.REGULATIONS **10.5 REGULATIONS FOR RETIREMENT HOMES**FOR
RETIREMENT
HOMES10.5.1 AREA REQUIREMENTS10.5.1.1 **LOT AREA**
Minimum 450.0 square metres10.5.1.2 **LOT FRONTAGE**
Minimum 15.0 metres10.5.2 YARD REQUIREMENTS10.5.2.1 **FRONT YARD**
Minimum 6.0 metres10.5.2.2 **SIDE YARD**
Minimum 1.2 metres, except

- i) 3.5 metres where the side yard abuts the flankage street of a corner lot,
- ii) 3.0 metres where the side yard provides access to a parking area or rear yard garage,
- iii) 6.0 metres for that portion of the dwelling comprising an attached garage or carport fronting onto the flankage street of a corner lot, and
- iv) 5.0 metres on one side of an interior lot upon which there is no garage or carport.

10.5.2.3 REAR YARD
Minimum 7.5 metres

10.5.3 HEIGHT
Maximum 10.5 metres

10.5.4 OUTDOOR AMENITY AREA
A minimum landscaped area of 12 square metres per resident, but not less than 100 square metres in total, shall be provided and maintained in the rear or side yard;

10.5.5 MINIMUM DISTANCE SEPARATION
A Retirement Home shall be situated on a lot having a minimum radial separation distance of 150 metres measured from the lot line to the lot line of any other lot occupied or as may be occupied by a Retirement Home;

10.5.6 OFF-STREET PARKING AND LOADING
See SECTION 7.

10.5.7 ACCOMMODATION
The maximum number of residents shall not exceed 16 persons.

REGULATION 10.6 REGULATION FOR BED AND BREAKFAST ESTABLISHMENTS IN A SINGLE DETACHED DWELLING¹

FOR BED AND BREAKFAST ESTABLISHMENTS IN A SINGLE DETACHED DWELLING 10.6.1 LOCATION
A Bed and Breakfast Establishment must be located within the legal conforming principle dwelling on the lot.

10.6.2 PERMITS
An approved Town of Dundas Building Permit must be obtained for every Bed and Breakfast Establishment.

10.6.3 OFF-STREET PARKING AND LOADING
See SECTION 7.

REGULATIONS 10.7 REGULATIONS FOR ACCESSORY BUILDINGS AND STRUCTURES

FOR ACCESSORY BUILDINGS STRUCTURES a) Regulations for accessory structures having a floor area of less than 10 square metres:

LOCATION
Rear yard or non-required side yard.

¹ By-law No. 4306-96 September 4, 1996

SETBACK FROM SIDE LOT LINE

Minimum 1.0 metres, except 3.5 metres from the flankage street of a corner lot; if front of dwelling faces flankage street, then not closer to the flankage street line than the principle dwelling.

SETBACK FROM REAR LOT LINE

Minimum 1.0 metres

HEIGHT

Maximum 2.0 metres

b) Regulations for accessory structures having a floor area of between 10 and 18 square metres:

LOCATION

Rear yard or non-required side yard

SETBACK FROM SIDE LOT LINE

Minimum 2.0 metres, except 3.5 metres from the flankage street of a corner lot; if front of dwelling faces flankage street, then not closer to the flankage street line than the principle dwelling.

SETBACK FROM REAR LOT LINE

Minimum 2.0 metres

LOT COVERAGE

Maximum 5%

HEIGHT

Maximum 4.0 metres

c) Regulations for accessory structures having an area greater than 18 square metres:

- must comply to required yard setbacks and regulations for principle dwelling.

d) Regulations for accessory structures on properties where a garage does not form part of a principle dwelling.

LOCATION

Rear yard or non-required side yard

SETBACK FROM SIDE LOT LINE

Minimum 2.0 metres, except 3.5 metres from the flankage street of a corner lot; if front of dwelling faces flankage street, then not closer to the flankage street line than the principle dwelling.

Principle dwelling must have minimum side yard, on one side of an internal lot, of 3.0 metres.

SETBACK FROM REAR LOT LINE

Minimum 2.0 metres

MAXIMUM SIZE

41 metres square

HEIGHT

Maximum 4.0 metres.

REGULATIONS FOR AN URBAN FARM	10.8	<u>REGULATIONS FOR AN URBAN FARM</u> ¹
		10.8.1 The use shall comply with the provisions of Section 6.27.
REGULATIONS FOR A COMMUNITY GARDEN	10.9	<u>REGULATIONS FOR A COMMUNITY GARDEN</u> ¹
		10.9.1 The use shall comply with the provisions of Section 6.28.
REGULATIONS FOR A SECONDARY DWELLING UNIT	10.10	<u>REGULATIONS FOR A SECONDARY DWELLING UNITS</u> ²
		10.10.1 The use shall comply with the provisions of Section 4.33

¹ By-law No. 14-275 September 24, 2014

² By-law No. 21-073 May 12, 2021