

## 6.8 R3 HIGH DENSITY RESIDENTIAL DISTRICT

### 6.8.1 PURPOSE

The purpose of the R3 High Density Residential District is to provide for a variety of developments including those of a high-density form, as well as complementary community uses.

Minimum Development Standards and Site Regulations in Metres (unless otherwise indicated in Section 6.8.2)							
Site Frontage	Site Area (m <sup>2</sup> )	Front Yard	Rear Yard Interior Site	Rear Yard Corner Site	Side Yard	Maximum Building Height	Max Site Coverage
7.5	225	6	7.5 – or 25% of site depth whichever is less	4.5	1.2 – or 10% of site width whichever is less	15	40%

(Bylaw No. 5589, 2019)

### PERMITTED USES

- **Accessory Buildings and Uses** – refer to Section 4.2
- **Bed and Breakfast Homes** – refer to Section 4.4
- **Boarding House**
- **Boarding Apartment**
- **Custodial Care Homes – Type 2** – refer to Section 4.8
- **Dwellings, Groups** – refer to Section 6.8.2.4
- **Dwellings, Multiple Unit** – refer to Section 6.8.2.1
- **Dwellings, Semi-Detached** – refer to Section 6.8.2.5
- **Dwellings, Townhouses** – refer to Sections 6.8.2.3 and 6.8.2.4
- **Dwellings, Two Unit**
- **Family Day Care Homes** – refer to Section 4.11
- **Home Occupations** – refer to Section 4.14
- **Independent Living Suites** – refer to Section 4.15
- **Keeping of up to five boarders in an OUD**
- **Keeping of two boarders in each unit**
- **Outdoor Recreation Facilities**
- **Public Parks**
- **Residential Care Homes – Type 1** – refer to Section 4.8
- **Residential Care Homes – Type 2** – refer to Section 4.8
- **Secondary Suites – Type 1** – refer to Section 4.23

- **Supportive Housing** – refer to Section 6.8.2.3

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#### **DISCRETIONARY USES**

- **Adult Day Care Centres** – refer to Section 4.3
- **Community Service/Institutional**
- **Custodial Care Homes – Type 1** – refer to Section 4.8
- **Custodial Care Homes – Type 2** – refer to Section 4.8
- **Custodial Care Homes – Type 3** – refer to Section 4.8
- **Day Care Centres/Pre-Schools** – refer to Section 4.9
- **Dwellings, One Unit**
- **Dwellings, Manufactured, Type 1**
- **Funeral Homes**
- **Medical Clinics**
- **Parking Areas**
- **Personal Service Establishments**
- **Places of Worship**
- **Private Schools**
- **Secondary Suites – Type 2** – refer to Sections 4.23
- **Residential Care Homes – Type 3** – refer to Sections 4.8
- **Crematorium, Chapel and Columbarium in Conjunction with the Existing Funeral Home on Lot 6, Block 39, Plan 85MJ06134**

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#### **6.8.2 NOTES TO DEVELOPMENT STANDARDS**

1. Site coverage for dwellings in dwelling groups may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck. The total site coverage shall not exceed 70% for rectangular sites or 60% for corner sites.
2. A side yard of not less than 1.5m in width throughout and a rear yard of not less than 3m in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.
3. In the case of a rear lane being provided no parking or vehicular access will be allowed in the front yard.
4. No side yards are required for interior units, which are connected by a common wall or in between buildings situated on one site.
5. Parking requirements found in Section 5
6. In some cases, an established building line on front site lines has been established – Refer to Section 3.9.1

*(Bylaw No. 5589, 2019)*