

SECTION 9

URBAN RESIDENTIAL 3 ZONE (UR3)

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9.1 Permitted Uses

- Accessory uses and buildings.
- Churches. **(135/2006)**
- Converted dwellings containing not more than **3** dwelling units. **(135/2006)**
- Duplex dwellings. **(135/2006)**
- Group homes.
- Multiple attached dwellings containing not more than **3** dwelling units. **(139/2002)**
- Semi-detached dwellings.
- Single detached dwellings.
- Triplex dwellings.
- Women's shelters.

9.2 Zone Regulations

9.2.1 Triplex, Multiple Attached Dwellings

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|-----|--------------------------------------|-------------------------|
| (1) | Lot Area: | |
| | triplex dwelling (minimum) | 650m² |
| | multiple attached dwelling (minimum) | 780m² |
| (2) | Lot Frontage: | |
| | triplex dwelling (minimum) | 21m |
| | multiple attached dwelling (minimum) | 30m |
| (3) | Front Yard Depth: | 7.5m |
| | (minimum) | |
| (4) | Rear Yard Depth: | 7.5m |
| | (minimum) | |

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|-----|------------------------|-----------|---|
| (5) | Side Yard Widths: | (minimum) | 3m (each side) , there is no interior side yard required along the common lot line where dwelling units are attached by a common wall, there is an interior side yard of 0.6m required along the common lot line for those portions of the dwelling units which are not attached by a common wall |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 12m |
| (8) | Landscaped Open Space: | (minimum) | 30% |

9.2.2 Converted Dwelling

Within the "UR3" zone a dwelling which conforms to this By-law may be converted to create up to **3** dwelling units subject to the following additional regulations:

- (1) The floor area of each dwelling unit after conversion shall be a minimum of **45m²**.
- (2) Subject to Section 3.37 of this By-law one parking space shall be provided for each dwelling unit.
- (3) A minimum frontage of **20m** and a minimum lot area of **550m²** will be required for the conversion of a single detached dwelling after the date of the passing of this By-law.
- (4) Notwithstanding the above provisions a second dwelling unit established in any detached dwelling, semi-detached dwelling unit or multiple attached dwelling unit, located in the areas as shown on Zoning Map - Parts 38, 39, 42, 43, 53, 54, 56, 57, 66 and 67, pursuant to the Residents' Rights Act, 1994, S.O. 1994, C.2, shall be subject to the regulations of the Residents' Rights Act and Section 8.2.2(4).
- (5) Notwithstanding the above provisions a detached dwelling, located in the areas as shown on Zoning Map - Parts 38, 39, 42, 43, 53, 54, 56, 57, 66 and 67, may be converted to create more than **2** dwelling units, subject to the following regulations:

(a)	Lot Area:	(minimum)	370m² plus 180m² per dwelling unit exceeding 2 dwelling units.
(b)	Frontage:	(minimum)	as existed on <u>March 27, 1995</u> .

- (c) Landscaped Open Space: (minimum) a minimum of **40%** of the lot shall be provided as landscaped open space.
- (d) Lot Coverage: (minimum) the lot coverage of all buildings shall not exceed **35%** of the site.
- (e) Front Yard Depth: (minimum) as existed on March 27, 1995; however, any enlargement to an existing building shall comply with Section 7.2.
- (f) Side Yards: (minimum) as existed on March 27, 1995; however, any enlargement to an existing building shall comply with Section 7.2.
- (g) Rear Yard: (minimum) as existed on March 27, 1995; however, any enlargement to an existing building shall comply with Section 7.2.
- (h) Height: (maximum) no building shall exceed **10m** in height.
- (i) Parking:
- (a) A minimum of **1** parking space shall be provided for each dwelling unit and such required parking may be provided as follows:
- in tandem in a driveway on the site to a maximum of **2** parking spaces; or
 - in a leased space, off site, in accordance with Section 3.37(5)(b); or
 - as separate spaces in the rear yard or side yard of the site; or any combination thereof.
- (b) No parking space or driveway thereto shall be permitted to be located in that area of the lot located directly in front of a dwelling and extending to the front lot line, except a parking space may be permitted in front of the vehicular entrance to a garage, where the garage is attached to the dwelling.

(c) The site coverage of all parking areas shall not exceed **25%** of the lot.

(j) Dwelling Unit Floor Area: (minimum)

<u>Unit Type</u>	<u>Minimum Floor Area</u>
Studio (bachelor)	25m²
1 Bedroom	32m²
2 Bedrooms or more	32m² as required for a one bedroom plus 9m² for each additional bedroom.

9.2.3 Single Detached Dwellings and Women's Shelters (14/2010)

(1) The regulations of Section 7.3.1 shall apply.

9.2.4 Duplex Dwellings (135/2006)

(1) The regulations set out in Section 8.3.1 shall apply.

9.2.5 Churches (135/2006)

(1) The regulations set out in Section 7.2.2 shall apply.

9.2.6 Group Homes (14/2010)

(1) The regulations set out in [Section 3.16](#) shall apply.

9.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

9.3.1 UR3-1 (See Zoning Map Part 54)

9.3.1.1 Permitted Uses

- (1) Converted dwelling containing **3** dwelling units.

9.3.1.2 Site Zone Regulations - Converted Dwelling

- (1) Lot Area: (minimum) **199m²**
 - (2) Lot Frontage: (minimum) **13m**
 - (3) Parking: (minimum) **3** parking spaces (each **5.3m** in length), located in the required side yard adjacent to Forsyth Street
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