

Permitted Uses

58.1 (1) The permitted uses for the R3-S zone are as follows:

- Single-Family Dwelling
- Home-based Business

Minimum Lot Size

- (2) The minimum permitted lot size for the R3-S zone is 325 m² (3,498 sq. ft.).
- (3) Despite subsection (2) the minimum lot size for a panhandle lot, excluding the panhandle, is 450 m² (4,844 sq. ft.).
- (4) A Streamside Protection Area, under the *Fish Protection Act*, shall not be included in the calculation of minimum lot area.

Minimum Frontage

- (5) Excepting panhandle lots, the minimum permitted frontage for the R3-S zone is as follows:
 - (a) 11.5 m (37.73') where the lot frontage is on a highway;
 - (b) 8.0 m (26.25') where the lot frontage is on a cul-de-sac.

Density

- (6) The maximum permitted density for the R3-S zone is as follows:
 - (a) The number of residential buildings shall not exceed one;
 - (b) The maximum permitted floor space ratio is 0.5:1.

Maximum Lot Coverage

- (7) The maximum permitted lot coverage of the R3-S zone is 40% of the lot area.

Minimum Setbacks

- (8) The minimum permitted setbacks for the R3-S zone are as follows:
 - (a) Principal Buildings
 - Yard, Front 4.5 m (14.76')
 - Yard, Side 1.5 m (4.92')
 - Yard, Side when adjacent to a highway 3.0 m (9.84')
 - Yard, Rear 6.0 m (19.68')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front 5.0 m (16.4')
 - Yard, Side 1.0 m (3.28')
 - Yard, Rear 1.0 m (3.28')
 - (c) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a highway other than a lane is 5.8 m (19.03').

Maximum Building Height

- (7) The maximum permitted building heights for the R3-S zone are as follows:
 - (a) Principal Building. 9.0 m (29.53')

- (b) Accessory Building 5.0 m (16.4')

Conditions of Use

- (8) The conditions of use for the R3-S zone are as follows:
 - (a) No fences over 1.2 m (4.0') in height are permitted in the required yards, front;
 - (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear;
 - (c) In no situation shall a fence be greater than 2.0 m (6.56') in height;
 - (d) Where a rear lane is available, vehicular access to the lot is only permitted from the lane;
 - (e) Only one garage or carport shall be allowed per lot.