

303 **SUBURBAN RESIDENTIAL ZONE SR-3**

**Uses Permitted**

#3010 303.1 In the SR-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:  
15/04/91  
#3795  
21/06/99  
#5109  
14/09/15  
#6020  
18/11/24

- 1) *accessory buildings and uses*
- 2) *accessory home occupations* subject to Section 104.3
- 3) *residential uses* subject to Section 303.2
- 4) *agricultural uses*, where the property with the *agricultural use* is located within the Agriculture Land Reserve
- 5) *hobby beekeeping* subject to Section 104.18

**Residential Uses**

#6020 303.2 Subject to the provisions of the Agricultural Land Commission Act where applicable, no more than one (1) of the following is permitted on one (1) *lot*:  
18/11/24

- 1) one (1) *small-scale multi-unit housing development*; or
- 2) one (1) *single family dwelling* plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite*.

**Lot Coverage**

#4567 303.3 1) *Buildings and structures* shall not cover more than 33% of the *lot area*.  
07/05/07  
#4859  
30/05/11  
#6020  
18/11/24

- 2) Except *accessory dwelling units, accessory buildings and structures* not used for *agricultural or farm* purposes shall not exceed a total of 80m<sup>2</sup> of ground floor *building area*.

**Siting of Buildings and Structures**

#4859 303.4 1) Except as provided for in Sections 104.4 and 105.1 (2), no *principal building or structure* shall be sited less than:

- a) 9.75m from a *front lot line*;
- b) 7.5m from a *rear lot line*;
- c) 3m from a *side lot line*; and
- d) 4.5m where the *side lot line* abuts a *flanking street*.

30/05/11

2) Except as provided for in Sections 104.4, 104.15 and 105.1 (2), no *accessory building or structure* with a *gross floor area* equal to or greater than 6m<sup>2</sup> shall be sited less than:

- a) 9.75m from a *front lot line*;
- b) 1.5m from a *rear lot line* except that where a *lot* fronts onto two (2) *streets* the setback shall be the same as for the front yard setback for the *principal building*;
- c) 1.5m from a *side lot line*; and
- d) 4.5m where the *side lot line* abuts a *flanking street*.

3) Except as provided for in Sections 104.4, 104.15 and 105.1 (2), no *accessory building or structure* with a *gross floor area* less than 6m<sup>2</sup> shall be sited less than:

- a) 9.75m from a *front lot line*;
- b) 0.6m from a *rear lot line* except that where a *lot* fronts onto two (2) *streets* the setback shall be the same as for the front yard setback for the *principal building*;
- c) 0.6m from a *side lot line*; and
- d) 4.5m where the *side lot line* abuts a *flanking street*.

### **Height of Buildings and Structures**

#3782 303.5 Except as provided for in Section 104.5:

27/07/98  
#4339

01/11/04  
#4567

07/05/07

#6020  
18/11/24

- 1) The *height* of principal *buildings and structures* shall not exceed 9m.
- 2) Notwithstanding sub-sections 1) and 2), the maximum *height* of "Quonset" or similar type hoop or arch *buildings* having a semicircular roof curving continuously downwards to form walls shall be a maximum of 2m.
- 3) The *height* of accessory *buildings and structures* not used for *agricultural or farm* purposes shall not exceed 4.75m.

### **Parking and Loading**

303.6 Parking and loading shall be provided in accordance with Section 107.

### **Subdivision Requirements**

303.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.