

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 1) *accessory buildings and uses*
 #5109 2) *accessory home occupations* subject to Section 104.3
 14/09/15 3) *residential uses* subject to Section 303.2
 #6020 4) *agricultural uses*, where the property with the *agricultural use* is located within
 18/11/24 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,
 18/11/24 no more than one (1) of the following is permitted on one (1) *lot*:
 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 2) Except *accessory dwelling units*, *accessory buildings* and *structures* not used for
 30/05/11 *agricultural or farm* purposes shall not exceed a total of 80m² of ground floor
 #6020 *building area*.
 18/11/24

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
 30/05/11 *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*.
 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 6m² 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 *through 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 6m² 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 1) The *height* of principal *buildings and structures* shall not exceed 9m.
01/11/04 2) Notwithstanding sub-sections 1) and 2), the maximum *height* of "Quonset" or
#4567 similar type hoop or arch *buildings* having a semicircular roof curving
07/05/07 continuously downwards to form walls shall be a maximum of 2m.
#6020 3) The *height* of *accessory buildings and structures* not used for *agricultural* or
18/11/24 *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.