

SECTION 13: RESIDENTIAL THIRD DENSITY R3 ZONE

13.1 Permitted Uses

The following uses are permitted in the Residential Third Density R3 Zone:

- (1) single detached dwelling;
- (2) semi-detached dwelling;
- (3) block townhouse dwelling, one or more;
- (4) street townhouse dwelling, one or more;
- (5) duplex dwelling;
- (6) triplex dwelling;
- (7) fourplex dwelling;
- (8) a group home, in accordance with the provisions of Section 6.24;
- (9) a home occupation, in accordance with the provisions of Section 6.21;
- (10) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

13.2 Zone Provisions

13.2.1 Single Family Dwelling

No person shall use any land or erect or use any building or structure in a Residential Third Density R3 Zone except in accordance with Section 6 General Provisions and with the following:

- | | |
|-----------------------------------------|-------|
| (a) Minimum Lot Area (square metres) | 330 |
| (b) Minimum Lot Frontage (metres) | 12.0 |
| (c) Front Yard Setback (metres) | 6.0 |
| (d) Rear Yard Setback (metres) | 7.5 |
| (e) Interior Side Yard Setback (metres) | 1.2 * |

* except

- (i) where there is one storey containing no habitable rooms 0.9 metres shall be provided, and

- (ii) where there is no attached garage or carport 3.0 metres shall be provided on one side.
- (f) Exterior Side Yard Setback (metres) 4.5
- (g) Maximum Lot Coverage (percent of lot area) 45
- (h) Maximum Building Height (metres) 11

13.2.2 Semi-Detached Dwelling

No person shall use any land or erect or use any building or structure in a Residential Third Density R3 Zone except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area (square metres) 550
- (b) Minimum Lot Frontage (metres) 18
- (c) Front Yard Setback (metres) 7.5
- (d) Rear Yard Setback (metres) 6.0
- (e) Interior Side Yard Setback (metres) 1.2 *

* except

- (i) where there is one storey containing no habitable rooms 0.9 metres shall be provided, and
- (ii) where there is no garage or carport, attached, for each dwelling unit, 3 metres shall be provided on one side.
- (f) Exterior Side Yard Setback (metres) 4.5
- (h) Maximum Lot Coverage (percent of lot area) 40
- (i) Maximum Building Height (metres) 11

13.2.3 Block Townhouse Dwelling, Street Townhouse Dwelling, Fourplex Dwelling

No person shall use any land or erect or use any building or structure in a Residential Third Density R3 Zone except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area -
 - (i) 180 square metres per dwelling unit for a street townhouse dwelling, except that the minimum lot area for an end unit shall be 225 square metres,

- (ii) 270 square metres per dwelling unit for a block townhouse dwelling or a fourplex dwelling.
- (b) Minimum Lot Frontage -
 - (i) 6 metres per dwelling unit for a street townhouse dwelling, except that the minimum lot frontage for an end unit shall be 7.5 metres,
 - (ii) 30 metres for a block townhouse dwelling or a fourplex dwelling.
- (c) Front Yard Setback (metres) 6
- (d) Rear Yard Setback (metres) 6
- (e) Interior Side Yard Setback:

1.2 metres on each side (end dwelling units only) except that where an interior side lot line faces the rear wall of a building, the interior side setback shall be 6 metres.
- (f) Exterior Side Yard Setback (metres) 4.5
- (g) Maximum Lot Coverage (percent of lot area) 40
- (h) Maximum Building Height (metres) 11
- (i) Minimum Landscaped Open Space
 - (i) where the lot abuts any R1A, R1B, R1C, R1D, R2 or R2S Zone, a strip of land having a width of not less than 1.5 metres shall be provided and maintained on the lot adjacent to the abutting lot line(s) as landscaped open space,
 - (ii) for every block townhouse dwelling and fourplex dwelling, 25% of the lot area, which percentage may include any area required under clause I),
 - (iii) Privacy Areas for Block Townhouse Dwellings

Every dwelling unit of a block townhouse dwelling, shall be provided with an area for outdoor privacy of at least 18.5 square metres adjoining the front or rear of the dwelling unit.

13.2.4 Duplex Dwelling, Triplex Dwelling

- (a) Minimum Lot Area (square metres) 550
- (b) Minimum Lot Frontage (metres) 15
- (c) Front Yard Setback (metres) 7.5

(d) Interior Side Yard Setback:

1.2 metres plus 0.3 metre for each storey or part thereof above one storey on one side and 3.0 metres on the other side except where a private garage or carport is attached to the dwelling in which case both sides may be 1.2 metres plus 0.3 metre for each story or part thereof above one storey.

- (e) Exterior Side Yard Setback (metres) 4.5
- (f) Rear Yard Setback (metres) 6
- (g) Maximum Lot Coverage (percent of lot area) 40
- (h) Maximum Building Height (metres) 11
- (i) Minimum Landscaped Open Space (percent of lot area) 30

13.3 Special Provisions

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

R3-1 13 Sullivan Avenue (Beatty House)

Notwithstanding the provisions of the Residential Third Density R3 Zone, in addition to the permitted uses of the R3 Zone, the lands indicated as R3-1 on Schedule A7 are designated as a historical structure and may be used as a Bed and Breakfast Establishment.

R3-2 5 Metcalfe Street

Notwithstanding the provisions of Section 13.2.1 Single Family Dwelling, the lands indicated as R3-2 on Schedule A7 shall be subject to the following provisions:

- (a) Minimum Lot Frontage (metres) 9.0

R3-3 Merritt Meadows Plan of Subdivision, Part Twp. Lot 224

Notwithstanding the provisions of Section 13.1 of the Residential Third Density R3 Zone, the lands indicated as R3-3 on Schedule A4 shall only be used for street townhouse dwellings; and

Notwithstanding the provisions of Section 13.2.3 of the Residential Third Density R3 Zone, the lands indicated as R3-3 on Schedule A4 and are subject to the following special provisions:

- (a) Minimum Front Yard Setback (metres)
 - i) To Dwelling 4.5
 - ii) To Garage 6.0

(b) Minimum Interior Side Yard Setback (metres)	1.0
i) to a Party Wall	0.0
ii) Except that where an interior side lot line faces the rear wall of a building, the interior side setback shall be 1.5 metres.	
(c) Minimum Exterior Side Yard Setback (metres)	3.0
(d) Maximum Lot Coverage (Percentage of Lot Area)	
i) One Storey Street Townhouse	60%
ii) Two Storey Street Townhouse	50%
(e) Maximum permitted encroachment for an unenclosed covered porch:	
iii) Rear Yard (metres)	3.66
iv) Exterior Side Yard Only (metres)	1.8
(f) Maximum number of units	6
(g) Maximum height (storeys)	2
(h) An attached garage is required.	
a) Site Triangle (metres)	6

R3-4 Part of Block MM, All of Lot 7, Plan 898, Part 2 on 59R-14047, Cleveland Street

Notwithstanding the provisions of the Residential Third Density R3 Zone, the lands previously identified as R3(H)-4 on Schedule A7 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, provided that all servicing and garbage collections matters have been resolved to the satisfaction of the City of Thorold and Regional Municipality of Niagara and shall be subject to the following special provisions:

(a) Single Detached Dwelling Minimum Lot Frontage (metres)	9.0
(b) Semi-Detached Dwelling Minimum Lot Frontage (metres)	17.0

Holding Provision removed by By-law No. 112-2010, November 2, 2010.

R3-5 Part of Block MM, All of Lot 7, Plan 898, Corner of Cleveland and Garden Street

The southerly lot line along Garden Street along Garden Street of the corner lot shall be deemed the front lot line.

R3-6 2 Canby Street, Lot 37 and 38, Plan M-5

Notwithstanding the provisions of Residential Third Density R3 Zone, the lands indicated as R3-6 on Schedule A12 shall be subject to the following provisions:

- (a) Minimum Lot Area (square metres) 510
- (b) Minimum Front Yard Setback (metres) 6
- (c) Maximum Lot Coverage (percentage of lot area) 41

R3(H)-7 Artisan Ridge Neighbourhood Subdivision (Parts 1, 2 and 3) (By-law No. 156-2015)

Part 1

Notwithstanding the permitted uses and provisions of the Residential Third Density “R3-7” Zone, the lands identified as R3(H)-7 being Part 1 on Schedule A7 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, subject to the access to Part 1 lands being obtained from Trillium Railway and the Stormwater Management Plan being approved by the Ministry of the Environment and Climate Change.

Parts 2 and 3

Notwithstanding the permitted uses and provisions of the Residential Third Density “R3-7” Zone, the lands identified as R3(H)-7 being Parts 2 and 3 on Schedule A7 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, subject to the Stormwater Management Plan being approved by the Ministry of the Environment and Climate Change.

The following special provisions shall apply to Part 1, 2 and 3 on Schedule A7:

Single Detached Dwelling

- a) Minimum Lot Area (square metres) 310
- b) Minimum Lot Frontage (metres) 10.0
- c) Minimum Front Yard Setback to dwelling (metres) 4.5
- d) Minimum Front Yard Setback to garage (metres) 6.0

(garage to be setback a minimum of 1.0 metres from front face of dwelling)

e) Minimum Rear Yard Setback (metres)	7.5
f) Minimum Setback from MTO Property (metres)	14.0
g) Minimum Setback from HI or LI Zone (metres)	20.0
h) Minimum Setback from Railway ROW (metres)	15.0
i) Minimum Interior Side Yard Setback (metres)	1.2
*Where there is no attached garage – one side must be 3.0 metres	
j) Minimum Exterior Side Yard Setback (metres)	3.0
k) Maximum Lot Coverage (percent of lot area)	45%
l) Maximum Building Height (metres)	11.0
m) Maximum driveway width (percent of lot width)	50%
n) Maximum permitted encroachment for an unenclosed covered porch	
i) Rear yard	2.4
ii) Exterior side yard only (metres)	1.8

Semi Detached Dwelling

a) Minimum Lot Area (square metres)	550
Minimum Lot Area (square metres/per unit)	275
b) Minimum Lot Frontage (metres)	18.0
Minimum Lot Frontage (metres/per unit)	9.0
c) Minimum Front Yard Setback to dwelling (metres)	4.5
d) Minimum Front Yard Setback to garage (metres)	6.0
(garage to be setback a minimum of 1.0 metres from front face of dwelling)	
e) Minimum Rear Yard Setback (metres)	6.0
f) Minimum MTO setback (metres)	14.0
g) Minimum setback from HI or LI Zone (metres)	20.0
h) Minimum Setback from Railway ROW (metres)	15.0
i) Minimum Interior Side Yard Setback (metres)*	1.2

*To a Party Wall	0.0
*Where there is no attached garage – one side must be 3.0 metres	
j) Minimum Exterior Side Yard Setback (metres)	3.0
k) Maximum Lot Coverage (percent of lot area)	45%
i) Maximum Lot Coverage may be increased to 50% where the area of increase is used for attached covered and unenclosed porches	
l) Maximum Building Height (metres)	11.0
m) Maximum driveway width (percent of lot width)	50%
n) Maximum permitted encroachment for an unenclosed covered porch	
i) Rear yard	2.4
ii) Exterior side yard only (metres)	1.8
<u>Street Townhouse Dwelling</u>	
a) Minimum Lot Area (square metres/per unit)	180
i) Except Minimum Lot Area for end units (square metres)	225
b) Minimum Lot Frontage (metres/per unit)	6.0
i) Except Minimum Lot Frontage for end units (metres)	7.5
c) Minimum Front Yard Setback to dwelling (metres)	4.5
d) Minimum Front Yard Setback to garage (metres)	6.0
(garage to be setback a minimum of 1.0 metres from front face of dwelling)	
e) Minimum Rear Yard Setback (metres)	6.0
f) Minimum MTO setback (metres)	14.0
g) Minimum setback from HI and LI Zone(metres)	20.0
h) Minimum Setback from Railway ROW (metres)	15.0
i) Minimum Interior Side Yard Setback (metres)*	1.2
*To a Party Wall (metres)	0.0

*Where there is no attached garage – one side must be 3.0 metres

- j) Minimum Exterior Side Yard Setback (metres) 3.0
- k) Maximum Lot Coverage (percent of lot area) 50%
 - i) Maximum Lot Coverage may be increased to 55% where the area of increase is used for attached covered and unenclosed porches
- l) Maximum Building Height (metres) 11.0
- m) Maximum driveway width (percent of lot width) 50%
- n) Maximum permitted encroachment for a unenclosed covered porch
 - i) Rear yard 2.4
 - ii) Exterior side yard only (metres) 1.8

R3-8 Redline Revised Beamer Landing, 165 Collier Road South, Pt. Twp. Lt 33, Parts 1, 3, 4 & 5 including 20 feet of former rail right-of-way (Fonthill Spur)

Notwithstanding the provisions of Section 13.2.1 of the Residential Third Density R3 Zone, the lands indicated as R3-8 on Schedule A6 may be used for a single detached dwelling and shall be subject to the following special provisions:

- (a) Minimum Lot Area (square metres) 280
- (b) Minimum Lot Frontage (metres) 9
- (c) Front Yard Setback (metres) 3
Front Yard Setback to Garage (metres) 6
- (d) Maximum Height for Lots 11, 12 &13 (storeys) 1
- (e) Exterior Side Yard Setback (metres) 2.2
(Existing Single Detached Dwelling – Lot 1)
- (f) Rear Yard Setback (metres) 6.5
(Existing Single Detached Dwelling – Lot 1)

R3-9 63 Pine Street North

Notwithstanding the provisions of the Residential Third Density R3 Zone, in addition to the permitted uses of the R3 Zone, the lands indicated as R3-9 on Schedule A7, may be used for a townhouse dwelling, subject to the following special provisions:

- (a) Shall be constructed as two (2) buildings containing no less than 2 units and no more than 3 units in each.

- (b) Each unit shall have 1 attached single car garage and 1 parking space in a driveway.
- (c) One common access/driveway having a maximum width of 6.25 metres, shall be provided.
- (d) Maximum Building Height (storeys) 1 ½
- (e) Minimum Lot Area (per unit/square metres) 175
- (f) Minimum Lot Area (per end unit/square metres) 225
- (g) Minimum Lot Frontage (metres) 1.5
- (h) Minimum Front Yard Setback (metres) 5
- (i) Minimum Westerly Rear Yard Setback (metres) 3
- (j) Minimum Separation Between Two Buildings (metres) 2.4
- (k) Minimum Rear Yard Setback (per unit/metres) 4.5

R3-10 88 and 90 Ormond Street North

Notwithstanding the provisions of the Residential Third Density R3 Zone, in addition to the permitted uses of the R3 Zone, the lands indicated as R3-10 on Schedule 7, may be used for a street townhouse dwelling, subject to the following provisions:

- (a) Minimum Lot Frontage of End Units (metres) 6.9
- (b) Minimum Interior Side Yard Setback (metres) 0.9
(Between Buildings 88 and 90 Ormond Street North)

**R3-11 Port Robinson Estates Subdivision (By-law No. 145-2016)
(Removal of Holding By-law No. 62-2018)**

Notwithstanding the provisions of the Residential First Density R3 Zone, the lands identified as R3(H)-11 on Schedule A3 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, provided that all servicing matters have been resolved to the satisfaction of the City of Thorold and confirmation has been received from the Ministry of Tourism, Culture and Sport, through the Regional Planning and Development Department, that all archaeological resource concerns have met licensing and resource conservation requirements.

The following special provisions shall apply:

Street Townhouse Dwelling

- a) Minimum Lot Area (square metres/per interior unit) 168
 - i) Except Minimum Lot Area for end units (m²) 210
- b) Minimum Lot Frontage (metres/per unit) 6.0

ii)	Except Minimum Lot Frontage for end units (metres)	7.5
c)	Minimum Front Yard Setback to dwelling (metres)	4.5
d)	Minimum Front Yard Setback to garage (metres)	6.0
e)	Minimum Rear Yard Setback (metres)	6.0
f)	Minimum MTO setback (metres)	14.0
g)	Minimum Interior Side Yard Setback (metres)*	1.0
	*To a Party Wall (metres)	0.0
h)	Minimum Exterior Side Yard Setback (metres)	3.0
i)	Maximum Building Height (metres)	11.0
j)	Maximum driveway width (percent of lot width)	50%
k)	Maximum permitted encroachment for an unenclosed covered porch	
	i) Front yard	1.5
	ii) Rear yard	2.4
	iii) Exterior side yard only (metres)	1.8

**R3-12 Hansler Heights Subdivision (Part Lot 223)
(By-law No. 02-2017, removal of Holding By-law No. 103-2017)**

Notwithstanding the provisions of the Residential Third Density R3 Zone, the lands indicated as R3-12 on Schedule A4, may be used for a Single Detached dwelling, subject to the following special provisions:

Single Detached Dwelling

a)	Minimum Lot Area (square metres)	310
b)	Minimum Lot Frontage (metres)	10
c)	Minimum Front Yard Setback (metres)	
	i) To Dwelling	4.5
	ii) To Garage	6.0
d)	Minimum Rear Yard Setback (metres)	6.0
e)	Minimum Exterior Side Yard Setback (metres)	3.0
f)	Maximum Lot Coverage (Percentage of Lot Area)	55%
g)	Maximum permitted encroachment for an unenclosed covered porch:	
	i) Front Yard (metres)	1.5
	ii) Exterior Side Yard Only (metres)	1.8
h)	An attached garage is required.	

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|----|-----------------------------------------------|-----|
| i) | Site Triangle (metres) | 4.5 |
| j) | Maximum driveway width (percent of lot width) | 50% |

**R3-13 Hansler Heights Subdivision (Part Lot 223)
(By-law No. 02-2017, removal of Holding By-law No. 103-2017)**

Notwithstanding the provisions of the Residential Third Density R3 Zone, the lands identified as R3(H)-13 being Part 2 on Schedule A4 shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, provided that all servicing matters and noise mitigation measures have been resolved to the satisfaction of the City of Thorold.

R3(H)-13 Hansler Heights Subdivision (Part Lot 223)

Street Townhouse Dwelling

- | | | |
|----|----------------------------------------------------------------|-----|
| a) | Minimum Front Yard Setback (metres) | |
| | i) To Dwelling | 4.5 |
| | ii) To Garage | 6.0 |
| b) | Minimum Interior Side Yard Setback (metres) | 1.2 |
| | i) to a Party Wall | 0.0 |
| c) | Minimum Exterior Side Yard Setback (metres) | 3.0 |
| d) | Maximum Lot Coverage (Percentage of Lot Area) | 60% |
| e) | Minimum Landscaped Open Space | N/A |
| f) | Maximum permitted encroachment for an unenclosed covered porch | |
| | i) Front yard | 1.5 |
| | ii) Exterior side yard only (metres) | 1.8 |
| k) | An attached garage is required. | |
| l) | Site Triangle (metres) | 4.5 |
| m) | Maximum driveway width (percent of lot width) | 50% |

R3-14 (H) Decew Terrace Subdivision (Blocks 35-39) (By-law No. 64-2018)

That pursuant to Section 36(1) of the Planning Act, R.S.O.1990, c.P.13 the Holding (H) symbol shall be removed upon: Archaeological Clearance(s) from the Ministry of Tourism, Culture and Sport (MTCS) for Lot 1, Lot 2, and a portion of Lot 3, with a copy provided to the City; a Record of Site Condition being deposited with the Ministry of Environment and Climate Change's (MOECC) Brownfields Environmental Site Registry, with a copy provided to the

City; and, the approval by the Council of the City of Thorold of a Subdivision Agreement for all of the lands shown on Schedule “A6”.

Notwithstanding the “Permitted Uses” in Section 13.1, the following uses are permitted in the R3-14 (H) zone:

- (4) Street townhouse dwelling, one or more
- (9) A home occupation, in accordance with the provisions of Section 6.21
- (10) Accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

Notwithstanding the “Zone Provisions” in Section 13.2.3, the permitted uses shall be subject to the following provisions:

- | | | |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| (e) | Interior Side Yard Setback
To Party Wall | 1.2 m
0.0 m |
| (f) | Exterior Side Yard Setback | 3.0 m |
| (g) | Maximum Lot Coverage | 45 % |
| (i) | No Front Door of a Dwelling shall be
Setback more than 1.5 m from the Front
Wall of the Dwelling or the Front Face
of an Attached Garage | |
| (j) | Maximum Driveway Width | 7.0 m; or 50 % of the frontage or
the exterior side lot line distance;
whichever is less, for the entire
length of the driveway |
| (k) | Maximum Dwelling Units Per Block | 5 |

Section 6.2.3 (2) is deleted and replaced with the following:

An attached, unenclosed, covered deck or porch, having a height of 0.6 m or greater to a maximum height no higher than the ground floor of the dwelling, is only permitted subject to the following regulations:

- (i) May encroach into the required front yard setback a maximum of 2.0 m

- (ii) May encroach into the required rear yard setback a maximum of 2.5 m
- (iii) May encroach into the required exterior side yard setback a maximum of 1.5 m
- (iv) Notwithstanding the above provisions, stairs used to access a deck or porch shall not be subject to the setback requirements of this Section.

Notwithstanding Section 6.10.1, no fence, wall, hedge, or other plantings shall be:

- (i) Greater than 0.60 metres in height within the effective 18 metre road allowance to maintain adequate sightlines around corners and for the roadway.

R3-15 (H) Decew Terrace Subdivision (Blocks 40 and 41) (By-law No. 64-2018)

That pursuant to Section 36(1) of the Planning Act, R.S.O.1990, c.P.13 the Holding (H) symbol shall be removed upon: Archaeological Clearance(s) from the Ministry of Tourism, Culture and Sport (MTCS) for Lot 1, Lot 2, and a portion of Lot 3, with a copy provided to the City; a Record of Site Condition being deposited with the Ministry of Environment and Climate Change’s (MOECC) Brownfields Environmental Site Registry, with a copy provided to the City; and, the approval by the Council of the City of Thorold of a Subdivision Agreement for all of the lands shown on the attached Schedule “A6”.

Notwithstanding the “Permitted Uses” in Section 13.1, the following uses are permitted in the R3-15 (H) zone:

- (3) Block townhouse dwelling, one or more
- (9) A home occupation, in accordance with the provisions of Section 6.21
- (10) Accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

Subject to the following provisions:

- (a) Minimum Lot Frontage 12 m
- (b) Minimum Lot Area per Dwelling Unit:
 - Interior Dwelling Units 180 m²
 - End Dwelling Units 225 m²

(c)	Minimum Frontage per Dwelling Unit:	
	Interior Dwelling Units	6.0 m
	End Dwelling Units	7.5 m
(d)	Front Yard Setback:	
	To Dwelling- Front and End (Side) Wall	3.0 m
	To Dwelling- Rear Wall	6.0 m
	To Garage	6.0 m
(e)	Rear Yard Setback:	
	From End (Side) Wall	3.0 m
	From Rear Wall	6.0 m
(f)	Interior Side Yard Setback:	
	From End (Side) Wall*	3.0 m
	* Except the Lot Lines of Block 40	5.0 m
	that are Adjacent to Cemetery	
	From Rear Wall	6.0 m
(g)	Exterior Side Yard Setback:	
	To Dwelling -Front and End (Side) Wall	3.0 m
	To Dwelling- Rear Wall	6.0 m
	To Garage	6.0 m
(h)	Maximum Building Height	6.0 m
(i)	Minimum Landscape Open Space	25 % of the Total Lot Area
(j)	No Front Door of a Dwelling shall be Setback more than 1.5 m from the Front Wall of the Dwelling or the Front Face of an Attached Garage	
(k)	Maximum Dwelling Unit Driveway Width	50 % of Dwelling Unit Width
(l)	Maximum Number of Attached Dwelling Units	6

- (m) Minimum Distance between Buildings:
 - Between Rear Walls 12.0 m
 - Between End (Side) Walls 3.0 m
 - Between an End (Side) Wall and a Rear Wall 9.0 m

- (n) Minimum Building Setback from a Private Road or Parking Area:
 - To Dwelling -Front and End (Side) Wall
 - To Dwelling- Rear Wall 3.0 m
 - To Attached Garage 6.0 m
 - 6.0 m

Section 6.2.3 (2) is deleted and replaced with the following:

An attached, unenclosed, covered deck or porch, having a height of 0.6 m or greater to a maximum height no higher than the ground floor of the dwelling, is only permitted subject to the following regulations:

- (i) May encroach into the required rear yard setback a maximum of 2.5 m
- (ii) Notwithstanding the above provisions, stairs used to access a deck or porch shall not be subject to the setback requirements of this Section.

Notwithstanding Section 6.10.1, no fence, wall, hedge, or other plantings shall be:

- (i) Greater than 0.60 metres in height within the effective 18 metre road allowance to maintain adequate sightlines around corners and for the roadway.

R3-16 25 and 25 ½ Metcalfe Street (By-law No. 76-2018)

Notwithstanding the provisions of Section 13 Residential Third Density “R3” Zone, the following provisions shall apply to the lands indicated as “R3-16” on Schedule “A7”:

- a) Minimum Lot Frontage for Street Townhouses 6 metres per dwelling unit for a street townhouse dwelling, except that the minimum lot frontage For an end unit shall be 7 metres
- b) Minimum Landscaped Open Space Where the lot abuts any R1A, R1B, R1C, R1D, R2 or R2S Zone, a strip of land having a width of not less than 1.2 metres shall be provided and maintained on the lot adjacent to the abutting lot line(s) as landscaped open space.
- c) Maximum Driveway Width 50% of the frontage for the entire length of the driveway

- d) No front door of a dwelling shall be setback more than 1.5 metres from the front wall of the dwelling or the front face of an attached garage