

## SECTION 14 - RESIDENTIAL ZONE (R3)

### 14.1 Permitted Uses

- (a) An apartment dwelling;
- (b) Row or townhouse dwellings;
- (c) A nursing home, home for the aged or rest home;
- (d) A home occupation in accordance with Section 3;
- (e) A public park;
- (f) Uses, buildings and structures accessory to the permitted uses.

### 14.2 Zone Regulations (revised by By-law No. 209-2002)

#### 14.2.1 Lot Area (minimum)

- (a) Apartment dwelling: 700 m<sup>2</sup> for the 1<sup>st</sup> dwelling unit plus 100 m<sup>2</sup> for each additional dwelling unit
- (b) Row/townhouse dwelling: 200 m<sup>2</sup> per dwelling unit
- (c) Nursing home, home for the aged, rest home: 700 m<sup>2</sup> plus 50 m<sup>2</sup> per bed

#### 14.2.2 Lot Frontage (minimum)

30 m, except that street-front townhouse units on individual lots shall provide a minimum lot frontage of 7 m for each dwelling unit.

**14.2.3 Front Yard (minimum)** 7.5 m

**14.2.4 Interior Side Yard (minimum)** 6 m except that no side yard applies to the common wall or lot line separating two dwelling units within a row or townhouse dwelling.

(Amended by By-law 201-2025)

#### 14.2.5 Exterior Side Yard Width (minimum)

Row or Townhouse Dwellings 4.2 m  
All other permitted uses 7.5 m

**14.2.6 Rear Yard (minimum)** 7.5 m

(Amended by By-law 201-2025)

**14.2.7 Lot Coverage for all Dwellings and Accessory Buildings/Structures (maximum)** 45%

**14.2.8 Building Height (maximum)                      10 m**

**14.2.9 Landscaped Open Space (minimum)                      30 %**

**14.2.10 Floor Area (minimum)**

Apartment dwelling:

Floor Area per dwelling unit:                      55 m<sup>2</sup>

Row or Townhouse dwelling:

Ground Floor Area per dwelling unit

1 or 1 ½ storey dwelling:                      70 m<sup>2</sup>

2 or 2 ½ storey dwelling:                      50 m<sup>2</sup>

**14.2.11 More Than One Dwelling Permitted on a Lot**

More than one building containing dwelling units may be located on one lot provided that:

(a) The separation distances between buildings shall be in accordance with the Building Code; and

(b) All other requirements are complied with.

**14.2.12 Planting Strip**

A planting strip shall be provided in accordance with Section 5.21 adjacent to every portion of any lot line that abuts an "R1" or "R2" zone or an existing residential lot with a dwelling thereon.

**14.3 Special Zones**

**14.3.1 R3-1**

(a) Location: Part Lots 390, 391 and 392, R.P. 363, Milverton Ward (formerly RM-106)

(b) Notwithstanding any provision of this By-law to the contrary, the maximum number of dwelling units on the land in the "R3-1" zone shall be 22.

(c) All other provisions of this By-law, as amended, shall apply.

**14.3.2 R3-2 (Revised by By-law No. 206-2023)**

(a) Location: Blocks 28 and 29, Lots 30 to 35, 38, 39, 41, 44, 45 and 46, Blocks 36, 37, 40, 42 and 43 Registered Plan----- (Draft Plan 31T-92001), Milverton Ward, Township of Perth East

(b) Units, which as described in deed or other document legally capable of conveyable an interest in land and which is on record in the Land Registry Office may front onto private roads, provided they connect to a Public Road.

(c) Required lot area, lot frontage, lot coverage, setbacks and landscaped open space shall be calculated based on the total land area that is subject to registered

Site Plan Approval under the Planning Act.

- (d) Interior Side Yard width between two end walls that are not common walls shall be a minimum of 3.0 meters.
- (e) All other provisions of By-law No. 100-1998, as amended, shall apply.

**14.3.3 R3-3**

- (a) Location: Lot 11 & Pt. Lot 25, R.P. 363 (Milverton Ward)
- (b) Notwithstanding any provisions of this By-law to the contrary, the land in the “R3-3” zone may also be used for uses described as a rental/storage business, an automobile repair business, a sign painting business, a tool and dye business, an automobile sales business and an equipment repair business. Such business uses are permitted to the extent that they don’t conflict with any use on the subject property permitted by Section 14.1. The site requirements of Section 16 shall apply to the permitted business uses.
- (c) All other provisions of this By-law, as amended, shall apply.

**14.3.4 R3-4**

- (a) Location: Lot 22 and part of Block 26, Registered Plan 535, Milverton Ward (formerly RM-126)
- (b) Notwithstanding any provisions of this By-law to the contrary, the land in the “R3-4” zone shall be used only for one four-unit residential building and uses, buildings, and structures accessory thereto.
- (c) All other provisions of this By-law, as amended, shall apply.

**14.3.5 R3-5 (Added by by-law 213-2006)**

- (a) Location: Lot 398 and part of Lot 399, Registered Plan No. 363, Milverton Ward
- (b) Notwithstanding the provisions of Section 14.1 of By-law No. 30-1999 to the contrary, an additional use described as a medical office and clinic shall be permitted in a portion of the nursing home building situated on the land in the “R3-5” zone as shown on Key Map 10 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2006).
- (c) Notwithstanding the provisions of Section 14.2.4 of By-law No. 30-1999 to the contrary, the minimum northerly side yard for a nursing home/long term care building on the land in the “R3-5” zone as shown on Key Map 10 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 213-2006) shall be 0.0 m.
- (a) Notwithstanding the provisions of Section 14.2.6 of By-law No. 30-1999 to the contrary, the minim rear yard for a nursing home/long term care building on the land in the “R3-5” zone as shown on Key Map 10 of Schedule “A” to By-law No. 30-1999

(also shown on Schedule "A" to By-law No. 213-2006) shall be 7.0 m.

- (b) Notwithstanding the provisions of Section 5.17.4 of by-law No. 30-1999 to the contrary, there shall be no parking area setback along the common side lot line between the land in the "R3-5" zone and the land in the "R3-6" zone as shown on Key Map 10 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2006).
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**14.3.5A R3-5A** (added by By-law No. 215-2004)

- (a) Location: Part of Block 26, Registered Plan No. 535, Milverton Ward
- (b) Notwithstanding the provisions of Section 14.2.1 of By-law No. 30-1999 to the contrary, the maximum number of dwelling units permitted on the land in the "R3-5" zone as shown on Key Map 13 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 215-2004) shall be eight dwelling units.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**14.3.6 R3-6** (added by By-law No. 218-2014)

- (a) Location: Part of Former Registered Plan No. 489, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses, buildings and structures located on the land in the "R3-6" zone as shown on Key Map 13 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. 218-2014) shall be as follows:
  - i. A single-detached dwelling in accordance with Section 13.6.9;
  - ii. A semi-detached dwelling in accordance with 13.6.10;
  - iii. One dwelling unit of a semi-detached dwelling in accordance with 13.6.10;
  - iv. Row or townhouse dwellings;
  - v. A home occupation in accordance with Section 3;
  - vi. A public park; and
  - vii. Uses, buildings and structures accessory to the permitted uses.
- (c) Notwithstanding the provisions of Section 14.2 of By-law No. 30-1999 to the contrary, the following zone provisions shall apply to the land in the "R3-6" zone as shown on Key Map 13 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. 218-2014):
  - i. Interior Side Yard (minimum) 2 m (except that no side yard applies to the common wall or lot line separating two dwelling units within a row or townhouse dwelling)
- (d) All other provisions of this By-law, as amended, shall apply.

**14.3.7 R3-7** (added by By-law No. 218-2014)

- (a) Location: Part of Former Registered Plan No. 489, Milverton Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an apartment dwelling within the “R3-7” zone shall not exceed 12 dwelling units.

(c) All other provisions of this By-law, as amended, shall apply.

**14.3.8 R3-8** (added by By-law No. 218-2014)

(a) Location: Registered Plan No. 489, Milverton Ward

(b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an apartment dwelling within the “R3-8” zone shall not exceed 6 dwelling units.

(c) All other provisions of this By-law, as amended, shall apply.

**14.3.9 R3-9** (added by By-law No. 203-2016) (Draft Plan No. PE-16-02, Milverton Ward)

(a) Location: Block 6, Registered Plan \_\_\_\_\_, (Draft Plan No. PE-16-02), Milverton Ward;

(b) Notwithstanding Section 14.1 of By-law No. 30-1999 to the contrary, the only permitted uses within the “R3-9” zone shall be limited to:

- i. A street-front row or townhouse dwelling;
- ii. Uses, buildings and structures accessory to the permitted uses.

(c) Notwithstanding Section 14.2.1 (b) of By-law No. 30-1999 to the contrary, the minimum lot area for a row or townhouse dwelling within the “R3-9” zone shall be:

- i. 250m<sup>2</sup> per interior dwelling unit;
- ii. 600m<sup>2</sup> per exterior dwelling unit;

(d) Notwithstanding Section 14.2.2 of By-law No. 30-1999 to the contrary, the minimum front yard for a street-front row or townhouse dwelling within the “R3-9” zone shall be 6m.

(e) Notwithstanding Section 14.2.10 of By-law No. 30-1999 to the contrary, the minimum gross floor area for a street-front row or townhouse dwelling within the “R3-9” zone shall be 100m<sup>2</sup>.

(f) All other provisions of this By-law, as amended, shall apply.

**14.3.10 R3-10** (added by By-law No. 212-2022)

(a) Location: Lot 6 Concession 3, Milverton Ward

(b) Notwithstanding the corresponding provisions of Section 14.3 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the R3-10 Zone as shown on Key Map 15 of Schedule “A” to this By-law (also shown on Schedule “A” to the By-law No. 212-2024):

- a. Minimum Exterior Side Yard for Row or Townhouses: 4.5 m
- b. Minimum Interior Side Yard for Row or Townhouses: 1.5 m
- c. Maximum Lot Coverage for Row or Townhouses: 50%

(c) All other provisions of this By-law, as amended, shall apply.

**14.3.11 R3-11** (added by By-law No. 215-2024)

(a) Location: Lot 31, Plan 363, Milverton Ward

(b) Notwithstanding the provisions of Section 15.2, 5.17 and 5.20 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the C1-10 Zone as shown on Key Map 12 of Schedule "A" to By-law No. 30-1999:

- i. Minimum Lot Frontage: 1.0 m
- ii. Minimum Interior Side Yard: 0 m
- iii. Minimum Exterior Side Yard: 0 m
- iv. Minimum Read Yard: 0.5 m
- v. Maximum Building Height: 12 m
- vi. Minimum Parking Spaces per residential dwelling unit: 1
- vii. Minimum Parking Spaces for all commercial uses: 6
- viii. Minimum front yard setbacks for Unenclosed Porches, Steps, Decks, Verandahs, Balconies, Ramps and Patios: 0 m
- ix. Minimum Uncovered Surface Parking Area setback: 0 m