



4. The Bylaw is amended by adding Section 9A – Small Dwelling Residential District as shown in Appendix A, attached hereto, immediately after Section 9 – Medium Density Residential District.
5. This Bylaw shall come into force and take effect upon final date of passing thereof.



SEAL

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

Read a first time June 11, 2021

Read a second time July 9, 2021

Read a third time and adopted July 9, 2021

*July 27/21*  
**CERTIFIED TRUE COPY**  
*Abouson*

## **APPENDIX A**

### **9A R3 – SMALL DWELLING RESIDENTIAL DISTRICT**

#### **9A.1 Permitted Uses**

1. The following are permitted uses in the R3 Residential District:
  - (a) Single detached dwellings;
  - (b) parks and playgrounds;
  - (c) public works excluding sewage lagoons and landfills; and
  - (d) accessory buildings, structures, or uses, that are secondary and subordinate to, and located on the same site as, the established, approved principal use in accordance with Section 5.5.

#### **9A.2 Discretionary Use**

1. The following are discretionary uses in the R3 Residential District:
  - (a) Home based businesses and home occupations (see Sec. 5.17)
  - (b) day care centres (see Sec. 5.21)
  - (c) cultural institutions; and
  - (d) places of worship.

### 9A.3 Regulations

1. Development shall conform to the following table:

Requirement	Single Detached Dwellings	All Other Uses
Site area, minimum	450 m <sup>2</sup> (4,844 ft <sup>2</sup> )	450 m <sup>2</sup> (4,844 ft <sup>2</sup> )
Site frontage, minimum for rectangular sites**	15 m (49.2 ft)	15 m (49.2 ft)
Site frontage, minimum for non-rectangular sites	15 m (49.2 ft) with a mean width of 18 m (59.6 ft)	15 m (49.2 ft) with a mean width of 18 m (59.6 ft)
Front yard, minimum	6 m (19.7 ft)	6 m (19.7 ft)
Rear yard, minimum	6 m (19.7 ft)	6 m (19.7 ft)
Side yard, minimum	1.5 m (4.9 ft)	1.5 m (4.9 ft)
Side yard, abutting a street	3 m (9.8 ft)	3 m (9.8 ft)
Site coverage, maximum	40%	40%
Principal building area, minimum	42 m <sup>2</sup> (452 sq. ft)	42 m <sup>2</sup> (452 sq. ft)
Principal building area, maximum	70 m <sup>2</sup> (753 sq. ft)	70 m <sup>2</sup> (753 sq. ft.)
Building height, maximum	8.5 m (27.9 ft)	9 m (27.9 ft)

2. Off street parking shall be provided as outlined in Section 5.15.

3. Discretionary use criteria:

In addition to the regulations, noted above, Council shall apply the general standards as contained in Section 5.28 and the criteria for the specific use as contained in Section 5.