

## 6.7 RE-3 Estate Residential 3 Zone

The intent of this zone is to accommodate *one-unit* residential *buildings* on estate residential *lots* of 1,200m<sup>2</sup> (12,916.7ft<sup>2</sup>) or larger.

### 6.7.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
  - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
  - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
  - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
  - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

### 6.7.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RE-3 zone are as follows:

Lot width	20.0m (65.6ft)
Lot depth	40.0m (131.2ft)
Lot area	1,200 m <sup>2</sup> (12,916.7ft <sup>2</sup> )

### 6.7.3 Lot Coverage:

- 1) maximum *lot coverage* is 35%.

### 6.7.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.4 times the *lot area*.

### 6.7.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

### 6.7.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RE-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)

Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61 ft)	7.5m (24.61 ft)
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**6.7.7 Ancillary Buildings and Structures:**

Except as otherwise provided in Section 4.14 and in addition to the provisions of subsections 6.7.5 and 6.7.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

**6.7.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.15.**