

Part 14

Residential Low Density District (R-3)

Purpose

104.1 To provide for single detached dwellings and duplexes in hamlets in areas approved for that use by a plan in accordance with the County’s plan hierarchy.

104.2 Permitted Uses	104.3 Discretionary Uses
Accessory Building and Accessory Use under 200 m ² (2150 ft ²) in size Community Facility Duplex Home Business – Minor Public Utility Secondary Suite Single Detached Dwelling Signs Solar Energy Devices (Bylaw No. 2017/29)	Accessory Building and Accessory Use over 200 m ² (2150 ft ²) in size Bed And Breakfast Facility Boarding Facility Home Business – Major Manufactured Home Moved-in Building Social Care Facility

Site Regulations

104.4 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Single Detached Dwelling and Manufactured Home	Minimum Lot Width	Minimum Lot Area	Maximum Lot Area
unserviced	25 m (82 ft)	1,800 m ² (19,500 ft ²) (Private Sewage System Standard of Practice minimum)	3,035 m ² (3/4 acre)
serviced	10 m (33 ft)	370 m ² (4,000 ft ²)	800 m ² (8,612 ft ²)
sewer only	30 m (98 ft)	930 m ² (10,000 ft ²)	2,023 m ² (1/2 acre)
water only	30 m (98 ft)	1,800 m ² (19,500 ft ²)	3,035 m ² (¾ acre)
Duplex (half lot)	Minimum Lot Width	Minimum Lot Area	Maximum Lot Area
Serviced	7.5 m (25 ft)	232 m ² (2,500 ft ²)	400 m ² (4,306 ft ²)

Single Detached Dwelling and Duplex	
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway With Service Road 10 m (33 ft) from a gravel County Road 3.0 m (10 ft) from a street or paved County Road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	1.5 m (5 ft) without a side entrance 2.4 m (8 ft) with a side entrance 3.0 m (10 ft) where a rear garage or carport is accessed from the front 3.0 m (10 ft) if flanking a street or paved County road 10 m (33 ft) if flanking a Provincial Highway with service road or gravel County road 10 m (33 ft) if flanking a Provincial Highway
Building Height (maximum)	Two storeys
Site Coverage (maximum)	40%