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**4.6.3A RESIDENTIAL THREE A (R—3A)**

**i) PERMITTED PRINCIPAL USES**

- a) **On any lot:**
  - 1) Residential use;
  - 2) Park use.

**ii) PERMITTED ACCESSORY USES**

- a) **On any lot:**
  - 1) Home occupation use;
  - 2) Agricultural use excluding the keeping of livestock;
  - 3) Accessory buildings.
  - 4) Bed and Breakfast.
- b) **On any lot over 4000 m<sup>2</sup> (0.99 acres):**
  - 1) Agricultural use.

**iii) CONDITIONS OF USE**

- a) Nothing shall be permitted which is or can become an annoyance or nuisance to any person who believes their interest in property is affected, including the surrounding residents and general public, by reason of unsightliness, odour emission, dust, noise, smoke, or electrical interference, excluding agricultural uses.
- b) **Residential use is limited to:**

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- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite; or
- 2) On any lot over 4000 sq m (0.99 acres) and serviced by a community water system:
  - a. One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or
  - b. One (1) Duplex and one (1) Accessory Dwelling Unit; or
- 3) On any lot over 1 hectare (2.47 acres):

- a. Two (2) Single Family Dwellings and one (1) Secondary Suite per Single Family Dwelling; or
- b. One (1) Duplex and one (1) Secondary Suite per Dwelling Unit.

iv) **FLOOR AREA REQUIREMENTS**

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2152.85 square feet), whichever is greater.

v) **SITING OF BUILDINGS AND STRUCTURES**

- a) Except where otherwise specified in this bylaw, no building or structure shall be located within:
  - 1) 7.5 metres (24.6 feet) of that portion of a front lot line that abuts a public road right-of-way;
  - 2) 3.5 metres (11.48 feet) of a side lot line or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet).
  - 3) 7.5 metres (24.6 feet) of a rear lot line.
  - 4) 3.5 metres (11.48 feet) of an accessory building.

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- b) [Repealed]
- c) Other specifications include:
  - 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
  - 2) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).

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- 3) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 4) For any exceptions to siting, refer to Section 4.5.6(a).
- 5) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

vi) **LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 25% of the total lot area.

vii) **SUBDIVISION REQUIREMENTS**

- a) Minimum lot area: 2500 square metres (0.62 acres).  
Existing lots below the minimum lot area within this zone may be used for the permitted uses within this zone, subject to compliance with site area requirements for each use.
- b) Minimum lot frontage: 10% of the perimeter of the lot.  
Existing lots below the minimum frontage for this zone may be used for the permitted uses within this zone.

End • R-3A