

Zoning Map

281 Brambling Way, Nepean



R3Z - Residential Zone

R3 - Residential Third Density Zone (Sections 159-160)

Purpose of the Zone

The purpose of the R3 - Residential Third Density Zone is to:

- (1) *allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan; (By-law 2012-334)*
- (2) *allow a number of other residential uses to provide additional housing choices within the third density residential areas;*
- (3) *allow ancillary uses to the principal residential use to allow residents to work at home;*
- (4) *regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and*
- (5) *permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

159. In the R3 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 159 (3) to (13);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and (By-law 2014-189)
 - (d) a maximum of ten residents is permitted in a retirement home, converted.
bed and breakfast, see *Part 5, Section 121*
detached dwelling
diplomatic mission, see *Part 3, Section 88*
duplex dwelling, see *Part 5, Section 138* (By-law 2010-307)
group home, see *Part 5, Section 125*
home-based business, see *Part 5, Section 127*
home-based daycare, see *Part 5, Section 129*
linked-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)
park
planned unit development, see *Part 5, Section 131*
retirement home, converted see *Part 5, Section 122*
additional dwelling unit, see *Part 5, Section 133*
semi-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)
three-unit dwelling
townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
urban agriculture, see *Part 3, Section 82* (By-law 2017-148)

Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R3 zone, subject to the following:
 - (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 - Urban Road Network; and
 - (i) a maximum of seven rooming units is permitted; and
 - (ii) no secondary dwelling unit is permitted. (By-law 2018-206)

rooming house see *Part 5, Section 122* (By-law 2018-206)

Zone Provisions

- (3) The zone provisions are set out in Table 160A and 160B.
- (4) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 160 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot while the maximum height applies to each permitted dwelling type within the planned unit development.
- (5) A diplomatic mission and a group home, that is not a prohibited use listed in Column II of Table 160A is subject to the subzone provisions for a detached dwelling.
- (6) A or park is not subject to the provisions of Table 160A, however any development will be subject to the subzone provisions for a detached dwelling. (By-law 2016-131)
- (7) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
- (8) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed. (By-law 2012-334)

Alternative Setbacks for Urban Areas

(OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)

- (9) For regulations affecting yard setbacks applicable to urban residential lots located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks affecting R1-R4-zoned Residential Lots within the Greenbelt. (By-law 2020-289)
- (10)
 - (a) Minimum lot area for long semi-detached dwelling applies to the whole of the dwelling and not to each dwelling unit.
 - (b) Minimum lot width for a long semi-detached dwelling applies to the whole of the dwelling, unless the dwelling units are severed in a flag lot configuration. See *Part V, Section 145 – Long Semi-detached Dwellings for other regulations*. (By-law 2020-289)

Other Zone Provisions

(OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)

- (11) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, Part 4 – Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.
- (12) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

R3 Subzones

160. In the R3 Zone, the following subzones and provisions apply such that:

- (1)
 - (a) Column I lists the subzone character;
 - (b) Column II lists the uses from Section 159(1) and (2) that are prohibited uses;
 - (c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
 - (d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
 - (e) Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 160B. Where an additional provision applies, the corresponding provision specified in Table 160B takes ultimate precedence over any provision provided in Table 160A;
 - (f) Where a superscript number occurs in Table 160A - eg.:varies¹, the superscript number 1 refers to a number in Column I of Table 160B which sets out an additional provision;
 - (g) Where “na” appears, it means that the associated provision is not applicable; and
 - (h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

TABLE 160A – R3 SUBZONE PROVISIONS (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228)
(By-law 2020-288)

I Sub- Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 160B)
Z	None	Planned Unit Development	18 ⁵	1,400	As per dwelling type	3 ³	3 ³	varies ⁴	varies ⁴	3,4,5
		Three Unit	18 ⁵	450	10.7 in Schedule 342, in other cases 11	3 ³	3 ³	6	1.2	3,5
		Duplex	14 ⁵	380	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	1.2	3,5,6
		Detached, Linked-detached	9 ⁵	240	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	1.8 total, 0.6 for one side yard	3,5,6
		Long Semi	10 ⁵	270	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	1.8 total, 0.6 for one side yard	3,5,6
		Semi-Detached	7 ⁵	190	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	0.9	3,5,6
		Townhouse	6 ⁵	150	10 in Schedule 342 ⁶ , in other cases 11	3 ³	3 ³	6	1.2	3,5,6

- (2) In the R3 Subzones, the following additional zoning provisions as denoted by endnotes apply:

TABLE 160B – ADDITIONAL ZONING PROVISIONS (By-law 2020-288)

I Endnote Number	II Additional Zoning Provisions
1	Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back,
	(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,
	(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot,
	(c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard. setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.