

R3-68 – Lands in the Vicinity of Nicholas Street and Cumberland Street (Ward of Picton)

a. The following additional uses are permitted: supportive housing, group home, townhouse dwelling, semi-detached dwelling, apartment dwelling, one (1) dwelling unit of a townhouse dwelling, one (1) unit of a semi-detached dwelling, open space uses, private park, and uses, buildings, and structures accessory to the foregoing permitted uses.

b. The following definitions apply:

- (i) “Lot” means the lands that are subject to the R3-68 Zone. ← Schedule to be amended through County initiated process.
- (ii) “Front Lot Line” means the lot line abutting a public road.
- (iii) “Rear Lot Line” means the lot line, other than a front line lot line.
- (iv) “Front Yard” – For a building abutting a public road, shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot.

c. The following additional provisions apply:

- (i) Maximum density: The greater of 0.5 FSI or 53 units per hectare.
- (ii) Maximum lot coverage: ~~14%~~ 15%
- (iii) Minimum landscaped open space: 62%
- (iv) Minimum front yard:
 - a) Semi-detached dwelling: 2.5 m
 - b) Townhouse block: 5 m
- (v) Minimum rear yard:
 - a) Semi-detached dwelling: 3 m
 - b) Townhouse dwelling: 7.5 m
 - c) Apartment dwelling: 5 m
 - d) Apartment dwelling with a height of five (5) storeys: 5 m

- (vi) Minimum distance for a parking area from a public right-of-way: ~~1.8 m~~ 0 m
 - (vii) Maximum building height:
 - a) Semi-detached dwelling: 2 storeys
 - b) Townhouse dwelling: 3 storeys
 - c) Apartment dwelling: 5 storeys
 - (viii) Building height exceptions: A mechanical penthouse or elevator shaft may project beyond the maximum height by 5 m
 - (ix) Minimum separation distance between buildings on the same block: 2.3 m
 - (x) Between apartment with facing windows: 20 m
 - (xi) Minimum separation distance between a building and the lot line abutting a water treatment plant: ~~7 m~~ 40 m
 - (xii) Minimum parking:
 - a) Semi-detached dwelling: 2 spaces per unit.
 - b) Townhouse dwelling: 2 spaces per unit.
 - c) Apartment dwelling: ~~1 space per unit.~~ 0.91 spaces per unit.
 - (xiii) Minimum parking space size:
 - a) Width: 2.75 m
 - b) Size: 15.6 m²
 - (xiv) Minimum barrier-free parking size:
 - a) Width: 3.2 m
 - b) Size: 18.2 m²
 - (xv) Minimum width of drive aisles: 6 m
- d. All other provisions of the R3 Zone and the Comprehensive Zoning By-law, as amended, shall not apply to the lands zoned R3-68.