



10.10. LOW DENSITY MULTIPLE RESIDENTIAL ZONE (R3)

.1 Purpose

To accommodate multiple residential in low density housing form.

.2 Principal Uses, Buildings and Structures

- (a) Care facility, major, in duplex or townhouse form only
- (b) Duplex
- (c) Group home, in duplex or townhouse form only
- (d) Townhouse

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (a) On Lots 1-16, DL 2045, ODYD, Strata Plan KAS1884 (3333 and 3415 Chancellor Place): single detached dwellings
- (b) On Lots 1-73, DL 5070, ODYD, Strata Plan KAS2583 (2100 Boucherie Road): single detached dwellings and apartments
- (c) Apartments on:
 - i. Lot A, DL 2602, ODYD, Plan KAP92694 (1975 Shannon Lake Road);
 - ii. DL 2602, ODYD, Strata Plan KAS3683 (2470 and 2490 Tuscany Drive);
 - iii. Lots 1-14, DL 2602, ODYD, Plan KAS3023 (2523 Shannon View Drive);
 - iv. Lots 1-142, DL 2601, ODYD, Strata Plan KAS3485 (2780 Auburn Road);
 - v. Lot 1, DL 434 and DL 2045, ODYD, Plan 36364 (address unassigned, Boucherie Road);
 - vi. the R3-zoned portion of Lot C, DL 2045, ODYD, Plan KAP60462 (address unassigned, Boucherie Road); and
 - vii. Lot A, DL 2602, ODYD, Plan KAP80333 (2237 Shannon Lake Road).
- (d) On Lot 41, DL 703, ODYD, Plan KAP88313 (2416 Saddleback Way): Apartments and Seniors Congregate Housing
- (e) On DL 485, ODYD, Plan KAS3520 (2493 Casa Palmero Drive): single detached dwellings

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1000 m ² (10,763.9 ft ²)
(b)	Minimum usable parcel area	700 m ² (7,534.7 ft ²)
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	0.75 FAR
(e)	Maximum parcel coverage	40%

(f)	Maximum building height:	10.0 m (ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	3.0 m (9.8 ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.10.5(a), 10.10.5(b) and 10.10.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable site area and not less than one half the minimum frontage specified in those Sections, and Section 10.10.5(g)iii. shall not apply.