

Municipality of West Perth – Zoning By-law

SECTION 11 MITCHELL RESIDENTIAL MEDIUM DENSITY ZONE THREE (R3)

No person shall within any R3 Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

11.1 Permitted Uses, Buildings, and Structures

- (a) one single-detached dwelling on one lot;
- (b) one semi-detached dwelling on one lot;
- (c) one dwelling unit of a semi-detached dwelling on one lot;
- (d) one duplex dwelling on one lot;
- (e) one converted dwelling on one lot, containing not more than two dwelling units;
- (f) a home occupation, in accordance with Section 3;
- (g) a bed and breakfast establishment, in accordance with Section 3;
Amended by By-law No. Z98-2007
- (h) a park, in accordance with Section 22;
- (i) accessory uses, buildings, and structures, in accordance with Sections 3 and 5.

11.2 Requirements for Single-Detached Dwellings

11.2.1 Lot Area, Minimum

- (a) Interior Lot 410 sq. metres (4,413.3 sq. ft.)
- (b) Corner Lot 525 sq. metres (5,651.1 sq. ft.)

11.2.2 Lot Frontage, Minimum

(a) Interior Lot 13 metres (42.65 ft.)

(b) Corner Lot 16.5 metres (54.13ft.)

11.2.3 Front Yard, Minimum
6 metres (19.69 ft.)

11.2.4 Interior Side Yard, Minimum
1.2 metres (3.94 ft.) for a one-storey dwelling and 1.8 metres (5.91 ft.) for a two-storey dwelling where an attached garage or carport is provided. Where no attached garage or carport is provided, the minimum side yard on one side of the dwelling shall be 2.4 metres (7.87 ft.).

When determining which side yard requirement should apply, the maximum height of that part of the dwelling nearest the side lot line shall prevail.

11.2.5 Exterior Side Yard, Minimum
6 metres (19.69 ft.)

11.2.6 Rear Yard, Minimum
7.5 metres (24.61 ft.)

11.2.7 Building Height, Maximum
10.5 metres (34.45 ft.)

11.2.8 Lot Coverage, Maximum
40 per cent

11.2.9 Ground Floor Area, Minimum
85 sq. metres (914.93 sq. ft.)

11.2.10 Landscaped Open Space, Minimum
30 per cent

11.2.11 Parking Requirements

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In accordance with the provisions of Section 5.19.

11.3 Requirements for a Semi-Detached Dwelling on One Lot or Duplex Dwelling on One Lot

11.3.1 Lot Area, Minimum
(a) Interior Lot 650 sq. metres
(6,996.77 sq. ft.)

Amended by By-law No. Z98-2007

(b) Corner Lot 815 sq. metres
(8,772.87 sq. ft.)

11.3.2 Lot Frontage, Minimum
(a) Interior Lot 18 metres
(59.06 ft.)
(b) Corner Lot 22.5 metres
(73.82 ft.)

11.3.3 Front Yard, Minimum
6 metres (19.69 ft.)

11.3.4 Interior Side Yard, Minimum
1.2 metres (3.94 ft.) for a one-storey dwelling and 1.8 metres (5.91 ft.) for a two-storey dwelling where an attached garage or carport is provided. Where no attached garage or carport is provided, the minimum side yard on one side of the dwelling shall be 2.7 metres (8.86 ft.).

When determining which side yard requirement should apply, the maximum height of that part of the dwelling nearest the side lot line shall prevail.

11.3.5 Exterior Side Yard, Minimum
6 metres (19.69 ft.)

11.3.6 Rear Yard, Minimum
7.5 metres (24.61 ft.)

11.3.7 Building Height, Maximum
10.5 metres (34.45 ft.)

11.3.8 Lot Coverage, Maximum
40 per cent

11.3.9 Ground Floor Area, Minimum
75 sq. metres (807.32 sq. ft.)

11.3.10 Landscaped Open Space, Minimum
30 per cent

11.3.11 Parking Requirements
In accordance with the provisions of Section 5.19.

11.4 Requirements for One Unit of a Semi-Detached Dwelling on One Lot

11.4.1 Lot Area, Minimum
(a) Interior Lot 325 sq. metres
(3,498.39 sq. ft.)

Amended by By-law No. Z98-2007

(b) Corner Lot 490 sq. metres
(5,274.49 sq. ft.)

11.4.2 Lot Frontage, Minimum
(a) Interior Lot 9 metres
(29.53 ft.)
(b) Corner Lot 13.5 metres
(44.29 ft.)

11.4.3 Front Yard, Minimum
6 metres (19.69 ft.)

11.4.4 Interior Side Yard, Minimum
No side yard is required on the attached side of the dwelling. 1.2 metres (3.94 ft.) for a one-storey dwelling and 1.8 metres (5.91 ft.) for a two-storey dwelling where an attached garage or carport is provided. Where no attached garage or carport is provided, the

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minimum side yard on one side of the dwelling shall be 2.7 metres (8.86 ft.).

6 metres (19.69 ft.)

When determining which side yard requirement should apply, the maximum height of that part of the dwelling nearest the side lot line shall prevail.

11.5.5 Interior Side Yard, Minimum 1.5 metres (4.92 ft.) for a one-storey dwelling and 1.8 metres (5.91 ft.) for a two-storey dwelling where an attached garage or carport is provided. Where no attached garage or carport is provided, the minimum side yard on one side of the dwelling shall be 3.5 metres (11.48 ft.).

11.4.5 Exterior Side Yard, Minimum 6 metres (19.69 ft.)

11.4.6 Rear Yard, Minimum 7.5 metres (24.61 ft.)

When determining which side yard requirement should apply, the maximum height of that part of the dwelling nearest the side lot line shall prevail.

11.4.7 Building Height, Maximum 10.5 metres (34.45 ft.)

11.4.8 Lot Coverage, Maximum 40 per cent

11.5.6 Exterior Side Yard, Minimum 6 metres (19.69 ft.)

11.4.9 Ground Floor Area, Minimum 75 sq. metres (801.32 sq. ft.)

11.5.7 Rear Yard, Minimum 7.5 metres (24.61 ft.)

11.4.10 Landscaped Open Space, Minimum 30 per cent

11.5.8 Building Height, Maximum 10.5 metres (34.45 ft.)

11.4.11 Parking Requirements
In accordance with the provisions of Section 5.19.

11.5.9 Coverage, Maximum 40 per cent

11.5 Requirements for Converted Dwellings

11.5.10 Area per Dwelling Unit, Minimum 55 sq. metres (592.03 sq. ft.)

11.5.1 Number of Dwelling Units, Maximum 2

11.5.11 Building Additions
Additions to existing buildings for the purpose of accommodating the conversion of existing dwellings shall not be permitted.

11.5.2 Lot Area, Minimum 550 sq. metres (5,920.3 sq. ft.)

11.5.3 Lot Frontage, Minimum 18 metres (59.06 ft.)

11.5.12 External Stairways
Any additional external stairways beyond those that existed prior to the conversion shall be provided in the rear yard of the lot and no closer

11.5.4 Front Yard, Minimum

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to the rear lot line than minimum rear yard required for the dwelling.

Amended by By-law No. Z222-2019
11.8.2.1 R3-2₁

11.5.13 Landscaped Open Space,
Minimum 35 per cent

11.5.14 Parking Requirements
In accordance with the provisions of Section 5.19.

11.6 Requirements for Home Occupations
As contained in Section 3.65 of this By-law.

11.7 Requirements for Bed and Breakfast Establishments
As contained in Section 3.17 of this By-law.

11.8 Special Provisions

**Originally Added by By-law No. Z86-2006;
Deleted by By-law No. Z149-2012; Re-established by By-law No. Z205-2018.**

11.8.1 R3-1

(a) Location: Part Lot 73, Part Park Lots 72, 78, Plan 341, Mitchell Ward on Key Map 38 of Schedule “A” to By-law No. 100-1998;

(b) Notwithstanding the corresponding provisions of Section 5.19.2 of By-law No. 100-1998 to the contrary, each driveway shall have a minimum width of 4.0 metres and not greater than 9.0 metres;

(c) Notwithstanding the corresponding provisions of Section 11.3.3 of By-law No. 100-1998 to the contrary, the minimum front yard shall be 7.5 metres.

(d) All other provisions of By-law No. 100-1998, as amended, shall apply.

(a) Location: Part of Lots 34 and 17, Plan 339, Mitchell Ward on Key Map 36 of Schedule “A” to By-law No. 100-1998;

(b) Notwithstanding Section 11.1, a semi-detached duplex dwelling may be permitted on the land in the “R3-2₁” zone as shown on Key Map 36 of Schedule “A” to this By-law;

(c) Notwithstanding any provision of this By-law to the contrary, the provisions of Section 11.4 shall apply to one semi-detached duplex house of a semi-detached duplex dwelling on one lot.

(d) Notwithstanding Section 5.19.1, a semi-detached duplex dwelling requires a minimum number of 1.5 parking spaces per dwelling unit.

(e) For the purposes of this Section, “semi-detached duplex dwelling” is defined as “a building divided vertically into two semi-detached duplex houses, by a common wall which prevents internal access and extends from the base of the foundation to the roof line and for a horizontal distance of not less than 35 percent of the horizontal depth of the building.”

(f) For the purposes of this Section, “semi-detached duplex house” is defined as “a semi-detached house which contains two dwelling units. Each semi-detached duplex house shall be designed to be located on a separate lot having individual vehicular access to and frontage on a street or lane.”

(g) All other provisions of By-law

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No. 100-1998, as amended, shall apply.

Amended by By-law No. Z229-2019

11.8.2.2 R3-2₂

- (a) Location: Lot 1 and Part of Lot 10 Registered Plan 477 on Key Map 35 of Schedule “A” to By-law No. 100-1998.
- (b) Notwithstanding any provisions of this By-law to the contrary, the minimum interior lot area for semi-detached dwellings shall be 300 m².
- (c) Notwithstanding any provisions of this By-law to the contrary, the minimum lot area for a corner lot shall be 435 m².
- (d) Notwithstanding any provisions of this By-law to the contrary, the minimum exterior side yard shall be 4.3 m.
- (e) Notwithstanding any provisions of this By-law to the contrary, the minimum lot frontage for a corner lot shall be 12.1 m.
- (f) All other provisions of this By-law, as amended, shall apply.