

V3-Village Residential Third Density Zone (Sections 235-236)

Purpose of the Zone

The purpose of the V3 - Village Residential Third Density Zone is to,

- (1) permit a range of low and medium density housing types in areas designated as **Village** in the Official Plan;
- (2) restrict the building form to low rise, medium density, based on existing development patterns;
- (3) allow a limited range of compatible uses, and
- (4) regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.

235. In the V3 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 235(4);
 - (b) a maximum of three guest bedrooms is permitted in a bed and breakfast;
 - (c) a maximum of 10 residents is permitted in a group home, a retirement home, converted; and (By-law 2018-155)
 - (d) In the case of a rooming house: (By-law 2014-189)
 - (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;
 - (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted. (By-law 2018-206)

bed and breakfast, see Part 5, Section 121

detached **dwelling**

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 and Subsection 235(2)

retirement home, converted, see Part 5, Section 122

rooming house (By-law 2018-206)

semi-detached dwelling, see Part 5, Section 138 (By-law 2010-307)

additional dwelling unit, see Part 5, Section 133

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)

- (2) Despite Section 235(1), a **planned unit development** is permitted only in the Villages of Carp, Richmond and Manotick.

- (3) In the V3E, V3F, V3G, V3H and V3I subzones the following uses are also permitted: (By-law 2012-349) (By-law 2018-155)

apartment **dwelling**, low rise
retirement home
rooming house
stacked dwelling (Subject to By-law 2010-307)

Zone Provisions

- (4) The zone provisions are set out in Table 236 below.
- (5) 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.

V3 SUBZONES

236. In the V3 Zone, the following subzones apply subject to the provisions of Table 236:

Table 236: V3 SUBZONE PROVISIONS

I Subzone	II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	XI Maximum Density (units per hectare)
(a) V3A	200 per dwelling unit or oversized dwelling unit (By-law 2018-206)	6.5 per dwelling unit or oversized dwelling unit (By-law 2018-206)	6	2	4.5	7.5	30	40	11	40
(b) V3B	240 per dwelling unit or oversized dwelling unit (By-law 2018-206)	6 per dwelling unit or oversized dwelling unit (By-law 2018-206)	6	3	6	7.5	30	30	11	No maximum
(c) V3C	1000	10	6	6	6	6	No minimum	No maximum	11	10
(d) V3D	230 per dwelling unit or oversized dwelling unit	15	9	6	9	10	30	40	11	35

I Subzone	II Minimum Lot Area (m2)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	XI Maximum Density (units per hectare)	
	(By-law 2018-206)										
(e) V3E	900	24	9	3.5	9	11	25	25	15	99	
(f) V3F	(i) townhouse dwelling (By-law 2012-334)	5000	40	7	2	4.5	7.5	No minimum	25	11	No maximum
	(ii) Apartment dwelling, low rise; stacked dwelling	7500	40								16
	(iii) Retirement home	10000	75								25
	(iv) Rooming House	2000	35								No maximum
	(v) Other uses	4000	35								No maximum
(g) V3G	(i) Semi detached, linked-detached or duplex dwelling	2000 plus 270 per dwelling unit over 6	40	7.5	3.5	7.5	10.5	35	No maximum	11	No maximum
	(ii) townhouse dwelling (By-law 2012-334)		5 per dwelling unit								
	(iii) Other uses		30								
(h) V3H	(i) Apartment dwelling, low rise; stacked dwelling	3000 plus 90 per dwelling unit over 3	10	9	9	9	9	30	30	11	No maximum

I Subzone		II Minimum Lot Area (m ²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	XI Maximum Density (units per hectare)
	(ii) Other uses	1200 per dwelling unit or oversize dwelling unit (By-law 2018-206)	10 per dwelling unit or oversize dwelling unit (By-law 2018-206)		5						
(i) V31	(i) Apartment dwelling, low rise; stacked dwelling	135 per dwelling unit	30	9	6	9	9	30	30	11	No maximum
	(ii) Other uses	360	12	9	1.2	6	7.5	30	30	11	No maximum