

8.8. Multiple Unit Residential District – R3

No person shall within any R3 – Multiple Unit Residential District use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

8.8.1 Purpose

To provide for a variety of residential developments in a medium to high density form as well as community related uses.

8.8.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Dwelling, Single-Detached, RTM, Manufactured, Modular	Bed & Breakfast
Dwellings, Semi-Detached, Townhouse, Duplex	Homebased Business
Dwellings, Multiple Unit	Daycare Centres
Municipal Facility or Protective Services	Rooming House
Parks & Playgrounds	Secondary Suite
Residential Care Home	Parking Lot
Educational Facility	Communities & Clubs
	Cultural Institutions & Museums
	Health Service Facility & Hospitals
	Medical, Dental, Optical Clinics & Labs
	Special Care Home
	Places of Worship

8.8.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Floor Area (Minimum)	Site Coverage (Maximum)	Height
Dwelling, Single-Detached, RTM, Manufactured, Modular	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	460 m ²	75 m ²	50%	10.0 m
Dwellings, Semi-Detached Townhouse, Duplex	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	630 m ²	50 m ² (per unit)	50%	10.0 m
Dwellings, Multi-Unit	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	680 m ²	60 m ² (per unit)	50%	15.0 m
Other Uses	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	400 m ²	75 m ²	50%	10.0 m
Municipal Facility or Protective Services Parks & Playgrounds	No Minimums or Maximums						

Accessory Buildings	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Distance From Principle Building 1.0 metre Maximum Rear Yard Coverage: 50% Maximum Height Not to Exceed Principle Building
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Town of Kindersley Zoning Bylaw 02-22

8.9. Low Density Multiple Unit Residential District – R3A

No person shall within any R3A – Low Density Residential District use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

8.9.1 Purpose

To provide for a variety of multiple-unit residential development in a low-density form as well as community related uses.

8.9.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Dwelling, Single-Detached, RTM, Manufactured, Modular	Homebased Business
Dwellings, Semi-Detached, Townhouse, Duplex	Rooming House
Dwellings, Multiple Unit	Secondary Suite
Municipal Facility or Protective Services	
Parks & Playgrounds	
Residential Care Home	
Daycare Centres	

8.9.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Floor Area (Minimum)	Site Coverage (Maximum)	Height
Dwelling, Single-Detached, RTM, Manufactured, Modular	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	460 m ²	75 m ²	50%	10.0 m
Dwellings, Semi-Detached Townhouse, Duplex	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	630 m ²	50 m ² (per unit)	50%	10.0 m
Dwellings, Multi-Unit	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	680 m ²	60 m ² (per unit)	50%	15.0 m
Other Uses	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	580 m ²	90 m ²	50%	10.0 m
Municipal Facility or Protective Services Parks & Playgrounds	No Minimums or Maximums						

Accessory Buildings	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Distance From Principle Building 1.0 metre Maximum Rear Yard Coverage: 50% Maximum Height Not to Exceed Principle Building
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