

Permitted dwelling types in the ER-3 Zone

Terms to know

A **dwelling unit** means living quarters that are accessible from a private entrance and contain toilet and kitchen facilities that are not shared with other dwelling units

A **low-density dwelling** is a building that contains **four or fewer** dwelling units

A **multi-unit dwelling** is a building that contains **five or more** dwelling units

Types of dwellings permitted in the ER-3 zone

Low Density Dwellings



single-unit dwelling



two-unit dwelling
semi-detached dwelling



three-unit dwelling



four-unit dwelling

Multi-unit Dwellings



townhouse
dwelling (3-8 units)



small-scale multi-unit
dwelling (5-8 units)

1 unit



8 units



A **rear addition** is a residential structure that is added to the rear of an existing building and is intended to contain additional dwelling units. In the Regional Centre, more than 8 units can be achieved through a rear addition if the new structure is not bigger than the width or footprint of the main building.



An **internal conversion** is the renovation of a building to create more dwelling units without increasing the height or size of the existing building. Like rear additions, more than 8 units can be achieved through an internal conversion.



A **backyard suite** is a residential structure located in the rear yard of a main dwelling. Backyard suites are limited by floor area and building footprint, must be accessory to a main dwelling, and must have direct access to the street.