

13.1 USES PERMITTED

No *By-Law* shall within any R3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R3 *uses* presented in Table 13.1:

<b>TABLE 13.1: USES PERMITTED</b>
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing not more than 4 units;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.16;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.23;
• a <i>street fronting townhouse</i> .

13.2 ZONE PROVISIONS

No *By-Law* shall within any R3 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* unless the *lot* is served by *sanitary sewers* and a *public water supply* and is in accordance with the provisions presented in Table 13.2:

<b>TABLE 13.2: ZONE PROVISIONS</b>				
<b>Zone Provision</b>	<b>Street Fronting Townhouse</b>	<b>Converted Dwelling, Boarding or Lodging House, or Public Use</b>	<b>Apartment Dwelling</b>	<b>Multiple Unit Dwelling</b>
<b>Number of Dwellings or Dwelling Units, Maximum</b>	8 dwelling units per <i>dwelling</i>	1 <i>dwelling</i> per <i>lot</i>	no provision	
<b>Lot Area, Minimum</b>	<b>150 m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i> or <b>240 m<sup>2</sup></b> (2,583.4 ft <sup>2</sup> ) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than <b>420 m<sup>2</sup></b> (4,521 ft <sup>2</sup> )	<b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> )	<b>150m<sup>2</sup></b> (1,614.6 ft <sup>2</sup> ) per <i>dwelling unit</i>	for units with an individual <i>garage</i> or <i>driveway</i> <b>280 m<sup>2</sup></b> (3,014 ft <sup>2</sup> ) per <i>dwelling unit</i> , with communal parking <b>185 m<sup>2</sup></b> (1,991.4 ft <sup>2</sup> ) per <i>dwelling unit</i>

<b>TABLE 13.2: ZONE PROVISIONS</b>				
<b>Zone Provision</b>	<b>Street Fronting Townhouse</b>	<b>Converted Dwelling, Boarding or Lodging House, or Public Use</b>	<b>Apartment Dwelling</b>	<b>Multiple Unit Dwelling</b>
<b>Lot Frontage, Minimum</b>	<b>8 m</b> (26.2 ft) per <i>dwelling unit</i> or <b>11 m</b> (36.1 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than <b>18 m</b> (59.1 ft)	<b>20 m</b> (65.5 ft)	<b>30 m</b> (98.4 ft)	<b>20 m</b> (65. ft)
<b>Lot Depth, Minimum</b>	<b>30 m</b> (98.4 ft)			
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>7.5 m</b> (24.6 ft)			
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)		<b>10 m</b> (32.8 ft)	
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) for end <i>dwelling units</i>	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.5 m</b> (4.9 ft).	<b>6 m</b> (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to <b>3 m</b> (9.8 ft).	
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>20.5 m</b> (67.3 ft)			
<b>Lot Coverage, Maximum</b>	35% of <i>lot area</i>			
<b>Landscaped Open Space, Minimum</b>	30% of <i>lot area</i>			
<b>Gross Floor Area, Minimum</b>	<b>70 m<sup>2</sup></b> (753.5ft <sup>2</sup> ) per <i>dwelling unit</i>	<b>70 m<sup>2</sup></b> (753.5 ft <sup>2</sup> ) for each unit in a <i>converted dwelling</i> or <b>18.5 m<sup>2</sup></b> (199.1 ft <sup>2</sup> ) for each roomer or	<b>55 m<sup>2</sup></b> (592 ft <sup>2</sup> ) per <i>dwelling unit</i>	

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
		boarder in <i>boarding or lodging house</i> .		
Height of Building, Maximum	11 m (36.1 ft)		4 storeys	
Amenity Area, Minimum	no provision		40 m <sup>2</sup> (430.6 ft <sup>2</sup> ) per <i>dwelling unit</i>	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

### 13.2.1 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

Where more than one residential *building* is *erected* on a *lot*, a minimum *landscaped open space* of **6 m** (19.7 ft) shall be provided adjacent to the front of any exterior wall of the *building* containing a window to a habitable room. A *landscaped open space* of **3 m** (9.8 ft) shall be provided adjacent to a blank wall.

### 13.3 SPECIAL PROVISIONS

#### 13.3.1 LOCATION: Lot 677, Plan 955 (Norwich Village) Dufferin Street, R3-1 (Key Map 43)

13.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-1 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

*a multiple unit dwelling.*

13.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-1 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

13.3.1.2.1 that a privacy fence is located wholly within the area designated "Privacy Fence" on Schedule "B-5", For the purpose of this Zoning By-Law, a privacy fence must be a minimum of **1.8 m** (5.9 ft) in *height* and be constructed so as to obstruct the view of adjacent properties.

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## 13.3.1.2.2 HEIGHT OF BUILDING

Maximum	2 storeys
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## 13.3.1.2.3 NUMBER OF DWELLING UNITS

Part 1 as shown on Schedule "B-5"	30
Part 2 as shown on Schedule "B-5"	23

13.3.1.2.4 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**13.3.2 LOCATION: Part Lot 631, Plan 955 (Norwich Village) Tidey Street  
R3-2, (Key Map 44)**

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13.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-2 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

*a street fronting townhouse;*  
*a home occupation.*

13.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-2 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

INTERIOR SIDE YARD

Minimum width for end <i>dwelling units</i>	<b>1.5 m</b> (4.9 ft), where an end <i>dwelling unit</i> abuts another end <i>dwelling unit</i> on a separate <i>lot</i> .
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13.3.2.2.2 That all the provisions of the R3 Zone in Section 13.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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**13.3.3 LOCATION: Lots 518 & 519, Part of Lot 517, Plan 745,  
north west corner of Elgin Street East and Cook Street,  
Village of Norwich, R3-3 (Key Map 46)**

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13.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling.*

13.3.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R3-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

13.3.3.2.1 OFF STREET PARKING REQUIRED

Minimum 15 *parking spaces*

13.3.3.2.2 MINIMUM WIDTH OF A PARKING SPACE WITH A WALL OR FENCE ADJACENT

Minimum width **2.7 m** (8.9 ft)

13.3.3.2.3 LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS

Notwithstanding any other provision of this Zoning By-Law:

- i) A maximum of 2 *parking spaces* may be permitted in an *exterior side yard*.
- ii) Setback of a *parking area* nil  
from a *side or rear lot line*

13.3.3.2.4 LOT AREA FOR AN APARTMENT DWELLING

Minimum **146 m<sup>2</sup>** (1,572 ft<sup>2</sup>) per *dwelling unit*

13.3.3.2.5 NUMBER OF DWELLING UNITS

Maximum 11

13.3.3.3 That all of the provisions of the R3 Zone in Section 13.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 01-2012-Z)

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**13.3.4 LOCATION: Southwest Portion of Lots 552, 554 & 555, Part Lots 537 & 551  
Plan 745, Part Lot 6, Concession 4 Main Street East  
(North Norwich), R3-4 (Key Map 46)**

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13.3.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

*a multiple unit dwelling;*  
*a semi-detached dwelling.*

13.3.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

13.3.4.2.1 LOTS WITH MORE THAN ONE ZONE

Notwithstanding any provisions of this Zoning By-Law to the contrary, that with respect to this subsection, the provisions of Section 2.3 of this Zoning By-Law shall not apply.

13.3.4.2.2 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

Minimum Landscaped Open Space  
provided adjacent to any exterior wall            nil

13.3.4.3 That all the provisions of the R3 Zone in Section 13.2 of this Zoning By-Law, as amended, shall apply, and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 05-2015-Z)

**13.3.5 LOCATION: Lot 561, Plan 955, Village of Norwich, R3-5 (Key Map 43)**

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13.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 13.1 of this Zoning By-Law.

13.3.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

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(Added by By-Law 3-2017-Z)

## 13.3.5.2.1 SPECIAL PROVISION FOR APARTMENT DWELLING

## 13.3.5.2.1.1 REAR YARD

Minimum depth **7.5 m** (24.6 ft)

13.3.5.3 That all the provisions of the R3 Zone in Section 13.2 of this Zoning By-Law, as amended, shall apply, and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 3-2017-Z)

**13.3.6 LOCATION: 113, 116, 118, PART LOTS 93-98, 119, PLAN 745 & PART 1, 41R-6025 (NORWICH), MAIN STREET WEST, VILLAGE OF NORWICH, R3-6 (KEY MAP 41)**

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13.3.6.1 Notwithstanding any provisions of this By-law, no person shall within any R3-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a maximum of 3 *apartment dwellings* consisting of a maximum of 120 *dwelling units*;

a maximum of 15 *single detached dwellings*;

a maximum of 3 *multiple unit dwellings* consisting of a maximum of 18 *dwelling units*;

a *long term care facility*, and;

an *assembly hall*.

13.3.6.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R3-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

## 13.3.6.2.1 OFF STREET PARKING REQUIRED

Minimum 350 *parking spaces*

## 13.3.6.2.2 LOT FRONTAGE

*Existing* at the date of passing of the Zoning By-law or created by a *boundary adjustment*

## 13.3.6.2.3 LOT DEPTH

*Existing* at the date of passing of the Zoning By-law or created by a *boundary adjustment*

August/19

(Added by By-Law 12-2019-Z)

## 13.3.6.2.4 LOT AREA

*Existing* at the date of passing of the Zoning By-law or created by a *boundary adjustment*

## 13.3.6.2.5 SETBACK REQUIREMENTS FOR APARTMENT DWELLINGS

Minimum *setback* to the nearest *lot line* **10 m** (32.8 ft)

## 13.3.6.2.6 SETBACK REQUIREMENTS FOR MULTIPLE UNIT DWELLINGS

Minimum *setback* to the nearest *lot line* **5.7 m** (18.7 ft)

## 13.3.6.2.7 SETBACK REQUIREMENTS FOR SINGLE DETACHED DWELLINGS

Minimum *setback* to the nearest *lot line* **6.6 m** (21.6 ft)

## 13.3.6.2.8 SETBACK REQUIREMENTS FOR LONG TERM CARE FACILITY

Minimum *setback* to the nearest *lot line* **13.9 m** (45.6 ft)

## 13.3.6.2.9 LOT COVERAGE – MAXIMUM

no provision

## 13.3.6.2.10 LANDSCAPED OPEN SPACE – MINIMUM

no provision

## 13.3.6.2.11 GROSS FLOOR AREA – MINIMUM

no provision

## 13.3.6.2.12 AMENITY AREA – MINIMUM

no provision

## 13.3.6.2.13 ACCESSORY STRUCTURE

Notwithstanding the provisions of Section 5.1 of this By-law, *structures accessory* to a *permitted use* shall not be *permitted*, save one *accessory structure*, per *single detached dwelling*, located in a rear yard, to a maximum of 10 m<sup>2</sup>. (107.6 ft<sup>2</sup>)

## 13.3.6.2.14 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

For the purpose of subsection 13.3.6, Section 13.2.1 of this By-law shall not apply.  
(Added by By-Law 12-2019-Z)

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13.3.6.2.15 LOTS WITH MORE THAN ONE ZONE

For the purpose of subsection 13.3.6, Section 2.3 of this By-law shall not apply and a *lot*, for the purpose of calculating the *lot area* and *lot depth*, shall be the whole *lot* as defined in this By-law.

13.3.6.3 That all of the provisions of the R3 Zone in Section 13.2 of this By-law, as amended, shall apply; and further, that all provisions of the OS Zone in Section 23.2 of this By-law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 12-2019-Z)