

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:

TABLE 13.1: USES PERMITTED
• 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:

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per <i>dwelling</i>	1 <i>dwelling</i> per <i>lot</i>	no provision	
Lot Area, Minimum	150 m ² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m ² (2,583.4 ft ²) 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 420 m ² (4,521 ft ²)	600 m ² (6,458.6 ft ²)	150m ² (1,614.6 ft ²) per <i>dwelling unit</i>	for units with an individual <i>garage</i> or <i>driveway</i> 280 m ² (3,014 ft ²) per <i>dwelling unit</i> , with communal parking 185 m ² (1,991.4 ft ²) 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
Lot Frontage, Minimum	8 m (26.2 ft) per <i>dwelling unit</i> or 11 m (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 18 m (59.1 ft)	20 m (65.5 ft)	30 m (98.4 ft)	20 m (65. ft)
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (24.6 ft)			
Rear Yard, Minimum Depth	7.5 m (24.6 ft)		10 m (32.8 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	3 m (9.8 ft) on one side and 1.5 m (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 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft).	
Setback, Minimum Distance from the Centreline of a County Road	20.5 m (67.3 ft)			
Lot Coverage, Maximum	35% of <i>lot area</i>			
Landscaped Open Space, Minimum	30% of <i>lot area</i>			
Gross Floor Area, Minimum	70 m² (753.5ft ²) per <i>dwelling unit</i>	70 m² (753.5 ft ²) for each unit in a <i>converted dwelling</i> or 18.5 m² (199.1 ft ²) for	55 m² (592 ft ²) 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
		each roomer or 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 ² (430.6 ft ²) 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)**

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>	1.5 m (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)**

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 m²** (1,572 ft²) 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)**

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)

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: Lots 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)

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 m². (107.6 ft²)

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)

August/19

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)

13.3.7 LOCATION: Lots 293 and 341 and Part Lot 343, Plan 745 (Village of Norwich), R3-7 (Key Map 42)

13.3.7.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R3-7 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* in accordance with the provisions of Section 5.16 of this By-law

13.3.7.2 Notwithstanding any provision of this By-Law to the contrary, no person shall within any R3-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

13.3.7.2.1 For the purpose of this By-law, a *street fronting townhouse dwelling* within the R3-7 Zone may front on a private street.

13.3.7.2.2 NUMBER OF STREET FRONTING TOWNHOUSES

Maximum **28**

13.3.7.2.3 LOT AREA

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

13.3.7.2.4 LOT FRONTAGE

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

(Added by By-Law 15-2020-Z)

13.3.7.2.5 LOT DEPTH

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

13.3.7.2.6 EXTERIOR SIDE YARD

Minimum Width **5.2 m (17 ft)**

13.3.7.2.7 REGISTRATION OF CONDOMINIUMS

Internal *lot lines* created by the registration of a plan of condominium shall not be construed to be *lot lines* for the purpose of zoning regulations, provided that all such regulations as they apply to the whole of the *lot existing* prior to any condominium plan registration are observed.

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

(Added by By-Law 15-2020-Z)

September/20