



ZONING PROVISIONS FOR R3 STREET FRONTING TOWNHOUSES
SECTION 13.0 TWP NORWICH ZONING BYLAW #07-2003-Z

Item #	ZONE PROVISION	REQUIRED	PROPOSED*
1	# DWELLINGS (MAX)	8	8
2	LOT AREA (m ² MIN)	150 (TYP) 240 (END UNIT) 420 (CORNER UNIT)	340 (TYP) 485 (END UNIT) 790 (CORNER UNIT)
3	LOT FRONTAGE (m MIN)	8 (TYP) 11 (END UNIT) 18 (CORNER UNIT)	8.05 (TYP) 11.05 (END UNIT) 18 (CORNER UNIT)
4	LOT DEPTH (m MIN)	30	41
5	FRONT YARD SETBACK (m MIN)	7.5	8.5
6	EXTERIOR SIDE YARD SETBACK (m MIN)	7.5	10
7	REAR YARD SETBACK (m MIN)	7	15
8	INTERIOR SIDE YARD SETBACK (m MIN)	3	3
9	DISTANCE FROM CENTRELINE OF COUNTY ROAD (m MIN)	20.5	20.5
10	LOT COVERAGE (% MAX)	35	43†
11	LANDSCAPED OPEN SPACE (% MIN)	30	35
* WORST CASE WITHIN PROPERTY, BASED ON SITE PLAN SHOWN			
† MINOR VARIANCE REQUIRED			

85 MAIN ST W & 6 AVERY'S LANE
TOWNSHIP OF NORWICH

TITLE
DRAFT - SITE PLAN CONCEPT

CLIENT
BARNIM PROPERTY HOLDINGS INC.

SCALE
1:500
10m 20m



REVISION

#		DD.MM.YY	#		DD.MM.YY
1	DRAFT - FOR DISCUSSION	30.01.24			

NOTES