

21.1 USES PERMITTED

No *person* shall within any I Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the I *uses* presented in Table 21.1:

<b>TABLE 21.1: USES PERMITTED</b>
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada;
• an archive;
• a cemetery;
• a community centre;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.6;
• a <i>daycare centre</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> , if <i>accessory</i> to a permitted <i>use</i> on the same <i>lot</i> ;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a <i>group home</i> , in accordance with the provisions of Section 5.14;
• a <i>home occupation</i> in accordance with the provisions of Section 5.16;
• a <i>long term care facility</i> ;
• a <i>medical centre</i> ;
• a museum;
• a <i>parking lot</i> ;
• a <i>place of worship</i> ;
• a <i>public or private school</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.23;
• a <i>public or private hospital</i> ;
• a <i>public library</i> ;
• a <i>single detached dwelling</i> <i>accessory</i> to a permitted <i>use</i> .

June 30/14

(Amended by By-Law 06-2009-Z)

21.2 ZONE PROVISIONS

No person shall within any I Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 21.2. The lot area and lot frontage provisions for residential uses in Table 21.2 are cumulative with the lot area and lot frontage provisions for non-residential uses in Table 21.2 when such single detached dwelling is located on the same lot with a permitted non-residential use.

<b>TABLE 21.2: ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Residential Uses</b>		<b>Non-Residential Uses</b>
	<b>Single Detached Dwelling</b>	<b>Dwelling Unit in a portion of a Non-Residential Building</b>	
<b>Number of Dwellings Per Lot:</b> Maximum	1 dwelling	1 dwelling	Not Applicable
<b>Lot Area:</b> Minimum, where sanitary sewers are not available	<b>2,800 m<sup>2</sup></b> (30,140 ft <sup>2</sup> )	<b>300 m<sup>2</sup></b> (3,229 ft <sup>2</sup> )	<b>3,700 m<sup>2</sup></b> (39,828 ft <sup>2</sup> )
<b>Lot Area:</b> Minimum, where served by both sanitary sewers and public water supply	<b>450 m<sup>2</sup></b> (4,844 ft <sup>2</sup> ) or <b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	no provision	<b>2,000m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Frontage:</b> Minimum, where sanitary sewers are not available	<b>30 m</b> (98.4 ft)		<b>40 m</b> (131.2 ft)
<b>Lot Frontage:</b> Minimum Where served by both sanitary sewers and public water supply	<b>15 m</b> (49.2 ft) or <b>20 m</b> (65.6 ft) in the case of a <i>corner lot</i>		<b>30 m</b> (98.4 ft)
<b>Lot Depth:</b> Minimum Where sanitary sewers are not available	No provision		<b>50 m</b> (303.5 ft)
<b>Front Yard:</b> Minimum Depth <b>Exterior Side Yard:</b> Minimum Width	<b>10 m</b> (32.8 ft)		
<b>Rear Yard:</b> Minimum Depth	<b>7.5 m</b> (24.6 ft)	<b>10 m</b> (32.8 ft)	
<b>Interior Side Yard:</b> Minimum Width	<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 is within the main building, or the lot is a <i>corner lot</i> , the minimum width shall be <b>1.5 m</b> (4.9 ft).		<b>5 m</b> (16.4 ft)

TABLE 21.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
<b>Setback:</b> Minimum Distance from the Centreline of a County Road	23 m (75.5 ft)		
<b>Landscaped Open Space:</b> Minimum	No provision	30% of <i>lot area</i>	
<b>Gross Floor Area:</b> Minimum	93 m <sup>2</sup> (1,001 ft <sup>2</sup> )	70 m <sup>2</sup> (753.5 ft <sup>2</sup> )	No provision
<b>Height of Building:</b> Maximum	11 m (36.1 ft)	15 m (49.2 ft), or in accordance with the provisions of Section 5.32.	
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.		

#### 21.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT

When a permitted *single detached dwelling* is *erected, altered* or used on the same *lot* in an I Zone as a permitted non-residential *building*, a **3 m** (9.8 ft) *yard* is required between such *buildings*.

#### 21.2.2 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

*Dwellings, buildings or structures* hereafter *erected* outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

*Existing dwellings, buildings or structures* located outside of a settlement, as defined in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

(Amended by By-Law 7-2014-Z)

#### 21.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (I-C)

*Lots* zoned I-C may contain a *converted dwelling*, in accordance with the provisions of Section 5.6, and/or any *use* permitted in Section 21.1, in accordance with the provisions of Section 21.2 of this Zoning By-Law.

Sept 30/22

21.4 SPECIAL PROVISIONS21.4.1 LOCATION: Dufferin Street, Plan 226 (Norwich Village), I-1 (Key Map 45)

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

all *uses* permitted in Section 21.1 to this Zoning By-Law;  
a school bus garage and depot.

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

## 21.4.1.2.1 REAR YARD

Minimum depth **3 m** (9.8 ft)

21.4.1.2.2 That all the provisions of the I Zone in Section 21.2 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*.

21.4.2 LOCATION: Lots 526 - 528, Plan 745 (Norwich Village), I-2 (Key Map 46)

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

21.4.2.1.1 RESIDENTIAL USES

a *single detached dwelling*.

21.4.2.1.2 NON-RESIDENTIAL USES

a *long term care facility* containing a maximum of 36 residents.

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

(Added by By-Law 7-2014-Z)

Sept 30/22

21.4.2.2.1 RESIDENTIAL USES

21.4.2.2.1.1 That all the provisions of the R1 Zone in Section 11.2 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.

21.4.2.2.2 NON-RESIDENTIAL USES

## 21.4.2.2.2.1 REAR YARD

Minimum depth **5 m** (16.4 ft)

## 21.4.2.2.2.2 SETBACK

Minimum **20 m** (65.6 ft)

21.4.2.2.2.3 That all the provisions of the I Zone in Section 21.2 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.

21.4.3 LOCATION: Lots 25 & 26, Concession 11 (South Norwich), I-3 (Key Map 77)

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

all *uses* permitted in Section 21.1 to this Zoning By-Law;  
a theatre and related *uses*.

21.4.3.2 That all the provisions of the I Zone in Section 21.2 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.

(Added by By-Law 7-2014-Z)

21.4.4 LOCATION: Part Lot 10, west of James Street (Plan 129) and Part of Lot 133 (Plan 388), Township of Norwich, I-4 (Key Map 73)

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

a cemetery.

(Added by By-Law 7-2014-Z)

Sept 30/22

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

21.4.4.2.1 LOT FRONTAGE

Minimum as *existing* on the date of passage of this Zoning By-Law.

21.4.4.2.2 That all of the provisions of the I Zone in Section 21.2 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 7-2014-Z)

**21.4.5 LOCATION: Part Lots 537, 551 & 555, Lots 552, 554 & 555, Plan 745,  
Part Lot 6, Concession 4 (North Norwich), I-5 (Key Map 46)**

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21.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any I-5 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 21.1 to this Zoning By-Law;  
two *single detached dwellings*.

21.4.5.2 That all of the provisions of the I-5 Zone in Section 21.2 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 6-2014-Z)

(Amended by By-Law 7-2014-Z)

**21.4.6 LOCATION: Part Lots 4-6, Concession 4 (North Norwich) I-6(H), (Key Map 50)**

21.4.6.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any I-6(H) Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 21.1 to this Zoning By-law.

21.4.6.2 Notwithstanding any provisions of the Zoning By-law to the contrary, no *person* shall within any I-6 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

January/22

(Added by By-Law 01-2022-Z)

## 21.4.6.2.1 HOLDING PROVISIONS

Where the symbol "H" appears on a zoning map following the zone symbol I-6, no new development or expansion of existing development shall be permitted until such time as this Zoning By-law has been amended to remove the relevant "H" symbol.

## 21.4.6.2.2 CRITERIA OF THE REMOVAL OF THE HOLDING PROVISION

Prior to the removal of the "H" symbol, the owner shall demonstrate that adequate sanitary and water services are available to service the development, to the satisfaction of the *County of Oxford* and the *Township of Norwich* and, where deemed appropriate, shall enter into an agreement or agreements with the County and/or the Township or other appropriate authority regarding the provision of sanitary and/or water services.

21.4.6.3 That all provisions of the I Zone in Section 21.2 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 shall continue to apply, mutatis mutandis.

(Added by By-Law 01-2022-Z)