

15.1 USES PERMITTED

No *person* shall within any CC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the CC *uses* presented in Table 15.1:

TABLE 15.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario, or the Government of Canada;
• an <i>automobile service station</i> ;
• a bakeshop;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a community centre;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a financial institution;
• a <i>fraternal lodge or institutional hall</i> ;
• a funeral home;
• 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 laundromat;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of worship</i> ;
• a <i>place of entertainment</i> ;
• a <i>public library</i> ;
• a public <i>use</i> , in accordance with the provisions of Section 5.23;
• a <i>recreational facility or club for indoor sports</i> ;
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>studio</i> ;

TABLE 15.1: USES PERMITTED

- a *veterinary clinic*, excluding any outside kennels or runs.

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

15.2 ZONE PROVISIONS

No *person* shall within any CC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 15.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No *person* shall use any *lot* or *erect*, *alter* or use any *building* or *structure* for any of the *uses* in Table 15.1 unless the *lot* is served by *sanitary sewers* and a *public water supply*.

TABLE 15.2: ZONE PROVISIONS

Zone Provision	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Area: Minimum	No provision	450 m² (4,843.9 ft ²)	2,025 m² (21,797.6 ft ²)
Lot Frontage: Minimum	No provision		45 m (147.6 ft)
Lot Depth, Minimum	No provision	30 m (98.4 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	No Provision		15 m (49.2 ft)
Rear Yard, Minimum Depth	5 m (16.4 ft)		10 m (32.8 ft)
Interior Side Yard, Minimum Width	No provision, or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential Zone		5 m (16.4 ft), or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential Zone
Setback, Minimum Distance from the Centreline of a County Road	No provision		26 m (85.3 ft)

TABLE 15.2: ZONE PROVISIONS			
Zone Provision	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Coverage, Maximum	No provision	60%	20%
Landscaped Open Space, Minimum	No provision		5%
Gross Floor Area, Minimum	55 m² (592 ft²)	No provision	
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)
Number of Dwelling Units per Lot, Maximum	The <i>gross floor area</i> of the residential <i>dwelling</i> s shall not exceed the <i>gross floor area</i> of the commercial <i>uses</i> in the <i>building</i> .	No Provision	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		

15.2.1 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 a CC Zone as a permitted non-residential *building*, then a *setback* of **3 m (9.8 ft)** is required between such *buildings*.

15.2.2 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the main *building* provided that:

- 15.2.2.1 such *open storage* is accessory to the principal non-residential *use* on the *lot*; and
- 15.2.2.2 such *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least **1.8 m (5.9 ft)** in height from the ground, such fence being constructed of new materials.

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- 15.2.2.3 Notwithstanding the *open storage yard, setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

15.2.3 REQUIREMENTS FOR PUMP ISLANDS

Notwithstanding any other provisions of this Zoning By-Law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard* provided:

- 15.2.3.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 15.2.3.2 where the *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant **15 m** (49.2 ft) from the intersection of such lines.

15.2.4 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS

Notwithstanding the provisions of Section 5.21 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 15.2.4.1 there shall be a minimum of two *driveways* per *lot*;
- 15.2.4.2 the minimum width of a *driveway*, measured along the sidewalk, where such exists, and along the *street line* shall be **5 m** (16.4 ft);
- 15.2.4.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 15.2.4.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **15 m** (49.2 ft);
- 15.2.4.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);

15.2.5 RESTRICTION ON GROUND FLOOR RESIDENTIAL

Notwithstanding the residential *uses* permitted in Table 15.1, no residential *use* shall be permitted on the ground floor of any *building* located within the lands fronting and flanking on Main Street, between Clyde Street and Albert Street within the Village of Norwich.

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

15.3 SPECIAL PROVISIONS15.3.1 LOCATION: Lot 604, Plan 955 (Norwich Village), CC-1 (Key Map 44)

15.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any CC-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 15.1 to this Zoning By-Law;
a motor vehicle washing establishment

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

15.3.1.2.1 LOT FRONTAGE

Minimum **44 m** (144.4 ft)

15.3.1.2.2 EXTERIOR SIDE YARD FOR MOTOR VEHICLES WASHING ESTABLISHMENT

Minimum width **1.5 m** (4.9 ft)

15.3.1.2.3 REAR YARD FOR MOTOR VEHICLES WASHING ESTABLISHMENT

Minimum depth **1.2 m** (3.9 ft)

15.3.1.2.4 That all the provisions of the CC Zone in Section 15.2.1 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*.

15.3.2 LOCATION: Part Lot 606 and Lots 605, 607 and 608, Plan 955, 10 Tidey Street, Village of Norwich, CC-2 (Key Map 44)

15.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any CC-2 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 15.2 to this Zoning By-Law;
a *daycare centre*.

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

- 15.3.2.2.1 That all the provisions of the 'CC' Zone in Section 15.2 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 9-2006-Z)

**15.3.3 LOCATION: Lots 593, 594, and 595, Plan 955; 27 Main Street West,
Village of Norwich, CC-3 (Key Map 44)**

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

all *uses* permitted in Section 15.1 to this Zoning By-Law.

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

15.3.3.2.1 LOT COVERAGE (NON-RESIDENTIAL USES)

Maximum	No provision
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15.3.3.2.2 GROSS FLOOR AREA

The *gross floor area* of a non-residential *use* shall be a maximum of **858.6 m²** (9,242.2 ft²) of which a maximum of **337.23 m²** (3,630 ft²) shall be dedicated to retail floor space.

15.3.3.2.3 NUMBER OF OFF STREET PARKING SPACES

Minimum	6
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15.3.3.2.4 NUMBER OF LOADING SPACES

Minimum	1
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15.3.3.2.5 SETBACK REQUIREMENTS FOR PARKING AREAS

Street Line	Nil
Rear Lot Line	Nil
Interior Side Lot line	Nil

(Added by By-Law 07-2010-Z)

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15.3.3.2.6 ACCESS TO PARKING SPACE

All *parking spaces* shall have unobstructed access from a public road without the provision of an aisle.

15.3.3.2.7 That all of the provisions of the CC Zone in Section 15.2 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 07-2010-Z)

**15.3.4 LOCATION: Main Street West, between Church Street and Pitcher Street,
Village of Norwich, CC-4 (Key Map 44)**

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

all *uses* permitted in Section 15.1 of this Zoning By-Law.
a long-term care facility.

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

15.3.4.2.1 LOADING SPACES REQUIRED

Minimum	1
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15.3.4.2.2 LOADING SPACE STANDARDS

Minimum distance from Church Street and Front Street	nil
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15.3.4.2.3 OFF STREET PARKING REQUIRED

Minimum	80 <i>parking spaces</i>
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15.3.4.2.4 DISTANCE FROM INTERSECTION

Minimum distance between a <i>driveway</i> and intersection of <i>street lines</i>	nil
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15.3.4.2.5 SIGHT TRIANGLE

Notwithstanding the provisions of Section 5.24 of this Zoning By-Law, a *building, structure, planting or vehicle* may be located within a sight triangle.

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(Added by By-Law 12-2011-Z)

15.3.4.2.6 HEIGHT OF BUILDING

Maximum 5 storeys to a maximum height of
19.0 m (63.0 ft)

15.3.4.2.7 PROVISIONS FOR A LONG-TERM CARE FACILITY

Maximum number of Units 122

15.3.4.2.8 For the purpose of this subsection, that *lot line* abutting Main Street West shall be deemed to be the *front lot line* and all other *lot lines* abutting a *street* shall be deemed to be exterior *lot lines*.

15.3.4.2.9 Notwithstanding any land severance or ownership, those lands zoned 'CC-4' shall be considered a single *lot* for the purpose of this subsection; internal *lot lines* within this zone shall not be construed to be *lot lines* for the purpose of zoning regulations provided that all such zoning regulations, as they apply to the whole of the lands zoned 'CC-4', are observed.

15.3.4.3 That all of the provisions of the CC Zone in Section 15.2 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 12-2011-Z)

15.3.5 **LOCATION: Part Lot 351 Plan 745, Parts 1-7 Plan 41R 8489, Village of Norwich,
CC-5 (Key Map 42)**

15.3.5.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any CC-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 15.1 of this Zoning By-law.

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

15.3.5.2.1 NUMBER OF DWELLING UNITS PER LOT

Maximum **no provision**

15.3.5.2.2 That all the provisions of the CC Zone in Section 15.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

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(Added by By-Law 3-2018-Z)

15.3.7 LOCATION: Lots 585, 586 & 587, Plan 955, Village of Norwich, CC-7 (Key Map 44)

15.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any CC-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 15.1 of this Zoning By-law.

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

15.3.7.2.1 OFF STREET PARKING

Minimum **19 Spaces**

15.3.7.2.2 SIGHT TRIANGLE

Minimum **6 m x 6 m (19.7ftx19.7 ft)**

15.3.7.2.3 LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS

Minimum Setback to Street line **0.4 m (1.3 ft)**

15.3.7.3 That all the provisions of the CC Zone in Section 15.2 to this Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 07-2022-Z)