

20.1 USES PERMITTED

No person shall within any D Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the D uses presented in Table 20.1:

<b>TABLE 20.1: USES PERMITTED</b>	
•	a farm, excluding the keeping of any livestock or the construction of any new buildings or structures;
•	a home occupation, in accordance with the provisions of Section 5.16;
•	a public use, in accordance with the provisions of Section 5.23;
•	a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the farm on which the outlet is located.
•	an existing single detached dwelling.

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

20.2 ZONE PROVISIONS

No person shall within any D Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 20.2:

<b>TABLE 20.2: ZONE PROVISIONS</b>		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Number of Single Detached Dwellings per lot, Maximum</b>	<i>a single detached dwelling existing at the time of the passing of this Zoning By-Law together with any replacement, rebuilding or alteration thereto made after the passing of this Zoning By-Law provided that any such replacement, rebuilding or alteration does not enlarge the gross floor area of the original single detached dwelling by more than 25%</i>	
<b>Lot Area, Minimum</b>	<i>Existing at the date of passing of this Zoning By-Law or created by a boundary adjustment.</i>	<b>20 ha</b> (49.4 ac)
<b>Lot Frontage, Minimum</b>	<i>Existing at the date of passing of this Zoning By-Law or created by a boundary adjustment.</i>	<b>100 m</b> (328 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>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side	<b>7.5 m</b> (24.6 ft)

<b>TABLE 20.2: ZONE PROVISIONS</b>		
<b>Zone Provision</b>	<b>Residential Uses</b>	<b>Non-Residential Uses</b>
<b>Setback</b> , Minimum Distance from the Centreline of a County Road	<b>23 m (72.2 ft)</b>	
<b>Lot Coverage</b> , Maximum	30% of the <i>lot area</i>	none
<b>Height of Building</b> , Maximum	<b>11 m (36.1 ft)</b>	<b>15 m (49.2 ft)</b> , or in accordance with Section 5.32.
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.	

### 20.3 SPECIAL PROVISIONS

#### 20.3.1 LOCATION: Lot 14, Concession 2 (North Norwich), Burgessville, D-1 (Key Map 32)

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

*a contractor's yard or shop.*

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

##### 20.3.1.2.1 LOT FRONTAGE

Minimum	<b>80 m (262.5 ft)</b>
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April/14

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

## 20.3.1.2.2 LOT AREA

Minimum **0.5 ha (1.2 ac)**

## 20.3.1.2.3 STREET FRONTAGE

Notwithstanding Section 5.29, a *building* or *structure* may be *erected* in a D-1 Zone which has frontage upon Burgess Street.

20.3.1.2.4 That all the provisions of the D Zone in Section 20.2 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*.

20.3.2 LOCATION: Part Lot 9, Concession 5 (North Norwich), D-2 (Key Map 45)

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

20.3.2.1.1 RESIDENTIAL USES

*a single detached dwelling* if *accessory* to a *farm*;  
*a home occupation*.

20.3.2.1.2 NON-RESIDENTIAL USES

all *uses* permitted in Section 20.1 to this Zoning By-Law.

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

20.3.2.2.1 RESIDENTIAL USES

20.3.2.2.1.1 That all the provisions of the D Zone in Section 20.2 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*.

April/14

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

20.3.2.2.2 NON-RESIDENTIAL USES

20.3.2.2.2.1 LOT AREA

Minimum **15 ha** (37.1 ac)

20.3.2.2.2.2 That all the provisions of the D Zone in Section 20.2 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.

20.3.3 LOCATION: Part Lot 33, Plan 239 (Burgessville), D-3 (Key Map 31)

20.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-3 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 20.1 to this Zoning By-Law.

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

20.3.3.2.1 LOT AREA

Minimum **1.22 ha** (3.02 ac)

20.3.3.2.2 LOT FRONTAGE

Minimum Nil

20.3.3.2.3 That all the provisions of the ‘D’ Zone in Section 20.2 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.

April/14

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

20.3.4 **LOCATION: Part Lot 11, Concession 1 (East Oxford), D-4(T) (Key Map 1)**20.3.4.1 **PART 'A'**

20.3.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'A', use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except for the following:

20.3.4.1.1.1 all *uses* permitted in Section 20.1 of this Zoning By-Law;  
 a *business* office *accessory* to a main permitted use;  
 a service shop *accessory* to a main permitted use;  
 a *truck transport terminal* (maximum 10 *commercial motor vehicles*);  
 a *contractor's yard* with on-site offices;  
 an outdoor auction facility.

20.3.4.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'A', use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.4.1.2.1 **SPECIAL PROVISIONS FOR A CONTRACTOR'S YARD WITH ON-SITE OFFICES AND/OR AN OUTDOOR AUCTION FACILITY**

20.3.4.1.2.1.1 **TIME PERIOD**

Maximum	November 11, 2014 to November 11, 2017
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20.3.4.1.2.1.2 **REMOVAL**

Upon expiry of the time period, use of the lands as a "*contractor's yard* with on-site offices" and/or for the purposes of an "outdoor auction facility" shall be removed from the subject lands and/or cease operations unless a request is submitted for an extension of the temporary *use*, and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

(Added by By-Law 7-2014-Z)  
 (Amended by By-Law 21-2014-Z)

November/14

20.3.4.2 PART 'B'

20.3.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'B', use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except for the following:

20.3.4.2.1.1 all *uses* permitted in Section 20.1 of this Zoning By-Law;  
a *contractor's yard* with on-site offices;  
an outdoor auction facility.

20.3.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'B', use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.4.2.2.1 **SPECIAL PROVISIONS FOR A CONTRACTOR'S YARD WITH ON-SITE OFFICES AND/OR AN OUTDOOR AUCTION FACILITY**

20.3.4.2.2.1.1 **TIME PERIOD**

Maximum	November 11, 2014 to November 11, 2017
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20.3.4.2.2.1.2 **REMOVAL**

Upon expiry of the time period, use of the lands as a "*contractor's yard* with on-site offices" and/or for the purposes of an "outdoor auction facility" shall be removed from the subject lands and/or cease operations unless a request is submitted for an extension of the temporary *use*, and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

20.3.4.3 PART 'C'

20.3.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'C', use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except for the following:

20.3.4.3.1.1 all *uses* permitted in Section 20.1 of this Zoning By-Law  
an outdoor auction facility.

(Added by By-Law 7-2014-Z)  
(Amended by By-Law 21-2014-Z)

November/14

20.3.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'C', use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.4.3.2.1 **SPECIAL PROVISIONS FOR AN OUTDOOR AUCTION FACILITY**

20.3.6.4.2.1.1 **TIME PERIOD**

Maximum	November 11, 2014 to November 11, 2017
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20.3.6.4.2.1.2 **REMOVAL**

Upon expiry of the time period, use of the lands as a “*contractor’s yard* with on-site offices” and/or for the purposes of an “outdoor auction facility” shall be removed from the subject lands and/or cease operations unless a request is submitted for an extension of the temporary *use*, and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

20.3.4.4 That all of the provisions of the D Zone in Section 20.2 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)

(Amended by By-Law 21-2014-Z)

20.3.5 **LOCATION: Part Lot 15, Plan 253 and Part Lot 112, Plan 226, Dufferin Street,  
Village of Norwich, D-5(H) (Key Map 45)**

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20.3.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-5(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for such purposes *existing* as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

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

November/14

## 20.3.5.2.1 LOT AREA

Minimum

*As existing* on the date of passage of this by-law.

## 20.3.5.2.2 LOT FRONTAGE

Minimum

*As existing* on the date of passage of this by-law.

## 20.3.5.2.3 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

Development for any *use* in Section 20.2, or any other new *use*, shall be permitted at such time as the County of Oxford and the Township of Norwich have completed the comprehensive review of a draft plan of subdivision; the County and Township are satisfied that adequate sanitary and water services will be available to service the development; that financial arrangements satisfactory to the *County* and *Township* have been made by the developer relative to costs associated with the servicing requirements for the proposed development; and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.

20.3.5.2.4 That all of the provisions of the D Zone in Section 20 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*.

**20.3.6 LOCATION: Part Lot 1, Plan 239, Township of Norwich – Main Street South,  
Village of Burgessville, D-6(H) (Key Map 30)**

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20.3.6.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-6(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following *uses*, until such time as the holding symbol (H) is removed.

20.3.6.1.1 NON-RESIDENTIAL USES

a *farm*, including not more than one (1) farm *building* for the housing of livestock and farm storage purposes, but excluding an *accessory single detached dwelling*.

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

20.3.6.2.1 LOT AREA

Minimum As *existing* on the date of passage of this by-law.

20.3.6.2.2 LOT FRONTAGE

Minimum As *existing* on the date of passage of this by-law.

20.3.6.2.3 NUMBER OF NUTRIENT UNITS

Maximum 2.5 Nutrient Units per Hectare (1 Nutrient Unit per Acre) as defined under the Nutrient Management Act, 2002.

20.3.6.2.3 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

Development for any new *use* not listed in Section 20.3.8.1.1 shall be permitted at such time as the County of Oxford and the Township of Norwich have completed the comprehensive review of a draft plan of subdivision; the *County* and *Township* are satisfied that adequate sanitary and water services will be available to service the development; that financial arrangements satisfactory to the County and Township have been made by the developer relative to costs associated with the servicing requirements for the proposed development; and the Holding symbol (H) has been removed in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.

20.3.6.2.4 That all of the provisions of the D Zone in Section 20 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 01-2008-Z)

Dec. 31/14

**20.3.7 LOCATION: Part Lot 10, Concession 4 (North Norwich); East of Spring Street,  
North of Main Street West, Village of Norwich, D-7(H) (Key Map 41)**

20.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-7(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following *uses*, until such time as the holding symbol (H) is removed.

20.3.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-7(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

20.3.7.2.1 LOT AREA

Minimum	As <i>existing</i> on the date of passage of this by-law or, as approved by consent.
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20.3.7.2.2 LOT FRONTAGE

Minimum	As <i>existing</i> on the date of passage of this by-law or, as approved by consent.
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20.3.7.2.3 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

Development for any *use* in Section 20.2, or any other new *use*, shall only be permitted at such time as the County of Oxford and the Township of Norwich have completed the comprehensive review of a draft plan of subdivision; the *County* and *Township* are satisfied that adequate sanitary and water services will be available to service the development; that financial arrangements satisfactory to the County and Township have been made by the developer relative to costs associated with the servicing requirements for the proposed development; and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.

20.3.7.2.4 That all other provisions of the D Zone in Section 20 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*.

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**20.3.8 LOCATION: Part Lots 148, 149 & 150, Plan 253 and Part 1, Plan 41R-1583,  
Village of Norwich, D-8 (Key Map 45)**

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20.3.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following:

*a single-detached dwelling* existing on March 22, 2011.

20.3.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

20.3.8.2.1 LOT AREA

Minimum

*Existing* on the date of passing of By-Law Number 03-2011-Z or created by a *boundary adjustment*

20.3.8.2.2 LOT FRONTAGE

Minimum

*Existing* on the date of passing of By-Law Number 03-2011-Z or created by a *boundary adjustment*

20.3.8.2.3 That all of the provisions of the D Zone in Section 20.2 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*

**20.3.9 LOCATION: Washington Street, Part of Registered Plan 745, Lot 249,  
Village of Norwich, D-9 (Key Map 45)**

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20.3.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-9 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 20.1 to this Zoning By-Law;  
*a single detached dwelling*.

20.3.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

Dec. 30/17

## 20.3.9.2.1 NUMBER OF SINGLE DETACHED DWELLINGS

Maximum 2

## 20.3.9.2.2 LOCATION OF SINGLE DETACHED DWELLING

20.3.9.2.2.1 Notwithstanding any other provision contained in this Zoning By-Law, a *single detached dwelling*, constructed prior to June 6, 2017, shall be located according to the following provisions:

- i) a *single detached dwelling* shall be located between 7.5 m (24.6 ft) and **30.4 m** (100 ft) of the easterly *lot line*;
- ii) a *single detached dwelling* shall be located between 3 m (9.8 ft) and **36.5 m** (120 ft) of the southerly-most *lot line*.

20.3.9.2.2.2 Notwithstanding any other provision contained in this Zoning By-Law, a *single detached dwelling*, constructed after June 6, 2017, shall be located according to the following provisions:

- i) a *single detached dwelling* shall be located between 56 m (183.7 ft) and **100 m** (328.1 ft) of the easterly *lot line*;
- ii) a *single detached dwelling* shall be located between 3 m (9.8 ft) and **36.5 m** (120 ft) of the southerly-most *lot line*.

20.3.9.2.3 For the purpose of this subsection, that *lot line* forming the *rear lot lines* of those lots abutting the subject lands and fronting on Washington Street shall be deemed to be the easterly *lot line*.

20.3.9.3 That all of the provisions of the D Zone in Section 20.2 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 7-2017-Z)

(Replaced by By-Law 8-2017-Z)

20.3.10 LOCATION: Part Lot 14, Concession 2 (North Norwich), D-10 (Key Map 32)

20.3.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-10 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

June/17

all *uses* permitted in Section 20.1 of this Zoning By-Law.

20.3.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-10 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

20.3.10.2.1 LOT AREA

Minimum as existing on the date of passage of this by-law, or as approved by consent

20.3.10.2.2 LOT FRONTAGE

Minimum as existing on the date of passage of this by-law, or as approved by consent

20.3.10.3 That all of the provisions of the D Zone in Section 20.2 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 9-2014-Z)

(Amended by By-Law 10-2016-Z)

20.3.11 **LOCATION: Part Lot 119, Plan 388, Village of Otterville, D-11 (Key Map 58)**

20.3.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-11 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 20.1 of this Zoning By-Law.

20.3.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-11 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

20.3.11.2.1 LOT AREA

The minimum *lot area* shall be the *lot area* existing as of December 9, 2014 or created as the result of a *boundary adjustment*.

20.3.11.2.2 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage* existing as of December 9, 2014 or created as the result of a *boundary adjustment*.

Dec. 30/17

20.3.11.2.3 YARDS AND SETBACKS OF EXISTING FARM BUILDINGS

The minimum *yards* and *setbacks* shall be the *yards* and *setbacks* existing as of December 9, 2014 or created as the result of a *boundary adjustment*.

20.3.11.3 That all the provisions of the D Zone in Section 20.2 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 23-2014-Z)