

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:

TABLE 21.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada;
• an 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> .

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(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*.

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	
Number of Dwellings Per Lot: Maximum	1 <i>dwelling</i>	1 <i>dwelling</i>	Not Applicable
Lot Area: Minimum, where sanitary sewers are not available	2,800 m² (30,140 ft ²)	300 m² (3,229 ft ²)	3,700 m² (39,828 ft ²)
Lot Area: Minimum, where served by both sanitary sewers and public water supply	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	no provision	2,000m² (21,528.5 ft ²)
Lot Frontage: Minimum, where sanitary sewers are not available	30 m (98.4 ft)		40 m (131.2 ft)
Lot Frontage: Minimum Where served by both sanitary sewers and public water supply	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>		30 m (98.4 ft)
Lot Depth: Minimum Where sanitary sewers are not available	No provision		50 m (303.5 ft)
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	10 m (32.8 ft)		
Rear Yard: Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 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	
Interior Side Yard: Minimum Width	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 is 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).		5 m (16.4 ft)
Setback: Minimum Distance from the Centreline of a County Road	23 m (75.5 ft)		
Landscaped Open Space: Minimum	No provision	30% of <i>lot area</i>	
Gross Floor Area: Minimum	93 m² (1,001 ft ²)	70 m² (753.5 ft ²)	No provision
Height of Building: Maximum	11 m (36.1 ft)	15 m (49.2 ft), or in accordance with the provisions of Section 5.32.	
Parking, Accessory Uses, Etc.	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.

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(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.

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.

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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:

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.

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

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.

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.

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.

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(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)**

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)
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