

7.1 USES PERMITTED

No *person* shall within any A2 Zone *use any lot or erect, alter or use any building or structure* for any purpose except one or more of the A2 *uses* presented in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.4 and Section 7.2.4;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.6;
• a <i>farm</i> ;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.11;
• 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;
• an <i>on-farm composting facility</i> ;
• an <i>on-farm diversified use</i> , in accordance with the provisions of Section 5.20;
• a <i>private airfield</i> ;
• a <i>public use</i> , in accordance with Section 5.23;
• a <i>regulated farm</i> ;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling accessory to a farm or a regulated farm</i> ;
• a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33.

(Amended by By-Law 02-2016-Z)

February/16

7.2 ZONE PROVISIONS

No person shall within any A2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area, Minimum	20 ha (49.4 ac)		
Lot Frontage, Minimum	100 m (328.1 ft)		
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II</i> (MDS II).	5 m (16.4 ft)	15 m (49.2 ft)
Rear Yard, Minimum Depth Interior Side Yard, Minimum Width	Greater of 25 m (82.0 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback, Minimum Distance from the Centreline of a County Road	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front yard</i> or <i>exterior side yard setback</i> determined through the application of the MDS II .	21 m (68.9 ft)	31 m (85.3 ft)
Setback, Minimum Distance from the property boundary of Highway 401 & 403	14 m (45.9 ft), except for a <i>single detached dwelling</i> which shall be a minimum of 7.5 m (24.6 ft)		
Minimum Manure Storage Capacity	In accordance with minimum storage requirements for manure storage facilities set out in the Nutrient Management Act, 2002.		
Height of Building, Maximum	15 m (49.2 ft), except for a <i>single detached dwelling</i> which shall have a maximum height of 11 m (36 ft).		
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		
Special Provisions for Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 5.13.		

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

7.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARN AND STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 7.2, agricultural *buildings* and *structures* hereafter *erected, altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II* (MDS II) in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 12-2008-Z)

7.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 7.2, manure storage *structures erected, or altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II* (MDS II) in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 12-2008-Z)

7.2.3 SUPPLEMENTARY REQUIREMENT FOR INTENSIVE REGULATED FARMS

For new or *existing regulated farms* or *farms* expanding to the size of a Regulated Farm, new *buildings* and/or *structures* and/or alterations to *existing buildings* and/or *structures*, used or *erected* for the purpose of housing livestock or for manure containment shall be *permitted* only when a nutrient management plan is prepared in accordance with the requirements set out in the Nutrient Management Act, 2002.

(Amended by By-Law 12-2008-Z)

7.2.4 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or *structure* or part thereof shall be used or *erected*, renovated or remodelled for use as an *animal kennel* nearer than **90 m** (295.3 ft) to any *lot line*.

7.2.5 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

<i>Single Detached Dwelling</i> , Maximum	1, except that up to a maximum of 2 <i>accessory single detached dwellings</i> may be located on a <i>farm</i> or a <i>regulated farm</i> subject to the approval of the Committee of Adjustment.
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(Amended by By-Law 12-2008-Z)

<i>Converted Dwelling</i> , Maximum	1, with a maximum of 2 <i>dwelling units</i> , in accordance with the provisions of Section 5.6.
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<i>Garden Suites</i> , Maximum	1, in accordance with the provisions of Section 5.11.
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7.2.6 GROSS FLOOR AREA FOR AN ACCESSORY SINGLE DETACHED DWELLING

Minimum	93 m² (1,001 ft ²)
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7.2.7 LOCATION OF NEW FARM RESIDENCES

New *farm dwellings*, including temporary *dwellings*, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I* (MDS I) or not further reduce an *existing* insufficient *setback*.

(Amended by By-Law 12-2008-Z)

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

June 30/14

7.2.8 REQUIREMENTS FOR ON-FARM COMPOSTING FACILITIES

The following additional provisions apply to *on-farm composting facilities*:

- 7.2.8.1 The facility will require a concrete floor with runoff containment, solid walls not less than **1.5 m** (4.9 ft) in height consisting of a closed wooden, metal, and/or concrete wall constructed of rot-proof materials and unpierced except for gates necessary for access, and a roof constructed with permanent all-weather materials;
- 7.2.8.2 In addition to the minimum *yard* and *setback* requirements contained in this by-law, *on-farm composting facilities erected or altered* shall meet the Minimum Distance Separation requirements as determined through the application of the *Minimum Distance Separation Formula II* (MDS II), or shall not further reduce an *existing* insufficient *setback*. For the purposes of calculation, an *on-farm composting facility* shall be considered a roofed or covered manure storage facility based on the capacity of the *existing* livestock or poultry housing on the *farm*;

(Amended by By-Law 12-2008-Z)

- 7.2.8.3 The facility shall require engineered drawings submitted at the time of application for building permit;
- 7.2.8.4 The sizing and design of the facility shall be in accordance with best management practices and standards for type of animal published from time to time by the Ontario Ministry of Agriculture, Food and Rural Affairs.

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

7.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A2-C)

Lots zoned A2-C may contain a *converted dwelling*, in accordance with the provisions of Section 5.6, and/or any *use permitted* in Section 7.1, in accordance with the provisions of Section 7.2.

7.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (A2-G)

Lots zoned A2-G may contain a *garden suite*, in accordance with the provisions of Section 5.11, and/or any *use permitted* in Section 7.1, in accordance with the provisions of Section 7.2. Upon expiry of the temporary *use* by-law, the *garden suite* shall be removed unless a request for an extension of the *use* is submitted and approved by the Corporation pursuant to Section 39 of the Planning Act.

June 30/16

7.4.1 LOCATION: Part Lots 21 & 22, Concession 4 (East Oxford), A2-G1 (Key Map 9)

7.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-G1 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 7.1 of this Zoning By-Law;
a *garden suite*, in accordance with the provisions of 5.11.

7.4.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-G3 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.4.1.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.1.2.1.1 GROUND FLOOR AREA

Maximum **111.4 m² (1,200 ft²)**

7.4.1.2.1.2 TIME PERIOD

Maximum March 8, 2016 to
March 8, 2019

7.4.1.2.1.3 REMOVAL

Upon expiry of the time period, the *Garden Suite* shall be removed from the subject land unless a request is submitted for an extension of the temporary residential *use*, and approved pursuant to Section 39 of the Planning Act.

7.4.1.2.1.4 That all the provisions of the A2 Zone in Section 7.2 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 05-2010-Z)
(Amended by By-Law 7-2014-Z)
(Amended by By-Law 05-2016-Z)

March/16

7.4.2 LOCATION: Part Lot 4, Concession 10 (South Norwich), A2-G2, (Key Map 74)

7.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-G2 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 7.1 of this Zoning By-Law;
a garden suite, in accordance with the provisions of 5.11.

7.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-G4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.2.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.2.2.1.1 GROUND FLOOR AREA

Maximum **119 m²** (1,280 ft²)

7.4.2.2.1.2 TIME PERIOD

Maximum April 26, 2011 to April 26, 2016

7.4.2.2.1.3 REMOVAL

Upon expiry of the time period, the Garden Suite shall be removed from the subject land unless a request is submitted for an extension of the temporary residential use, and approved pursuant to Section 39 of the Planning Act.

7.4.2.2.1.4 That all the provisions of the A2 Zone in Section 7.2 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*.

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

7.4.3 LOCATION: Part Lot 13, Concession 5 (East Oxford), A2-G3 (Key Map 21)

7.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-G3 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 7.1 of this Zoning By-Law;
a *garden suite*, in accordance with the provisions of Section 5.11 of this Zoning By-Law.

7.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-G3 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.4.3.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.3.2.1.1 GROUND FLOOR AREA

Maximum **139 m²** (1,500 ft²)

7.4.3.2.1.2 TIME PERIOD

Maximum April 25, 2017 to April 25, 2020

7.4.3.2.1.3 REMOVAL

Upon expiry of the time period, the *Garden Suite* shall be removed from the subject land unless a request is submitted for an extension of the temporary residential *use*, and approved pursuant to Section 39 of the Planning Act.

7.4.3.2.1.4 That all the provisions of the A2 Zone in Section 7.2 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*.

(Amended by By-Law 7-2017-Z)

April/17

7.4.4 LOCATION: Part Lot 6, Concession 3 (East Oxford), A2-G4 (Key Map 15)

7.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-G4 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 7.1 of this Zoning By-Law;
a *garden suite*, in accordance with the provisions of 5.9 of this Zoning By-law.

7.4.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-G4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.4.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.4.2.1.1 TIME PERIOD

Maximum May 13, 2014 to May 13, 2024

7.4.4.2.1.2 REMOVAL

Upon expiry of the time period, the *Garden Suite* shall be removed from the subject land unless a request is submitted for an extension of the temporary residential use, and approved pursuant to Section 39 of the Planning Act.

7.4.4.3 That all the provisions of the A2 Zone in Section 7.2 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 8-2014-Z)

7.4.5 LOCATION: Part Lot 5, Concession 5 (North Norwich), A2-G5 (Key Map 54)

7.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-G5 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 7.1 of this Zoning By-Law;
a *garden suite*, in accordance with the provisions of 5.9 of this Zoning By-Law.

7.4.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-G5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

(Added by By-Law 11-2014-Z)

Dec 30/19

7.4.5.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.5.2.1.1 TIME PERIOD

Maximum May 27, 2014 to May 27, 2019

7.4.5.2.1.2 REMOVAL

Upon expiry of the time period, the *Garden Suite* shall be removed from the subject land unless a request is submitted for an extension of the temporary residential use, and approved pursuant to Section 39 of the Planning Act.

7.4.5.3 That all the provisions of the A2 Zone in Section 7.2 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 11-2014-Z)

7.4.6 LOCATION: Part Lot 2, Concession 1 (East Oxford), A2-G6 (Key Map 5)

7.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-G6 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 7.1 of this Zoning By-Law;
a *garden suite*, in accordance with the provisions of 5.9 of this Zoning By-Law.

7.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-G6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.6.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.6.2.1.1 TIME PERIOD

Maximum July 14, 2015 to July 14, 2025

7.4.6.2.1.2 REMOVAL

Upon expiry of the time period, the Garden Suite shall be removed from the subject land unless a request is submitted for an extension of the temporary residential *use* and approved pursuant to Section 39 of the Planning Act.

7.4.6.3 That all the provisions of the A2 Zone in Section 7.2 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.

Dec 30/19

(Added by By-Law 07-2015-Z)

7.4.7 LOCATION: Part Lot 2, Concession 3 (East Oxford), A2-G7 (Key Map 15)

7.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-G7 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 7.1 of this Zoning By-Law;
a garden suite, in accordance with the provisions of 5.11 of this Zoning By-law.

7.4.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-G7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.7.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.7.2.1.1 TIME PERIOD

Maximum August 13, 2019 to August 13, 2029

7.4.7.2.1.2 REMOVAL

Upon expiry of the time period, the Garden Suite shall be removed from the subject land unless a request is submitted for an extension of the temporary residential use, and approved pursuant to Section 39 of the Planning Act.

7.4.7.3 That all the provisions of the A2 Zone in Section 7.2 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 11-2019-Z)

7.4.33 LOCATION: West Part Lot 11, Concession 10 (South Norwich), A2-33 (Key Map 73)

(THIS LOCATION IS MIS-NUMBERED. IT SHOULD BE SECTION 7.6.33)

7.4.33.1 Notwithstanding any provisions of this Zoning By-Law, no person shall within any A2-33 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 7.1 of this Zoning By-Law;

7.4.33.2 Notwithstanding any provisions of this Zoning By-Law, no person shall within any A2-33 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

(Added by By-Law 01-2020-Z)

March/20

7.4.33.2.1 SPECIAL PROVISIONS FOR A TEMPORARY DWELLING

Notwithstanding any other provision of this Zoning By-law to the contrary, **2 accessory single detached dwellings** shall be *permitted* on those lands zoned A2-33 from **February 4, 2020 to February 4, 2023**, after which time only 1 *accessory single detached dwelling* shall be permitted.

7.4.33.3 That all the provisions of the A2 Zone in Section 7.2 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 01-2020-Z)

7.5 SPECIAL PROVISIONS FOR SITES OF POTENTIAL ENVIRONMENTAL CONTAMINATION

7.5.1 In accordance with Section 5.27 and notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall, within any A2(H) Zone *use* any lot, or *erect alter* or *use* any *building* or *structure* for any purpose until such time as the (H) holding symbol is removed.

7.6.1 LOCATION: Part Lots 20 & 21, Concession 6 (East Oxford), A2-1 (Key Map 17)

7.6.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-1 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;
a custom machine shop.

7.6.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-1 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.1.2.1 OPEN STORAGE

No outside storage of goods or materials shall be permitted.

7.6.1.2.2 NUMBER OF EMPLOYEES

Farm operator and resident on-farm family members plus one additional full-time employee.

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

March/20

7.6.1.2.3 SIZE OF BUILDING FOR CUSTOM MACHINE SHOP

Maximum **225 m²** (2,421.9 ft²)

7.6.1.2.4 That all the provisions of the A2 Zone in Section 7.2 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.

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

7.6.2 **LOCATION: Part Lot 11, Concession 7 (South Norwich), A2-2 (Key Map 58)**

7.6.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-2 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* for any purpose except the following:

a radio, television or telephone tower and ancillary office, service, storage and operating *uses*.

7.6.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-2 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.2.2.1 LOT FRONTAGE

No *lot frontage* required

7.6.2.2.2 LOT AREA

Minimum **1.4 ha** (3.46 ac)

7.6.2.2.3 That all the provisions of the A2 Zone in Section 7.2 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.

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

7.6.3 **LOCATION: Part Lot 7, Concession 7 (South Norwich), A2-3 (Key Map 63)**

7.6.3.1 Notwithstanding any provisions of this Zoning By-Law this to the contrary, no *person* shall within any A2-3 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law, except a *regulated farm*; a *single detached dwelling accessory* to a *farm*.

Sept 30/20

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

7.6.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-3 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.3.2.1 LOT AREA

Minimum **8.0 ha** (19.8 ac)

7.6.3.2.2 LOT FRONTAGE

Minimum **12.1 m** (39.7 ft)

7.6.3.2.3 That all the provisions of the A2 Zone in Section 7.2 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*.

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

7.6.4 **LOCATION: Lot 4, Concession 7 (East Oxford), A2-4 (Key Map 25)**

7.6.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;
a home occupation;
 a sawmill.

7.6.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-4 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.4.2.1 SPECIAL PROVISIONS FOR A HOME OCCUPATION

7.6.4.2.1.1 *A home occupation permitted* within an *accessory building* shall be limited to a woodworking shop.

7.6.4.2.1.2 The maximum *gross floor area* of a *home occupation* in an *accessory building* shall not exceed **84 m²** (904.2 ft²)

7.6.4.2.1.3 Outdoor storage of goods and materials shall be prohibited.

7.6.4.2.2 SPECIAL PROVISIONS FOR A SAWMILL

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

Sept 30/20

- 7.6.4.2.2.1 All operations of a sawmill, including any *buildings* or *structures accessory* thereto, shall be located a minimum of **300 m** (984.3 ft) from Substation Road and a minimum of **120 m** (393.7 ft) from Vandecar Line.
- 7.6.4.2.2.2 The outdoor storage of timber awaiting milling and/or finished lumber may be *permitted* in accordance with the minimum *setback* requirements for a sawmill as set out in subsection 7.6.4.2.1.
- 7.6.4.2.2.3 That all of the provisions of the A2 Zone in Section 7.2 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*.

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

7.6.5 **LOCATION: Lot 9, Concession 2 (East Oxford), A2-5 (Key Map 1)**

- 7.6.5.1 Notwithstanding any provisions of this Zoning By-Law this to the contrary, no *person* shall within any A2-5 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law, except a *regulated farm*.

- 7.6.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-5 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.5.2.1 LOT AREA

Minimum **1.1 ha** (2.7 ac)

7.6.5.2.2 NUMBER OF NUTRIENT UNITS

Maximum 15

- 7.6.5.2.3 That all the provisions of the A2 Zone in Section 7.2 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*.

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

Sept 30/20

7.6.6 LOCATION: Lot 16, Concession 3 (East Oxford), A2-6 (Key Map 9)

7.6.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-6 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-6 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.6.2.1 SPECIAL PROVISION FOR AN ACCESSORY SINGLE DETACHED DWELLING

Prior to the issuance by the Township of a *building* permit for an *accessory single detached dwelling*, permanent farm *buildings* used to house livestock or store *farm* produce, or a greenhouse, with a total combined minimum floor area of **4,181 m²** (45,000 ft²) shall be *erected* and completed on the subject property.

7.6.6.2.2 That all of the provisions of the A2 Zone in Section 7.2 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*.

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

7.6.7 LOCATION: Lots 19 & 20, Concession 6 (East Oxford), A2-7 (Key Map 17)

7.6.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-7 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-7 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.7.2.1 SPECIAL PROVISION FOR AN ACCESSORY SINGLE DETACHED DWELLING

Prior to the issuance by the Township of a building permit for an *accessory single detached dwelling*, a permanent *farm building* used to house livestock with a minimum floor area of **222.96 m²** (2400 ft²) shall be constructed and completed on the subject property.

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

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7.6.7.2.2 That all of the provisions of the A2 Zone in Section 7.2 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.

7.6.8 **LOCATION: Part Lot 7, Concession 11 (South Norwich), A2-8 (Key Map 83)**

7.6.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-8 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 7.2 to this Zoning By-Law, except a *regulated farm*.

7.6.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-8 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.8.2.1 LOT AREA

Minimum **4.9 ha** (12.1 ac)

7.6.8.2.2 SPECIAL PROVISION FOR ACCESSORY SINGLE DETACHED DWELLING

Prior to the issuance by the Township of a building permit for an *accessory single detached dwelling*, permanent farm *buildings* used in conjunction with a cash crop operation, with a total combined minimum ground floor area of **371.6 m²** (4000 ft²), shall be *erected* and completed on the subject property.

7.6.8.2.3 That all the provisions of the 'A2' Zone in Section 7.2 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.

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

7.6.9 **LOCATION: Part Lot 11, Concession 2 (North Norwich), A2-9 (Key Map 33)**

7.6.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-9 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 7.1 of this Zoning By-Law.

7.6.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-9 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

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(Amended by By-Law 7-2020-Z)

7.6.9.2.1 LOT AREA

Minimum **10.5 ha** (25.9 ac)

7.6.9.2.2 NUTRIENT UNITS

Maximum 45

7.6.9.2.2 That all the provisions of the A2 Zone in Section 7.2 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.

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

7.6.10 LOCATION: Part Lot 17, Concession 1 (North Norwich), A2-10 (Key Map 28)

7.6.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-10 zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* for any purpose except for the following:

7.6.10.1.1 RESIDENTIAL USES

None

7.6.10.1.2 NON-RESIDENTIAL USES

all *uses permitted* in Section 7.2;

a tire service business devoted exclusively to farm equipment, including farm tractors, but not including commercial motor vehicles.

a business office *accessory* to a *permitted use*.

7.6.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-10 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.10.2.1 NON-RESIDENTIAL USES

7.6.10.2.1.1 LOT FRONTAGE

Minimum none

7.6.10.2.1.2 LOT AREA

Minimum **1.52 ha** (3.75 ac)

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

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7.6.10.2.1.2 OPEN STORAGE

Maximum area **0.55 ha** (1.36 ac)

7.6.10.2.1.3 OPEN STORAGE SETBACKS

Minimum (adjacent to a *lot line*) **15m** (49.2 ft)

Minimum (adjacent to a Zone line) **5m** (16.4 ft)

7.6.10.2.1.4 LANDSCAPED OPEN SPACE AREAS ADJACENT TO OPEN STORAGE AREAS

The minimum *setback* areas shall be landscaped in accordance with the provisions of Section 5.21 – PLANTING STRIPS, as required.

7.6.10.3 That all the provisions of the A2 Zone in Section 7.2 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*.

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

7.6.11 **LOCATION: Part Lot 14, Concession 6 (North Norwich), A2-11 (Key Map 53)**

7.6.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-11 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 7.1;

a electrical contractor's shop;

a *garden suite*, in accordance with the provisions of Section 5.11

7.6.11.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-11 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.11.2.1 OPEN STORAGE

No outside storage of goods or materials shall be permitted.

7.6.11.2.2 NUMBER OF EMPLOYEES

Farm operator and resident on-farm family members plus four (4) additional full-time employees.

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

7.6.11.2.3 SIZE OF BUILDING FOR ELECTRICAL CONTRACTOR'S SHOP

Maximum **116.1 m²** (1250 ft²)

7.6.11.2.4 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.6.11.2.4.1 GROUND FLOOR AREA

Maximum **156 m²** (1,680 ft²)

7.6.11.2.4.2 TIME PERIOD

Maximum September 13, 2011 to September 13, 2016

7.6.11.2.4.3 REMOVAL

Upon expiry of the time period, the *garden suite* shall be removed from the subject land unless a request is submitted for an extension of the temporary residential use, and approved pursuant to Section 39 of the Planning Act.

7.6.11.2.4.4 That all the provisions of the A2 Zone in Section 7.2 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.

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

7.6.12 **LOCATION: Part Lot 22, Concession 11 (South Norwich), A2-12 (Key Map 76)**

7.6.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-12 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 7.2.

7.6.12.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-12 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.12.2.1 ALL OTHER BUILDINGS AND STRUCTURES

7.6.12.2.1.1 INTERIOR SIDE YARD

Minimum **2.4 m** (8.0 ft)

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

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- 7.6.12.2.2 That all the provisions of the A2 Zone in Section 7.2 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.

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

7.6.13 **LOCATION: Part Lot 21, Concession 6 (North Norwich), A2-13 (Key Map 52)**

- 7.6.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-13 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 7.1 of this Zoning By-Law.

- 7.6.13.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.13.2.1 SPECIAL PROVISIONS FOR A HOME OCCUPATION

- 7.6.13.2.1.1 A *home occupation permitted* within an *accessory building* shall include a *retail store* which offers for sale items directly related to the day to day needs of the old order Amish community.

- 7.6.13.2.1.2 The maximum *gross floor area* of a *home occupation* in an *accessory building* shall not exceed **96.6 m²** (1,040 ft²).

- 7.6.13.2.1.3 The maximum *gross floor area* of the display area within the *home occupation* in an *accessory building* shall not exceed **72.4 m²** (780 ft²).

- 7.6.13.3 That all of the provisions of the A2 Zone in Section 7.2 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

7.6.14 **LOCATION: Part Lot 21, Concession 1 (North Norwich), A2-14 (Key Map28)**

- 7.6.14.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-14 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 7.1 of this Zoning By-Law.

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

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7.6.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.18.2.1 LOT AREA

Minimum **17.9 ha** (44.2 ac)

7.6.18.3 That all of the provisions of the A2 Zone in Section 7.2 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*.

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

7.6.15 **LOCATION: Part Lot 1, Concession 5 (North Norwich), A2-15, (Key Map 55)**

7.6.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-15 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 7.1 of this Zoning By-Law;

7.6.15.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-15 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.15.2.1 LOT AREA

Minimum **19 ha** (46.95 ac)

7.6.15.3 That all the provisions of the A2 Zone in Section 7.2 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*.

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

7.6.16 **LOCATION: PART LOT 13 & 14, CONCESSION 9 (SOUTH NORWICH) A2-16 (KEY MAP 73)**

7.6.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-16 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 7.1 of this Zoning By-Law;
open storage of landscaping materials *accessory* to the principal agricultural *use* on the lot;

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

7.6.16.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-16 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.16.2.1 SPECIAL PROVISIONS FOR SINGLE DETACHED DWELLING

Maximum number of
Single-detached dwellings 2

7.6.16.2.2 SPECIAL PROVISIONS FOR OPEN STORAGE OF LANDSCAPING MATERIALS

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

7.6.16.2.2.1 OPEN STORAGE

The *open storage* of landscaping materials shall comply with the *yard* and *setback* requirements of Section 7.2 of this Zoning By-Law.

7.6.16.2.2.2 OPEN STORAGE AREA

Maximum Area 929 m² (10,000 ft²)

For the purpose of defining the limits of the storage area, such open storage area shall be enclosed within a wooden, rigid plastic and or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground. Such fencing shall be constructed of new materials.

7.6.16.3 That all the provisions of the A2 Zone in Section 7.2 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*.

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

7.6.17 **LOCATION: Part Lots 11 and 12, Concession 3 (North Norwich), A2-17, (Key Map 38)**

7.6.17.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-17 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 7.1 of this Zoning By-Law.

7.6.17.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

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

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7.6.17.2.1 LOT FRONTAGE

Minimum nil

7.6.17.3 That all the provisions of the A2 Zone in Section 7.2 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.

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

7.6.18 **LOCATION: Part Lot 5, Concession 1 (East Oxford), A2-18 (Key Map 5)**

7.6.18.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-18 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 7.1;
a facility for the cleaning, sorting, packaging and sale of produce grown on the *farm unit*.

7.6.18.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.18.2.1 NUMBER OF ACCESSORY DWELLINGS PER LOT

Notwithstanding any other provision of this Zoning By-Law, the maximum number of dwelling units for the purpose of farm help, *permitted* on those lands zoned A2-18, shall be 2.

7.6.18.3 That all the provisions of the A2 Zone in Section 7.2 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.

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

7.6.19 **LOCATION: Part Lot 18, Concession 11 (South Norwich), A2-19, (Key Map 80)**

7.6.19.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-19 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 7.1 of this Zoning By-Law.

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

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7.6.19.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone *use* any lot, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.19.2.1 INTERIOR SIDE YARD

Minimum Width to a residentially zoned property	3 m (9.8 ft)
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7.6.19.3 That all the provisions of the A2 Zone in Section 7.2 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*.

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

**7.6.20 LOCATION: Part Lot 15, Concession 2 (North Norwich), Township of Norwich,
A2-20 (Key Map 28)**

7.6.20.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-20 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 7.1 to this Zoning By-Law.

7.6.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-20 Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.6.20.2.1 LOT AREA

Minimum	16 ha (39.5 ac)
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7.6.20.2.2 LOT FRONTAGE

Minimum	45 m (148 ft)
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7.6.20.2.3 EASTERLY INTERIOR SIDE YARD WIDTH

Notwithstanding any other provisions of this Zoning By-Law, the minimum interior side yard width for all *buildings* and *structures*, including accessory *buildings* and *structures*, shall be **12.2 m** (40 ft) from the easterly interior lot line, for a distance of **90 m** (295.3 ft) south from Church Street West.

(Added by By-Law 2-2014-Z)

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

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- 7.6.20.2.4 That all of the provisions of the A2 Zone in Section 7.2 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 2-2014-Z)

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

7.6.21 LOCATION: Part Lots 17 & 18, Concession 5 (East Oxford), A2-21 (Key Map 17)

- 7.6.21.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-21 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 7.1 of this Zoning By-Law.

- 7.6.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-21 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.21.2.1 SPECIAL PROVISION FOR AN ACCESSORY SINGLE DETACHED DWELLING

Maximum number of accessory single detached dwellings	2
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7.6.21.2.1.1 TIME PERIOD

Notwithstanding any other provision of this Zoning By-Law to the contrary, 2 accessory single-detached dwellings shall be *permitted* on those lands zoned A2-21 from April 8, 2014 to April 8, 2017, after which only 1 accessory single-detached dwelling shall be permitted.

- 7.6.21.3 That all of the provisions of the A2 Zone in Section 7.2 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 4-2014-Z)

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

7.6.22 LOCATION: Part Lot 10, Concession 5 (East Oxford), A2-22 (Key Map 21)

- 7.6.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

(Added by By-Law 6-2014-Z)

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

all *uses permitted* in Section 7.1 of this Zoning By-Law;

7.6.22.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.22.2.1 SPECIAL PROVISIONS FOR AN ACCESSORY SINGLE DETACHED DWELLING

Maximum number of accessory single detached dwellings	2
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7.6.22.2.1.1 LOCATION OF SECOND ACCESSORY SINGLE DETACHED DWELLING

Notwithstanding any other provision of this Zoning By-Law to the contrary, a second accessory single detached dwelling shall be located no further than **60 m** (200 ft) west of the driveway access existing as of April 8, 2014, and no further than **315 m** (1,033.5 ft) from the front lot line.

7.6.22.2.2 SPECIAL PROVISIONS FOR A TEMPORARY DWELLING

Notwithstanding any other provision of this Zoning By-Law to the contrary, 1 temporary dwelling for the purpose of farm help, shall be *permitted* on those lands zoned A2-22.

7.6.22.2.2.2 TIME PERIOD

Maximum	April 8, 2014 to April 8, 2017
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7.6.22.3 That all of the provisions of the A2 Zone in Section 7.2 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)

7.6.23 **LOCATION: Part Lot 15, Concession 4 (North Norwich), A2-23 (Key Map 37)**

7.6.23.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-23 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 7.1 of this Zoning By-Law;
a shop for the repair and sales of farm equipment.

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(Added by By-Law 13-2014-Z)

7.6.23.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-23 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.23.2.1 SPECIAL PROVISION FOR A FARM EQUIPMENT REPAIR AND SALES SHOP

7.6.23.2.1.1 LOT AREA

Minimum **0.8 ha** (2 ac)

7.6.23.2.1.2 LOT FRONTAGE

Minimum **20 m** (65.6 ft)

7.6.23.2.1.3 NUMBER OF EMPLOYEES

Farm owner plus three (3) additional employees.

7.6.23.2.1.4 MINIMUM DISTANCE SEPARATION REQUIREMENTS FROM LIVESTOCK BARN AND MANURE STORAGE

Notwithstanding any provision of this Zoning By-Law to the contrary, the Minimum Separation Distance between any *building or structure* on an 'A2-23' zoned property and any *building or structure* used for the housing of livestock or manure storage shall be **240 m** (787 ft).

7.6.23.2.1.5 GROSS FLOOR AREA

Maximum **780 m²** (8,350 ft²)

7.6.23.3 That all the provisions of the A2 Zone in Section 7.2 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 13-2014-Z)

7.6.24 LOCATION: Part Lot 3, Concession 5 (North Norwich), A2-24 (Key Map 54)

7.6.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-24 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 7.1 of this Zoning By-Law;
a farm excavating business.

(Added by By-Law 22-2014-Z)

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7.6.24.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-24 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.24.2.1 GROSS FLOOR AREA OF FARM EXCAVATING BUSINESS

Maximum **578 m²** (6,225 ft²)

7.6.24.2.2 EMPLOYEES

The farm owner and other *persons* residing on the *farm* and up to one (1) additional employee.

7.6.24.2.3 MINIMUM DISTANCE SEPARATION REQUIREMENTS FROM LIVESTOCK BARNS AND MANURE STORAGE

Notwithstanding any provision of this Zoning By-Law to the contrary, the Minimum Separation Distance between any *building or structure* used for the purpose of a farm excavating business and any *building or structure* used for the housing of livestock or manure storage shall be **180 m** (590.6 ft).

7.6.24.2.4 Notwithstanding Section 2.3 of this Zoning By-Law, those lands zoned 'A2-24' shall not be considered a separate *lot* for the purpose of determining zone provisions.

7.6.24.3 That all the provisions of the A2 Zone in Section 7.2 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 22-2014-Z)

7.6.25 LOCATION: Part Lots 10 & 11, Concession 2 (North Norwich), A2-25 (Key Map 33)

7.6.25.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A2-25 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 7.1 of this By-law.

7.6.25.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-25 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

7.6.25.2.1 LOT AREA

Minimum **8.5 ha** (21 ac)

Sept 30/20 (Added by By-Law 03-2016-Z)

- 7.6.25.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 03-2016-Z)

7.6.26 LOCATION: Part Lot 2, Concession 2 (East Oxford), A2-26 (Key Map 5)

- 7.6.26.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 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 7.1 of this Zoning By-Law;

- 7.6.26.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.26.2.1 SPECIAL PROVISION FOR AN ACCESSORY SINGLE DETACHED DWELLING

Maximum number of accessory single detached dwellings	2
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- 7.6.26.3 That all of the provisions of the A2 Zone in Section 7.2 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 2-2017-Z)

7.6.26 LOCATION: Part of Lot 4, Concession 2 (North Norwich) A2-26 (Key Map 35)

- 7.6.26.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;

- 7.6.26.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-26 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.26.2.1 LOT AREA

Minimum	6.76 ha (16.7 ac)
Sept 30/20	(Added by By-Law 17-2017-Z)

- 7.6.26.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 17-2017-Z)

7.6.27 **LOCATION: Part of Lot 16, Concession 6 (North Norwich), Part 1, Plan 41R-6912, Township of Norwich, A2-27 (Key Map 52)**

- 7.6.27.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-27 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

- 7.6.27.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-27 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.27.2.1 LOTS WITH MORE THAN ONE ZONE

On lands so designated ‘A2-27’ & ‘AB-20’, the provisions of Section 2.3 of this Zoning By-law shall not apply.

- 7.6.27.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 4-2018-Z)

7.6.28 **LOCATION: Part Lot 7, Concession 2 (North Norwich), A2-28 (Key Map 35)**

- 7.6.28.1 Notwithstanding any provisions of this Zoning By-law, no *person* shall within any A2-28 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 7.1 of this By-law.

- 7.6.28.2 Notwithstanding any provision of this Zoning By-law, no person shall within any A2-28 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

(Added by By-Law 6-2018-Z)

Sept 30/20

7.6.28.2.1 LOT AREA

Minimum	10.3 ha (25.5 ac)
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7.6.28.2.2 NUMBER OF NUTRIENT UNITS

Maximum	5
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7.6.28.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 6-2018-Z)

7.6.29 LOCATION: Part Lot 19, Concession 8 (East Oxford), A2-29 (Key Map 23)

7.6.29.1 Notwithstanding any provisions of this Zoning By-law, no *person* shall within any A2-29 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 7.1 of this By-law;
a welding contractor's shop, *accessory to a permitted use on the lot.*

7.6.29.2 Notwithstanding any provision of this Zoning By-law, no person shall within any A2-29 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

7.6.29.2.1 EMPLOYEES

A maximum of two *persons*, other than those residing on the *lot*, may be employed by the welding contractor's shop.

7.6.29.2.2 SIZE OF BUILDING FOR WELDING CONTRACTOR'S SHOP

Maximum	1,266 m² (13,627.1 ft²)
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7.6.29.2.3 OPEN STORAGE

No *open storage* of goods or materials is permitted.

7.6.29.3 That all the provisions of the A2 Zone in Section 7.2 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.

(Added by By-Law 9-2018-Z)

Sept 30/20

7.6.30 LOCATION: Part of Lot 66, Plan 396 (North Norwich), A2-30 (Key Map 55)

7.6.30.1 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any A2-30 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.30.2 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any A2-30 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.30.2.1 SPECIAL PROVISION FOR DEVELOPMENT

Prior to the issuance by the Township of a building permit for a *structure*, an amendment to this Zoning By-law will be required to establish a *structure* on an undersized parcel. The said amendment will be accompanied by a suitable farm viability plan to demonstrate the legitimacy and viability of the proposed farm use, in accordance with the Goals and Objectives of the County of Oxford Official Plan.

7.6.30.3 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 11-2018-Z)

7.6.31 LOCATION: Part Lot 26, Concession 10 (South Norwich), A2-31 (Key Map 66)

7.6.31.1 Notwithstanding any provisions of this Zoning By-law, no *person* shall within any A2-31 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 7.1 of this By-law.

7.6.31.2 Notwithstanding any provision of this Zoning By-law, no person shall within any A2-31 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

7.6.31.2.1 LOT AREA

Minimum	14.5 ha (35.8 ac)
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7.6.31.3 That all the provisions of the A2 Zone in Section 7.2 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*.

March/19

(Added by By-Law 03-2019-Z)

7.6.32 LOCATION: Part Lot 8, Concession 1 (North Norwich), A2-32 (Key Map 33 & 34)

7.6.32.1 Notwithstanding any provisions of this Zoning By-law, no *person* shall within any A2-32 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 7.1 of this By-law.

7.6.32.2 Notwithstanding any provision of this Zoning By-law, no person shall within any A2-32 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

7.6.32.2.1 LOT AREA

Minimum	14.7 ha (36 ac)
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7.6.32.3 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 16-2019-Z)

7.6.33 **LOCATION: West Part Lot 11, Concession 10 (South Norwich), A2-33 (Key Map 73)**
[\(THIS LOCATION WAS APPROVED AS SECTION 7.4.33. PLEASE GO TO SECTION 7.4\)](#)

7.6.35 LOCATION: Part Lot 6, Concession 2 (East Oxford), A2-35 (Key Map 5)

7.6.35.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A2-35 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 7.1 of this By-law.

7.6.35.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

7.6.35.2.1 LOT AREA

Minimum	6.3 ha (15.6 ac)
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7.6.35.2.2 LOT FRONTAGE

Minimum	60 m (196.8 ft)
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January/21

(Added by By-Law 01-2021-Z)

- 7.6.35.3 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 01-2021-Z)

7.6.36 **LOCATION: Part Lot 5, Concession 12 (South Norwich), A2-36(H) (Key Map 83)**

- 7.6.36.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A2-36(H) 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 7.1 of this By-law.

- 7.6.36.2 Notwithstanding any provision of this Zoning By-law, no person shall within any A2-36(H) Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

7.6.36.2.1 LOT AREA

Minimum **8.6 ha** (21.2 ac)

7.6.36.2.2 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

Development of one *single detached dwelling* shall be *permitted* at such time as the Township of Norwich is satisfied that the *use* of the lands for a *tree farm* has been successfully established and operational for a minimum two year period, from the date of passing of this By-law.

- 7.6.36.3 That all the provisions of the A2 Zone in Section 7.2 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*.

(Added by By-Law 13-2020-Z)