

**The Corporation of the
Township of Norwich**

By-Law Number 04-2026-Z

A By-law to amend Zoning By-law Number 07-2003-Z, as amended.

Where as the Municipal Council of the Corporation of the Township of Norwich deems it advisable to amend By-law Number 07-2003-Z, as amended.

Therefore the Municipal Council of the Corporation of the Township of Norwich, enacts as follows:

1. That Section 4.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding the following new definitions in alphabetical order in the index and to the corresponding list of existing definitions:

“Detached Additional Residential Unit”, means an *additional residential unit* located within or attached to a detached *accessory building* that is located on the same *lot* as a *principal dwelling*.

“Distance From”, means the smallest dimension between two *buildings* or *structures* measured on a two-dimensional plan from the outside face of exterior walls of the foundations.

“Ground Floor Area”, means the aggregate of the maximum horizontal extent of all areas of a *building* measured between the exterior faces of the exterior walls, including retractable walls and roofed projections (e.g. covered *porches*, *decks*, balconies and *carports*). For greater clarity, *ground floor area* shall encompass the total footprint of a *building* that exists above or below grade (e.g. walk-out *basements*) and shall exclude uncovered *decks* and balconies, canopies, and overhanging eaves, which are two metres or more in *height* above *finished grade*.

2. That Section 4.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting the following the definitions of “Dwelling Unit Area”, “Lot Coverage”, and “Principal Dwelling” and replacing them with the following definitions:

“Dwelling Unit Area”, means the aggregate of the horizontal areas contained within the inside walls of a *dwelling unit*, excluding: any areas used for the storage or parking of *motor vehicles*; a porch or veranda; unfinished *attic*, *cellar* or *basement*; common areas that are accessible by more than one *dwelling unit*

(e.g. stairways, elevators, accessibility ramps, laundry); and areas occupied by mechanical equipment.

"Lot Coverage", means that percentage of the *lot area* covered by the maximum horizontal extent of all *buildings* and *structures* on the *lot*, excluding the area covered by uncovered *decks* and balconies, canopies and overhanging eaves, which are two meters or more in *height* above *finished grade*.

For greater clarity, *ground floor area* is used for determining *lot coverage*. The calculation of *lot coverage* for *accessory structures* includes the *ground floor area* of any detached *accessory structures* and any *detached additional residential units*. The *lot coverage* for all *accessory structures*, except those exempted under Section 5.1.1.3.1, shall be included in the calculation of the maximum *lot coverage* for the principal use of the *lot*.

"Principal Dwelling", means the *single detached dwelling*, *semi-detached dwelling*, or *street fronting townhouse dwelling* that has been altered to contain *additional residential unit(s)* and/or is located on the same *lot* as a *detached additional residential unit*. The *principal dwelling* must be a permitted use and habitable at the time of establishment of the *additional residential unit(s)*.

The creation of *additional residential unit(s)* does not change the *principal dwelling* into any other type of *dwelling* as defined in this By-law.

- That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Table 5.1.1.3 and replacing it with the following new Table 5.1.1.3:

Table 5.1.1.3 - Accessory Use Provisions

Provision	RE and RR Zones	R1, R2, R3 Zones	A1, A2 Zones	All Other Zones
Permitted Location	Any <i>yard</i> other than a <i>front yard</i> or <i>exterior side yard</i>		In accordance with the <i>yard</i> and <i>setback</i> provisions of the zone in which such <i>building</i> or <i>structure</i> is located.	
Minimum Distance from Main Buildings	1.0 m (3.3 ft)		1.0 m (3.3 ft)	
Maximum Height	5.5 m (18.0 ft)	5.5 m (18 ft)	5.5 m (18 ft)	4.5 m (14.8 ft)
Side Yard Setback	1.5 m (4.9 ft)	1.2 m (3.9 ft)	1.5 m (4.9 ft)	

Provision	RE and RR Zones	R1, R2, R3 Zones	A1, A2 Zones	All Other Zones
Rear Yard Setback	1.5 m (4.9 ft)	1.2 m (3.9 ft)	1.5 m (4.9 ft)	
Lot Coverage, Maximum for all accessory buildings and structures	10% of lot area, or 170 m ² (1830 ft ²) of ground floor area, whichever is the lesser	10% of lot area, or 100 m ² (1076.4 ft ²) of ground floor area, whichever is the lesser	10% of lot area, or 100 m ² (1076.4 ft ²) of ground floor area, whichever is the lesser	
Gross Floor Area, Maximum for all accessory buildings and structures	170 m ² (1830 ft ²) of gross floor area	100 m ² (1076.4 ft ²) of gross floor area	100 m ² (1076.4 ft ²) of gross floor area	
Tile Bed Setback	5.0 m (16.4 ft)		5.0 m (16.4 ft)	
Septic Tank Setback	1.5 m (4.9 ft)		1.5 m (4.9 ft)	

4. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding Subsection 5.1.1.3.1.b):
- b) an accessory building not exceeding 15 m² (161.5 ft²) in gross floor area shall be setback a minimum of 0.6 m (2 ft) from an interior side lot line or rear lot line.
5. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Subsection 5.6.2 and replacing it with the following new subsection 5.6.2:

5.6.2. Additional Residential Units

5.6.2.1. Where Permitted

Where listed as a permitted use in an applicable Zone, *additional residential units* are permitted subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

Detached additional residential units located outside of a settlement 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) or not further reduce an existing insufficient MDS I setback.

5.6.2.2. Where Not Permitted

Additional residential units shall not be permitted:

- i) on any *lot* containing a *boarding or lodging house*, a *group home*, a *garden suite*, a *converted dwelling*, a *duplex dwelling*, a *mobile home*, or a *bed and breakfast establishment*. An *additional residential unit* within the *principal dwelling* may be permitted on the same *lot* as an *existing garden suite* where the *lot* meets the provisions of Section 5.6.2 and an application under the Planning Act has been approved;
- ii) on any *lot* located within a settlement defined in Section 2.7.2.1, unless the *principal dwelling* is connected to the *municipal water system* and/or *municipal sewage system* and adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County* in writing;
- iii) on any portion of a *lot* containing *natural hazards*, unless formal clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event;
- iv) on any *lot* serviced by a *private communal water system* and/or *private communal sewage system*; and,
- v) notwithstanding the provisions of Section 5.9 and 5.19, on any *lot* in a residential, mixed use or commercial zone, as defined by Section 3.1.1, serviced by an *individual on-site sewage system* where the *lot area* doesn't meet the minimum *lot area* provisions of this Section or the Zone in which the *lot* is located whichever is the greater.

5.6.2.3. Provisions For All Additional Residential Units

All *additional residential units* shall comply with the provisions of Table 5.6.2.3.

Table 5.6.2.3 – Provisions For All Additional Residential Units

Provision	Column 1 - R1, R2, R3, and CC Zones, in the Village of Norwich	Column 2- R1, R2, V, RE and RR Zones, in a settlement area (as defined in Section 2.7.2.1) and not served by a municipal sewage system	Column 3 - RE and RR Zones outside of a settlement area (as defined in Section 2.7.2.1)	Column 4 - A1 and A2 Zones outside of a settlement area (as defined in Section 2.7.2.1)
Number of Additional Residential Units per lot, Maximum	1	1	2	2
Lot Coverage, Maximum for all buildings and structures	45%, provided there are no non-residential uses on the lot	In accordance with the Maximum Lot Coverage provisions for the Zone in which the lot is located.		
Cumulative Dwelling Unit Area for all Additional Residential Units, Maximum	50% of the dwelling unit area of the principal dwelling, or 100 m ² (1076 ft ²) of dwelling unit area, whichever is the lesser	50% of the dwelling unit area of the principal dwelling, or 140 m ² (1507 ft ²) of dwelling unit area, whichever is the lesser		
Dwelling Unit Area for an Additional Residential Unit in a Basement or Cellar	Notwithstanding the maximum dwelling unit area provision, the entire basement or cellar of the principal dwelling may be used for the purposes of an additional residential unit, provided there are no other additional residential units or garden suites on the lot			
Driveway Access	All additional residential dwelling units shall have direct access to the same driveway as the principal dwelling.			
Location of Entrances	All dwelling units within the principal dwelling shall be accessed through a common entrance from an internal corridor or vestibule, except that separate entrance(s) may be located in the rear yard or interior side yard.		No Provision	
Location of Exterior Stairways	There shall be no exterior stairways except a required emergency exit which shall be located only in the rear yard or interior side yard.		No Provision	

Provision	Column 1 - R1, R2, R3, and CC Zones, in the Village of Norwich	Column 2- R1, R2, V, RE and RR Zones, in a settlement area (as defined in Section 2.7.2.1) and not served by a <i>municipal sewage system</i>	Column 3 - RE and RR Zones outside of a settlement area (as defined in Section 2.7.2.1)	Column 4 - A1 and A2 Zones outside of a settlement area (as defined in Section 2.7.2.1)
Unobstructed Pathway to Entrance of Unit(s), Minimum	1.2 m (3.9 ft) wide unobstructed pathway from the <i>front lot line</i> to the entrance. Unobstructed means no obstruction or encroachments to a height of up to 2.3 m (7.5 ft).		No Provision	
Parking Spaces, Minimum	1 space per <i>additional residential unit</i> is required. Such spaces may be <i>tandem parking spaces</i> , provided no <i>tandem parking space</i> for an <i>additional residential unit</i> is located within a <i>private garage</i> .			
Landscaped Open Space in Rear Yard, Minimum	75 m ² (807 ft ²) for 1 <i>additional residential unit</i> and 100 m ² (1076 ft ²) for 2 <i>additional residential units</i> and such <i>landscaped open space</i> shall be accessible to all <i>dwelling units</i> or exclusive access is apportioned to each <i>dwelling unit</i> .		No Provision	

5.6.2.4. Provisions for Detached Additional Residential Units

A *detached additional residential unit* shall comply with the provisions of Table 5.6.2.3 and Table 5.6.2.4, where a conflict exists, the provisions of Table 5.6.2.4 will prevail.

Table 5.6.2.4 – Provisions For Detached Additional Residential Units

Provision	Column 1 - R1, R2, R3, and CC Zones, in the Village of Norwich	Column 2 - R1, R2, V, RE and RR Zones, in a settlement area (as defined in Section 2.7.2.1) and not served by a municipal sewage system	Column 3 - RR and RE Zones, outside of a settlement area (as defined in Section 2.7.2.1)	Column 4 - A1 and A2 Zones, outside of a settlement area (as defined in Section 2.7.2.1)
Number of Detached Additional Residential Units per Lot, Maximum	1	1 (subject to approval of a planning application)	1 (subject to approval of a planning application)	1 (subject to approval of a planning application)
Lot Area, Minimum	In accordance with the applicable zone provisions for the <i>principal dwelling</i>	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)
Permitted Location	<i>Rear yard or interior side yard of principal dwelling</i>			Any yard, except a <i>required yard</i>
Maximum Size	In accordance with Table 5.1.1.3 Regulations for <i>Accessory Uses – Lot Coverage</i> ¹ and Table 5.6.2.3 Provisions for All <i>Additional Residential Units – Maximum Cumulative Dwelling Unit Area</i> for all <i>Additional Residential Units</i> , whichever is the most restrictive.			
Required Yards and Setbacks	In accordance with Table 5.1.1.3 Regulations for <i>Accessory Uses</i> .			
Building Height, Maximum	4.5 m (14.8 ft), and shall not exceed the <i>height</i> of the <i>principal dwelling</i>	4.5 m (14.8 ft), and shall not exceed the <i>height</i> of the <i>principal dwelling</i>	5.5 m (18 ft)	5.5 m (18 ft)
Distance from the Principal Dwelling, Minimum	In accordance with Table 5.1.1.3 Regulations for <i>Accessory Uses</i> .			

Provision	Column 1 - R1, R2, R3, and CC Zones, in the Village of Norwich	Column 2 - R1, R2, V, RE and RR Zones, in a settlement area (as defined in Section 2.7.2.1) and not served by a municipal sewage system	Column 3 - RR and RE Zones, outside of a settlement area (as defined in Section 2.7.2.1)	Column 4 - A1 and A2 Zones, outside of a settlement area (as defined in Section 2.7.2.1)
Distance from the Principal Dwelling, Maximum	No provision	No provision	30 m (98.4 ft)	30 m (98.4 ft)
Setback from Public Street, Maximum	40 m (147.6 ft)	40 m (147.6 ft)	No provision	No provision
Privacy Fence, Minimum	A solid privacy fence with a minimum height of 1.8 m around the perimeter of the <i>rear yard</i>	A solid privacy fence with a minimum height of 1.8 m along a <i>lot line</i> where the <i>detached additional residential unit</i> is located within 7.5 m (24.6 ft) of that <i>lot line</i>	No provision	No provision
Window Openings above Ground Floor	Not permitted in a wall facing an <i>interior side yard</i> or <i>rear yard</i>	Not permitted in a wall facing an <i>interior side yard</i> or <i>rear yard</i>	No provision	No provision
Decks, Balconies and Rooftop Patios	Not permitted	Not permitted	No provision	No provision

¹ The *lot coverage* for all *buildings* and *structures* shall be in accordance with the maximum *lot coverage* provisions for the Zone in which the *lot* is located.

6. That Section 5.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by adding section 5.6.2.5:

5.6.2.5 Agricultural Zoned Lots In Settlements

5.6.2.5.1 In addition to the permitted *uses* of Tables 6.1 and 7.1, a *detached additional residential unit* may be located on an *existing lot* in the A1 or A2 zone within a settlement, as defined in Section 2.7.2.1, that is served by both a *municipal*

water system and municipal sewage system and all additional residential units on the lot shall be subject to the provisions of Column 1, Table 5.6.2.3 and Column 1, Table 5.6.2.4.

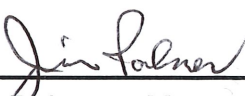
7. That Section 5.11.5 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting “a minimum *gross floor area* of 55 m² (502 ft²) and” and deleting all references to “*gross floor area*” and replacing them with “*dwelling unit area*”.
8. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding the following new subsection 5.11.6:

5.11.6 Where Not Permitted

- i) A garden suite shall not be permitted on any lot containing a detached additional residential unit.*
9. That Section 5.19.4 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting “size or volume” and replacing it with “*gross floor area, or ground floor area*”.
10. That Sections 17.0 and 18.0 to By-Law 07-2003-Z, as amended, are hereby further amended by deleting all instances of the words “sanitary sewers” and replacing them with “a *municipal sewage system*” throughout Tables 17.2 and 18.2
11. That Section 22.0 to By-Law 07-2003-Z, as amended, are hereby further amended by deleting all instances of the words “public water supply” and replacing them with “a *municipal water system* is” throughout Table 22.2
12. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

Read a first and second time this 24th day of February, 2026.

Read a third time and finally passed this 24th day of February, 2026.



Jim Palmer – Mayor



Kimberley Armstrong – Clerk