

THE CORPORATION OF THE
TOWNSHIP OF NORWICH
BY-LAW NUMBER 12-2024-Z

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

WHEREAS 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 index at the beginning thereof:

INDEX OF DEFINITIONS

<u>A</u>	Golf Course	Private Airfield
Abattoir	Grade, Finished	Private Garage, see 'Garage, Private'
Accessory	Gross Floor Area	Private Airfield
Additional Residential Unit	Group Home	Processing Plant for Agricultural Products and/or By-Products
Alter	Guest Room	Provincial Highway
Amenity Area	<u>H</u>	Public Garage, see 'Garage, Public'
Animal Kennel	Height	Public Library
Assembly hall	Home Occupation	Pump Island
Asphalt or Concrete Batching Plant	Hospital, Private	
Attic	Hospital, Public	
Automobile Service Station	Hotel or Motel	<u>R</u>
<u>B</u>	<u>I</u>	Recreational Facility or Club for Indoor Sports
Basement	Individual On-site Sewage System	Recreational Trail
Bed and Breakfast Establishment	Individual On-site Water System	Recreational Vehicle
Boarding or Lodging House, see 'Dwelling'	Infrastructure	Rendering Plant
Boundary Adjustment		Retail Store
Building	<u>L</u>	Required Yard, see 'Yard, Required'
Building Inspector/Chief Building Official	Landfill Site	
Business or Professional Office	Landscaped Open Space	<u>S</u>
<u>C</u>	Lane	Salvage Yard
Cargo Container	Livestock Assembly and Sales Yard	Sand or Gravel Pit
Carport	Long Term Care Facility	Sanitary Sewer
Cellar	Lot	School
Communications Structure	Corner Lot	Public School
Communications Establishment	Interior Lot	Private School
Conservation Project	Through Lot	Commercial School
Consultant in Agriculture	Lot Area	Seasonal Trailer Park or Campground
Contractor's Shop or Yard	Lot Coverage	Semi-Detached Dwelling, see 'Dwelling'
Converted Dwelling, see 'Dwelling'	Lot Depth	Service Shop
Corporation	Lot Frontage	
	Lot Line	
	Front Lot Line	

Council
County
County Road

Rear Lot Line
Side Lot Line
Exterior Side Lot Line

Setback
Soil Processing Operation
Stone Quarry
Storey
Street

D

Daycare Centre
Dead Stock Removal Operation
Deck
Department Store
Driveway
Dwelling
 Apartment Dwelling
 Boarding or Lodging House
 Converted Dwelling
 Duplex Dwelling
 Multiple Unit Dwelling
 Principal Dwelling
 Semi-Detached Dwelling
 Single Detached Dwelling
 Street Fronting Townhouse
 Dwelling
Dwelling Unit
Dwelling Unit Area

M

Medical Centre
Minimum Distance Separation
 Formulae (MDS I and MDS II)
Mobile Home
Motel, see 'Hotel or Motel'
Motor Home
Motor Vehicle
 Motor Vehicle, Commercial
Municipal Drain
Municipal Sewage System
Municipal Water System
Municipal Yard

 Street, Improved
Street Line
Structure
Studio

I

Third Party Review
Township Road
Trailer
Truck Transportation Terminal

U

Use

V

Veterinary Clinic

W

Warehouse
Watercourse
Water Supply
Wayside Sand or Gravel Pit or
 Stone Quarry
Wholesale Outlet

E

Eating Establishment
Elevation, Average
Erect
Established Building Line
Existing

N

Natural Hazards
Non-Conforming
Non-Complying
Nursery
Nutrient Management Plan

Y

Yard
 Front Yard
 Front Yard Depth
 Rear Yard
 Rear Yard Depth
 Side Yard
 Side Yard Width
 Exterior Side Yard
 Interior Side Yard
Yard, Required

F

Facility for Solid or Liquid Wastes
Farm
 Farm, Regulated
Farm Auction Barn
Farm Implement Dealer
Farm Unit
Finished Grade, see 'Grade,
 Finished'
Fraternal Lodge or Institutional Hall
Frontage, see 'Lot Frontage'
Front Yard, see 'Yard, Front'
Fuel Storage Tank

O

On-Farm Composting Facility
On-Farm Diversified Use
One Hundred Year Erosion Limits
Open Storage
Outdoor Commercial Recreational
 Facility

P

Park
 Park, Passive Use
 Park, Private
 Park, Public
Parking Aisle
Parking Area
Parking Lot
Parking Space
 Parking Space, Tandem
Permitted

Z

Zoning Officer/By-law Enforcement
 Officer

G

Garage, Private
Garage, Public
Garden Suite

Person
Personal Service Establishment
Place of Entertainment
Place of Worship
Private Communal Sewage System
Private Communal Water System

2. That Section 4.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Sections 4.12, 4.22, 4.26, 4.36, 4.37, 4.49, 4.51, 4.52, 4.83, 4.99, 4.101, and 4.122.
3. That Section 4.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting all section numbers for definitions.
4. That Section 4.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by adding the following definitions in alphabetical order:

“ADDITIONAL RESIDENTIAL UNIT”, means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein.

“DWELLING”, means a *building* occupied or capable of being occupied as the home or residence of one or more *persons*, but shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein. A *dwelling* may include a *mobile home* for the purposes of an *accessory dwelling* to a *farm* in the A1 or A2 Zones.

“APARTMENT DWELLING”, means a *dwelling* of two or more *storeys* containing three or more *dwelling units* sharing a common hall or halls and a common entrance at street level or above the first floor.

“BOARDING OR LODGING HOUSE”, means a *dwelling*, containing not more than four *guest rooms* used or maintained for accommodation of the public, in which the owner or head lessee supplies, for hire or gain, lodgings with or without meals for three or more *persons* but does not include any other establishment otherwise defined or classified herein.

“CONVERTED DWELLING”, means a *single detached dwelling* which has been altered or converted to contain no more than four *dwelling units*, unless otherwise specified in this By-law.

“DUPLEX DWELLING”, means the whole of a *dwelling* that is divided horizontally into two separate *dwelling units* each of which has an independent entrance either directly from the outside or through a common vestibule.

“MULTIPLE UNIT DWELLING”, means a *dwelling* consisting of three or more *dwelling units*, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of *dwelling units* have direct access to grade or a roof terrace. A *multiple unit dwelling* includes a triplex, a fourplex, a sixplex and a townhouse, but shall not include an *additional residential unit*, a *converted dwelling*, a *street fronting townhouse* or an *apartment dwelling*.

“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 an *additional*

residential unit in an accessory building. The principal dwelling must be a permitted use and habitable at the time of establishment of the additional residential unit(s).

“SEMI-DETACHED DWELLING”, means one of a pair of two attached *dwelling units*, divided in whole or in part by a common interior vertical wall with a minimum area above grade of 10 m² (107.6 ft²), each of which has an independent entrance either directly from the outside or through a common vestibule.

“SINGLE DETACHED DWELLING”, means a *building* that was designed and built to contain only one *dwelling unit*. This term excludes a *mobile home*.

“STREET FRONTING TOWNHOUSE DWELLING”, means a *dwelling* consisting of three or more *dwelling units* that are aligned horizontally and divided vertically in whole or in part by common walls, with a minimum area above grade of 10 m² (107.6 ft²), and each of which has an independent entrance directly from the outside and fronts onto a public *street*.

“DWELLING UNIT”, means a suite of two or more rooms, designed or intended to be used for human habitation and to accommodate a single household, in which sanitary conveniences and cooking facilities are provided and which has a private entrance either from the outside of the *building* or through a common hallway or vestibule.

“INDIVIDUAL ON-SITE SEWAGE SYSTEM”, means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“INDIVIDUAL ON-SITE WATER SYSTEM”, means individual water supply systems that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“MUNICIPAL SEWAGE SYSTEM”, means a sewage works with the meaning of Section 1 the Ontario Water Resources Act that is owned or operated by the *County*, including centralized and decentralized systems.

“MUNICIPAL WATER SYSTEM”, means a drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that is owned or operated by the *County*, including centralized and decentralized systems.

“NATURAL HAZARDS”, means property or lands that could be unsafe for development due to naturally occurring processes and includes riverine flooding hazards, riverine erosion hazards, and wetlands regulated under the Conservation Authorities Act and associated regulations.

“PARKING AREA”, means an area provided for the parking of *motor vehicles* and may include *parking aisles*, *parking spaces* and ingress and egress lanes, but shall not include any part of a public *street*. *Parking area* may include a *private garage*, unless otherwise specified in this Zoning By-law.

“PARKING SPACE”, means an area having an adequate means of ingress and egress to and from a public *street*, *lane* or *parking aisle* for the temporary parking or storage of *motor vehicles*, and may include a *private garage*, unless otherwise specified in this Zoning By-law.

“PARKING SPACE, TANDEM”, means two *parking spaces*, one behind the other, which are accessed by the same *parking aisle*.

“PRIVATE COMMUNAL SEWAGE SYSTEM”, means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that serves six or more *lots* or private residences and is not owned by a municipality.

“PRIVATE COMMUNAL WATER SYSTEM”, means a non-municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002 that serves six or more *lots* or private residences.

5. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Subsection 5.6 and replacing it with the following new subsection 5.6:

5.6 CONVERTED DWELLINGS AND ADDITIONAL RESIDENTIAL UNITS

5.6.1 CONVERTED DWELLINGS

5.6.1.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, a *converted dwelling* containing up to four *dwelling units* is permitted subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located.

5.6.1.2 WHERE NOT PERMITTED

Converted dwellings shall not be permitted:

- i) on any *lot* containing an *additional residential unit* or a *garden suite*;
- ii) on any *lot* located in within a settlement defined in Section 2.7.2.1, unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *converted dwelling* has been determined and/or confirmed by the *County*; or,
- iii) on any *lot* containing *natural hazards*, unless 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.

5.6.1.3 ALTERATIONS TO DWELLING

Alterations to an *existing single detached dwelling* shall meet the following requirements:

- i) entrances on the front of the building shall be limited to one, which may be shared by *dwelling units* via an internal vestibule or corridor;
- ii) additional exterior entrance(s) shall only be located in the *rear yard* or *interior side yard*;
- iii) there shall be no exterior stairways or balconies except one open fire escape which shall be located only in the *rear yard* or *interior side yard*; and,

- iv) the lot has a minimum of **100 m²** (1076 ft²) of *landscaped open space* located in the *rear yard* that is accessible to all *dwelling units* and/or exclusive access is apportioned to each *dwelling unit*.

5.6.2 ADDITIONAL RESIDENTIAL UNITS

5.6.2.1 WHERE PERMITTED

Where listed as a permitted use in the 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.

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*;
- ii) on any *lot* located in within a settlement defined in Section 2.7.2.1, unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County*;
- iii) on any *lot* containing *natural hazards*, unless 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;
- v) on any *lot* serviced by a *private communal water system* and/or *private communal sewage system*; and,
- vi) notwithstanding the provisions of Section 5.9 and 5.19, on any *lot* that does not meet the Zoning By-law provisions for the Zone in which the *lot* is located.

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	R1, R2, R3, and CC Zones, in the Village of Norwich	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	RE and RR Zones outside of a settlement area (as defined in Section 2.7.2.1)	A1 and A2 Zones outside of a settlement area (as defined in Section 2.7.2.1)
Number of <i>Additional Residential Units</i> per lot, Maximum	1	1	2	2
<i>Cumulative Gross Floor Area</i> for all <i>Additional Residential Units</i> , Maximum	50% of the <i>gross floor area</i> of the <i>principal dwelling</i> , or 100 m ² (1076 ft ²) of <i>gross floor area</i> , whichever is the lesser		50% of the <i>gross floor area</i> of the <i>principal dwelling</i> , or 140 m ² (1507 ft ²) of <i>gross floor area</i> , whichever is the lesser	
<i>Gross Floor Area</i> for an <i>Additional Residential Unit</i> in a Basement or Cellar	Notwithstanding the maximum gross floor area provision, the entire <i>basement</i> or <i>cellar</i> of the <i>principal dwelling</i> may be used for the purposes of an <i>additional residential unit</i> , provided there are no other <i>additional residential units</i> or <i>garden suites</i> on the lot			
Location of Entrances	All <i>dwelling units</i> shall be accessed through a common entrance from an internal corridor or vestibule, except that separate entrance(s) may be located in the <i>rear yard</i> or <i>interior side yard</i> .		No Provision	
Location of Exterior Stairways	There shall be no exterior stairways except a required emergency exit which shall be located only in the <i>rear yard</i> or <i>interior side yard</i> .		No Provision	
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 tandem parking space for an <i>additional residential unit</i> is located within a <i>private garage</i> .			
<i>Landscaped Open Space</i> 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</i>		No Provision	

TABLE 5.6.2.3 – PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS				
Provision	R1, R2, R3, and CC Zones, in the Village of Norwich	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>	RE and RR Zones outside of a settlement area (as defined in Section 2.7.2.1)	A1 and A2 Zones outside of a settlement area (as defined in Section 2.7.2.1)
	units or exclusive access is apportioned to each <i>dwelling unit</i> .			

5.6.2.4 PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS

An *additional residential unit* in a detached *accessory building* 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	R1, R2, R3, and CC Zones, in the Village of Norwich	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>	RR and RE Zones, outside of a settlement area (as defined in Section 2.7.2.1)	A1 and A2 Zones, outside of a settlement area (as defined in Section 2.7.2.1)
ARU Permitted in detached <i>accessory building</i>	Yes	Not Permitted (subject to Committee of Adjustment approval)	Not Permitted (subject to Committee of Adjustment approval)	Not Permitted (subject to Committee of Adjustment approval)
Lot Area, Minimum	800 m ² (8,611.1 ft ²)	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>			<i>Any yard, except a required yard</i>
Required Yards and Setbacks and Lot Coverage	In accordance with Table 5.1.1.3 Regulations for Accessory Uses and Table 5.6.2.3 Provisions for All Additional Residential Units – Maximum Gross Floor Area for all <i>Additional Residential Units</i> , whichever is the most restrictive			
Building Height, Maximum	4.5 m (14.8 ft), and shall not exceed the <i>height of the principal dwelling</i>	4.5 m (14.8 ft), and shall not exceed the <i>height of the principal dwelling</i>	5.5 m (18 ft)	5.5 m (18 ft)
Distance from the <i>Principal Dwelling</i> , Minimum	In accordance with Table 5.1.1.3 Regulations for Accessory Uses			

TABLE 5.6.2.4 – PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS				
Provision	R1, R2, R3, and CC Zones, in the Village of Norwich	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>	RR and RE Zones, outside of a settlement area (as defined in Section 2.7.2.1)	A1 and A2 Zones, outside of a settlement area (as defined in Section 2.7.2.1)
Distance from the <i>Principal Dwelling</i>, Maximum	No provision	No provision	30 m (98.4 ft)	30 m (98.4 ft)
Distance 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 detached dwelling unit 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

6. That Section 5.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 5.7 and replacing it with the following new subsection 5.7:

5.7 DWELLING UNITS BELOW GRADE

No *dwelling unit* shall be created in a *cellar* or *basement*, where the *building* or *structure* is located within a *natural hazard* or the *lot* does not meet Provincial access standards during a regulatory flood event.

7. That Section 5.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting subsections 5.11.1 and 5.11.2 and replacing it with the following new subsections 5.11.1 and 5.11.2:

5.11.1 ZONING AMENDMENT REQUIRED

Prior to placing a *garden suite* on a *lot*, an amendment to this Zoning By-Law under Section 39 of the Planning Act, as amended, will be required. The by-law will prescribe the period of time, up to twenty years, authorizing the temporary *use* of the *garden suite*.

5.11.2 GARDEN SUITE OCCUPANCY

The *garden suite* shall be occupied by:

- the retired parents or grandparents of a *lot* owner or the *lot* owner's spouse, or
- the retiring *lot* owner provided that the main *dwelling* is occupied by the child or grandchild of the retiring *lot* owner.

8. That Section 5.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 5.16.1 and replacing it with the following new subsection 5.16.1:

5.16.1 WHERE PERMITTED

A home occupation is permitted within a residential *dwelling unit* and/or an *accessory building* on the same *lot*, subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located. *A home occupation* is not permitted within an *additional residential unit*, *converted dwelling*, or *garden suite*.

9. That Section 5.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting subsections 5.16.7, 5.16.8 and 5.16.9 and replacing them with the following new subsections 5.16.7 and 5.16.8:

5.16.7 BED AND BREAKFAST ESTABLISHMENT

A bed and breakfast establishment shall be considered a *home occupation* located in a *single detached dwelling*. Notwithstanding the *gross floor area* limit for a *home occupation* in subsection 5.16.2, a *bed and breakfast establishment* shall be limited to three guest rooms. In a settlement defined in Section 2.7.2.1, a *bed and breakfast establishment* is not permitted on a *lot* containing *additional residential unit(s)*, a *converted dwelling*, or a *garden suite*.

5.16.8 HOME DAYCARE

A home daycare, located in a *single detached dwelling*, a *semi-detached dwelling*, or a *duplex dwelling* with accommodation for up to and including 5 children, shall be considered a *home occupation*. The *gross floor area* limit for a *home occupation* in subsection 5.16.2, shall not apply to a home daycare. In a settlement defined in Section 2.7.2.1, a home daycare is not permitted on a *lot* containing *additional residential unit(s)*, a *converted dwelling*, or a *garden suite*.

10. That Section 5.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting the existing Section 5.18 and replacing it with a new subsection 5.18 as follows:

5.18 MUNICIPAL SERVICES AND MUNICIPAL DRAINS

5.18.1 MUNICIPAL SERVICES

No land shall be used or built upon, and no *building or structure* shall be altered, erected, used or expanded for any purpose unless the land is serviced by municipal services, including, as applicable, *municipal water system*, *municipal sewage system*, drainage

systems and *improved streets*, which meet all applicable *County* and/or *Township* standards. *Adequacy of municipal water system* and *municipal sewage system* capacity shall be confirmed by the *County* prior to issuance of a Building Permit.

5.18.2 MUNICIPAL DRAINS

No *person* shall *erect, alter* or *use* any *building or structures* within:

- i) **30 m** (98.4 ft) from the top-of-bank of any open *municipal drain*; or
- ii) **5 m** (16.4 ft) of an enclosed *municipal drain*.

The Key Maps which are attached as Schedule “A” to this Zoning By-Law identify open watercourses, including municipal drains, and flood and fill areas as defined in Section 5.10. The location of these watercourses and flood and fill areas was based on mapping available through the Ontario Basic Mapping Program, which in turn was based on aerial photography from the 1980’s. In some situations, open municipal drains have been changed over to enclosed municipal drains and therefore an open watercourse no longer exists. When such situations occur, it shall not be necessary to amend this Zoning By-Law to reflect the change in classification of the watercourse (that is, from any “open” municipal drain to an “enclosed” municipal drain) and the provisions of the By-law shall be applied as appropriate. It is intended that the Key Maps will be revised to reflect such changes at such time that the Township undertakes either general and/or housekeeping amendments to this Zoning By-Law.

- 11. That Section 5.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting the provisions in Table 5.21.2.1 for “Residential Uses” and replacing them with the following new provisions for “Residential Uses”:

TABLE 5.21.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking Spaces Required
Residential Uses	- <i>single detached dwelling</i> - <i>duplex dwelling</i> - <i>semi-detached dwelling</i> - <i>mobile dwelling</i> - <i>street fronting townhouse dwelling</i>	- 2 per <i>dwelling unit</i>
	- <i>bed and breakfast</i> - <i>boarding or lodging house</i>	- 1 per <i>guest room</i>
	- <i>home occupation</i>	- 1 space
	- <i>garden suite</i>	- 1 per <i>garden suite</i>
	- <i>additional residential unit</i>	- 1 per <i>additional residential unit</i>
	- residential units in a portion of a non-residential <i>building</i> - <i>multiple unit dwelling</i> - <i>apartment dwelling</i> - <i>converted dwelling</i>	- 1.5 per <i>dwelling unit</i>

12. That Section 5.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by adding new subsection 5.21.2.4:

5.21.2.4 PARKING SPACES WITHIN A PRIVATE GARAGE

Where parking is provided at the *dwelling unit* in an individual *driveway*, *parking spaces* may be within a *private garage*, with the exception that *parking spaces* within a *private garage* shall not be used as *required parking spaces* for *additional residential units*, *converted dwellings* and *garden suites*.

13. That Section 6.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 6.1: Uses Permitted and replacing it with the following:

6.1 **USES PERMITTED**

No *person* shall within any A1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A1 *uses* in Table 6.1:

TABLE 6.1: USES PERMITTED
• an <i>additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.6;
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.4 and Section 6.2.3;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• 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 the provisions of Section 5.23;
• 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</i> ;
• a <i>single detached dwelling</i> on an <i>existing lot</i> zoned A1 on the date of passage of this Zoning By-law;

TABLE 6.1: USES PERMITTED
<ul style="list-style-type: none"> • a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33.

14. That Section 6.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsections 6.2.4 and 6.2.5.
15. That Section 6.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 6.2.6 and replacing it with the following new subsection 6.2.6:

6.2.6 LOCATION OF NEW OR ENLARGED ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New or enlarged *accessory dwellings, additional residential units, garden suites, and 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 *MDS I setback*.

16. That Section 6.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 6.3.
17. That Section 7.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 7.1: Uses Permitted and replacing it with the following:

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* in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.6;
• 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> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• 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;

TABLE 7.1: USES PERMITTED
• a <i>private airfield</i> ;
• a public use, in accordance with the provisions of 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</i> if <i>accessory</i> to a <i>farm</i> or <i>regulated farm</i> ;
• a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33.

18. That Section 7.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsections 7.2.5 and 7.2.6.

19. That Section 7.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 7.2.7 and replacing it with the following new subsection 7.2.7:

7.2.7 LOCATION OF NEW OR ENLARGED ACCESSORY DWELLINGS, ADDITIONAL RESIDENTIAL UNITS AND GARDEN SUITES

New or enlarged *accessory dwellings*, *additional residential units*, *garden suites*, and 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 *MDS I* setback.

20. That Section 7.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 7.3.

21. That Section 8.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting “a converted dwelling, in accordance with the provisions of Section 5.6” from Table 8.1.

22. That Section 8.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting the words “Where sanitary sewers and public water supply not available” in Table 8.2, under “Lot Area, Minimum” and replacing them with “Where a *municipal sewage system* is not available”.

23. That Section 8.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 8.3.

24. That Section 9.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 9.1: Uses Permitted and replacing it with the following:

9.1 USES PERMITTED

No *person* shall within any RR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the RR *uses* in Table 9.1:

TABLE 9.1: USES PERMITTED
• <i>an additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.6;
• <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• <i>a garden suite</i> , in accordance with the provisions of Section 5.11;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.16;
• a public use, in accordance with the provisions of Section 5.23;
• <i>a single detached dwelling</i> ;
• <i>a wayside sand or gravel pit or stone quarry</i> in accordance with the provisions of Section 5.33.

25. That Section 9.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 9.3.

26. That Section 10.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 10.1: Uses Permitted and replacing it with the following:

10.1 **USES PERMITTED**

No *person* shall within any RE Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the RE *uses* in Table 10.1:

TABLE 10.1: USES PERMITTED
• <i>an additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.6;
• <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• <i>a garden suite</i> , in accordance with the provisions of Section 5.11;
• <i>a home occupation</i> , in accordance with the provisions of Section 5.16;
• a public use, in accordance with the provisions of Section 5.23;
• <i>a single detached dwelling</i> ;
• <i>a wayside sand or gravel pit or stone quarry</i> , in accordance with the provisions of Section 5.33.

27. That Section 10.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 10.4.

28. That Section 11.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 11.1: Uses Permitted and replacing it with the following:

11.1 **USES PERMITTED**

No person shall within any R1 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R1 uses in Table 11.1:

TABLE 11.1: USES PERMITTED
<ul style="list-style-type: none"> • within the Serviced Village of Norwich, an <i>additional residential unit</i> within the <i>principal dwelling</i> or within a detached <i>accessory building</i> on the <i>lot</i>, in accordance with the provisions of Section 5.6;
<ul style="list-style-type: none"> • outside of the Serviced Village of Norwich, an <i>additional residential unit</i> within the <i>principal dwelling</i>, in accordance with the provisions of Section 5.6;
<ul style="list-style-type: none"> • an <i>existing converted dwelling</i>, containing up to two <i>dwelling units</i>;
<ul style="list-style-type: none"> • a <i>garden suite</i>, in accordance with the provisions of Section 5.11;
<ul style="list-style-type: none"> • a <i>group home</i>, in accordance with the provisions of Section 5.14;
<ul style="list-style-type: none"> • a <i>home occupation</i>, in accordance with the provisions of Section 5.16;
<ul style="list-style-type: none"> • a public use, in accordance with the provisions of Section 5.23;
<ul style="list-style-type: none"> • a <i>single detached dwelling</i>.

29. That Section 11.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting all instances of the words “where sanitary sewers are not available” in Table 11.2 and replacing them with “where a *municipal sewage system* is not available” and deleting all instances of the words “where served by both sanitary sewers and public water supply” in Table 11.2 and replacing them with “where served by both a *municipal sewage system* and *municipal water system*”.
30. That Section 11.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 11.3.
31. That Section 12.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 12.1: Uses Permitted and replacing it with the following:

12.1 **USES PERMITTED**

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R2 uses in Table 12.1:

TABLE 12.1: USES PERMITTED
<ul style="list-style-type: none"> • within the Serviced Village of Norwich, an <i>additional residential unit</i> within the <i>principal dwelling</i> or within a detached <i>accessory building</i> on the <i>lot</i>, in accordance with the provisions of Section 5.6;
<ul style="list-style-type: none"> • outside of the Serviced Village of Norwich, an <i>additional residential unit</i> within the <i>principal dwelling</i>, in accordance with the provisions of Section 5.6;
<ul style="list-style-type: none"> • an <i>existing converted dwelling</i>, containing up to two <i>dwelling units</i>;

TABLE 12.1: USES PERMITTED
• a duplex dwelling;
• a home occupation, in accordance with the provisions of Section 5.16;
• a public use, in accordance with the provisions of Section 5.23;
• a semi-detached dwelling;
• a single detached dwelling.

32. That Section 12.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by amending the preamble to Table 12.2 by replacing the words “sanitary sewers” with “a *municipal sewage system*” and replacing the words “public water supply” with “*municipal water system*” and deleting the term “converted dwelling” from the heading of the 4th column of Table 12.2.
33. That Section 13.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 13.1: Uses Permitted and replacing it with the following:

13.1 **USES PERMITTED**

No person shall within any R3 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R3 uses in Table 13.1:

TABLE 13.1: USES PERMITTED
• an additional residential unit within the principal dwelling or a detached accessory building on the lot, in accordance with the provisions of Section 5.6;
• an apartment dwelling;
• a boarding or lodging house;
• a converted dwelling, containing up to four dwelling units, in accordance with the provisions of Section 5.6;
• a home occupation, in accordance with the provisions of Section 5.16;
• a multiple unit dwelling;
• a public use, in accordance with the provisions of Section 5.23;
• a street fronting townhouse.

34. That Section 13.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by amending the preamble to Table 13.2 by replacing the words “sanitary sewers” with “a *municipal sewage system*” and replacing the words “public water supply” with “*municipal water system*”.
35. That Section 14.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 14.1: Uses Permitted and replacing it with the following:

14.1 **USES PERMITTED**

No *person* shall within any V Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the V uses in Table 14.1:

TABLE 14.1: USES PERMITTED
• an <i>additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.6;
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario, or the Government of Canada;
• an <i>automobile service station</i> ;
• a bakeshop;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a community centre;
• a <i>contractor's shop or yard</i> ;
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a financial institution;
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;
• a funeral home;
• a <i>group home</i> , in accordance with Section 5.14;
• a <i>home occupation</i> , in accordance with Section 5.16;
• a laundromat;
• a <i>medical centre</i> ;
• a motor vehicle sales establishment;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>place of worship</i> ;
• a <i>public library</i> ;
• a public use, in accordance with the provisions of Section 5.23;
• a <i>retail store</i> ;
• a retail outlet, a wholesale outlet or a business office <i>accessory</i> to a permitted use;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;

TABLE 14.1: USES PERMITTED
<ul style="list-style-type: none"> • a <i>studio</i>;
<ul style="list-style-type: none"> • a <i>veterinary clinic</i>, with no outside kennels or runs.

36. That Section 14.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting the preamble to Section 14.2 and replacing it with the following:

14.2 ZONE PROVISIONS

No *person* shall within any V Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions in Table 14.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*. No *person* shall use any *lot* or *erect*, *alter* or use any *building* or *structure* for the any of the *uses* in Table 14.1 unless the *lot* is served by partial services (a *municipal sewage system* or a *municipal water system*) or by private services (*individual on-site sewage system* and *individual on-site water system*).

37. That Section 14.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 14.3.
38. That Section 15.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 15.1: Uses Permitted and replacing it with the following:

15.1 USES PERMITTED

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

TABLE 15.1: USES PERMITTED
<ul style="list-style-type: none"> • an <i>additional residential unit</i>, within an <i>existing single detached dwelling</i> and/or in a <i>building accessory to an existing single detached dwelling</i>, in accordance with Section 5.6;
<ul style="list-style-type: none"> • an administrative office of the <i>Corporation</i>, the <i>County</i>, the Government of Ontario, or the Government of Canada;
<ul style="list-style-type: none"> • an <i>automobile service station</i>;
<ul style="list-style-type: none"> • a <i>bakeshop</i>;
<ul style="list-style-type: none"> • a <i>business or professional office</i>;
<ul style="list-style-type: none"> • a <i>commercial school</i>;
<ul style="list-style-type: none"> • a <i>community centre</i>;
<ul style="list-style-type: none"> • an <i>existing converted dwelling</i>, containing up to two <i>dwelling units</i>;

TABLE 15.1: USES PERMITTED
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such dwelling shall not be permitted;
• an <i>eating establishment</i> ;
• a financial institution;
• a <i>fraternal lodge or institutional hall</i> ;
• a funeral home;
• a <i>group home</i> , in accordance with the provisions of Section 5.14;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.16;
• a laundromat;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public library</i> ;
• a public <i>use</i> , in accordance with the provisions of Section 5.23;
• a <i>recreational facility or club for indoor sports</i> ;
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

39. That Section 15.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting the preamble to Section 15.2 and replacing it with the following before Table 15.2:

15.2 **ZONE PROVISIONS**

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

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

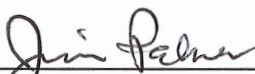
40. That Sections 16.0, 17.0, and 18.0 to By-law Number 07-2003-Z, as amended, are hereby further amended by deleting all instances of the words “where sanitary sewers are not available” and

replacing them with “where a *municipal sewage system* is not available” and deleting all instances of the words “where served by both sanitary sewers and public water supply” and replacing them with “where served by both a *municipal sewage system* and *municipal water system*” throughout Tables 16.2, 17.2, and 18.2.

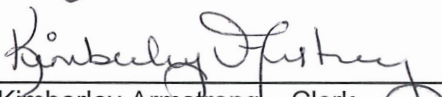
41. That Section 21.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting “a converted dwelling, in accordance with the provisions of Section 5.6” from Table 21.1.
42. That Section 21.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting all instances of the words “where sanitary sewers are not available” and replacing them with “where a *municipal sewage system* is not available” and deleting all instances of the words “where served by both sanitary sewers and public water supply” and replacing them with “where served by both a *municipal sewage system* and *municipal water system*” throughout Table 21.2.
43. That Section 21.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 21.3.
44. That Section 22.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting “a converted dwelling, in accordance with the provisions of Section 5.6” from Table 22.1.
45. That Section 22.0 to By-law Number 07-2003-Z, as amended, are hereby further amended by deleting all instances of the words “where sanitary sewers are not available” and replacing them with “where a *municipal sewage system* is not available” and deleting all instances of the words “where served by both sanitary sewers and public water supply” and replacing them with “where served by both a *municipal sewage system* and *municipal water system*” throughout Table 22.2.
46. That Section 22.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 22.3.
47. 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 13th day of August, 2024.

READ a third time and finally passed this 13th day of August, 2024.



Jim Palmer – Mayor



Kimberley Armstrong – Clerk