

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* presented in Table 11.1:

<b>TABLE 11.1: USES PERMITTED</b>	
•	a <i>converted dwelling</i> , in accordance with the provisions of Section 5.6;
•	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;
•	a <i>public use</i> in accordance with the provisions of Section 5.23;
•	a <i>single detached dwelling</i> .

11.2 ZONE PROVISIONS

No *person* shall within any R1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 11.2:

<b>TABLE 11.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>All Uses</b>
<b>Number of Single Detached Dwellings Per Lot</b> , Maximum	1
<b>Lot Area</b> , Minimum, where sanitary sewers are not available	<b>2,800 m<sup>2</sup></b> (30,140 ft <sup>2</sup> )
<b>Lot Area</b> , Minimum, where served by both sanitary sewers and public water supply	<b>450 m<sup>2</sup></b> (4,844 ft <sup>2</sup> ) or <b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> ) in the case of a <i>corner lot</i>
<b>Lot Frontage</b> , Minimum, where sanitary sewers are not available	<b>35 m</b> (114.8 ft)
<b>Lot Frontage</b> , Minimum, where served by both sanitary sewers and public water supply	<b>15 m</b> (49.2 ft) or <b>20 m</b> (65.6 ft) in the case of a <i>corner lot</i>
<b>Lot Depth</b> , Minimum, where sanitary sewers are not available.	<b>50 m</b> (164 ft)

<b>TABLE 11.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>All Uses</b>
<b>Lot Depth</b> , Minimum, where served by sanitary sewers and public water supply	<b>30 m</b> (98.4 ft)
<b>Front Yard</b> , Minimum Depth <b>Exterior Side Yard</b> , Minimum Width	<b>7.5 m</b> (24.6 ft)
<b>Rear Yard</b> , Minimum Depth	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard</b> , Minimum Width	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.5 m</b> (4.9 ft).
<b>Setback</b> , Minimum distance from the centreline of a County Road	<b>20.5 m</b> (67.3 ft)
<b>Lot Coverage</b> , Maximum	30% of the <i>lot area</i>
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>
<b>Gross Floor Area</b> , Minimum	<b>93 m<sup>2</sup></b> (1,001 ft <sup>2</sup> )
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.

### 11.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)

*Lots* zoned R1-C may contain a *converted dwelling*, in accordance with the provisions of Section 5.6, and/or any *use* permitted in Section 11.1, in accordance with the provisions of Section 11.2 of this Zoning By-Law.

### 11.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (R1-G)

*Lots* zoned R1-G may contain a *garden suite*, in accordance with the provisions of Section 5.11, and/or any *use* permitted in Section 11.1, in accordance with the provisions of Section 11.2 of this Zoning By-Law. 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 30/14

11.5 SPECIAL PROVISIONS11.5.1 LOCATION: Centre Street (Norwich Village), R1-1 (Key Map 41)

11.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a contractor's shop.*

11.5.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 11.5.1.2.1 LOT FRONTAGE

Minimum **22.8 m** (74.8 ft)

## 11.5.1.2.2 LOT DEPTH

Minimum **30 m** (98.4 ft)

## 11.5.1.2.3 LOT AREA

Minimum **696 m<sup>2</sup>** (7,491.6 ft<sup>2</sup>)

11.5.1.2.4 The *building existing* on the property at the date of passing of this Zoning By-Law shall not be expanded or enlarged in size.

11.5.1.2.5 Municipal water and sewer shall not be provided to the *contractor's shop*.

11.5.1.2.6 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

April/14

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

11.5.2 LOCATION: Lots 100 through 103 & Lot 112, Plan 745 (Norwich Village)  
R1-2 (Key Map 41)

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11.5.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling;*

*a home occupation;*

*a public use* in accordance with the provisions of subsection 5.21 hereof.

11.5.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.2.2.1 LOT FRONTAGE

Minimum **9 m** (29.5 ft)

11.5.2.2.2 INTERIOR SIDE YARD

Minimum width **17.8 m** (58.4 ft)

11.5.2.2.3 REAR YARD

Minimum depth **10 m** (32.8 ft)

11.5.2.2.4 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

April/14

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

**11.5.3 LOCATION: Cayley and Dufferin Streets (Norwich Village), R1-3 (Key Map 43)**

11.5.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling;*

*a home occupation;*

a public *use* in accordance with the provisions of subsection 5.23 hereof

11.5.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.3.2.1 LOT FRONTAGE

Minimum **17 m (55.8 ft)**

11.5.3.2.2 EXTERIOR SIDE YARD

Minimum width **4.5 m (14.8 ft)**

11.5.3.2.3 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**11.5.4 LOCATION: Part Lot 537, Plan 745 (Norwich Village), R1-4 (Key Map 46)**

11.5.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling;*

*a home occupation;*

a public *use* in accordance with the provisions of subsection 5.23 hereof.

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

11.5.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.4.2.1 LOT FRONTAGE

Minimum **18 m** (59.1 ft)

11.5.4.2.2 EXTERIOR SIDE YARD

Minimum **4.5 m** (14.8 ft)

11.5.4.2.3 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**11.5.5 LOCATION: Part Lot 537, Plan 745 (Norwich Village), R1-5 (Key Map 46)**

11.5.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*a single detached dwelling;*

*a home occupation;*

*a public use* in accordance with the provisions of subsection 5.23 hereof.

11.5.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-5 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.5.2.1 LOT FRONTAGE

Minimum **12 m** (39.4 ft)

11.5.5.2.2 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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

**11.5.6 LOCATION: Lot 736, Part Lots 739 - 740, R.P. 955 (Norwich Village), R1-6 (Key Map 47)**

11.5.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 to this Zoning By-Law.

11.5.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.6.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

11.5.6.2.1.1 The *accessory structure* used to house the *home occupation* shall not exceed **225 m<sup>2</sup>** (2421.9 ft<sup>2</sup>).

11.5.6.2.1.2 The *accessory structure* used to house the *home occupation* shall be *setback* a minimum of **3 m** (9.8 ft) from the *interior side yard* and rear *lot lines*.

11.5.6.2.1.3 No outside storage of goods or materials shall be permitted.

11.5.6.2.2 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

**11.5.7 LOCATION: Part Lots 2, 3 and 4, Plan 204 (Otterville), Mill Street, R1-7 (Key Map 61)**

11.5.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

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## 11.5.7.2.1 LOT FRONTAGE

Minimum **31 m** (101.7 ft)

## 11.5.7.2.2 LOT AREA

Minimum **2000 m<sup>2</sup>** (21,530 ft<sup>2</sup>)

11.5.7.2.3 That all of the provisions of the R1 Zone in Section 11.2 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.

**11.5.8 LOCATION: Part Lot 15, Concession 1 (North Norwich), Village of Burgessville  
R1-8 (Key Map 29)**

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11.5.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 11.5.8.2.1 LOT DEPTH

Minimum **34 m** (111.5 ft)

11.5.8.2.2 That all of the provisions of the R1 Zone in Section 11.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

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**11.5.9 LOCATION: Part Lots 163 and 164, Plan 388; Parts 1 and 5, Plan 41R-4662 and Part Lot 11, Concession 9 (South Norwich), Dover Street, Village of Otterville, R1-9 (Key Map 61)**

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11.5.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.9.2.1 LOT FRONTAGE

Minimum, where *sanitary sewers* are not available **24.0 m** (78.7 ft)

11.5.9.2.2 LOT AREA

Minimum, where *sanitary sewers* are not available **2,030 m<sup>2</sup>** (21,851 ft<sup>2</sup>)

11.5.9.2.3 LOT DEPTH

Minimum, where *sanitary sewers* are not available **40.0 m** (131.2 ft)

11.5.9.2.4 That all of the provisions of the R1 Zone in Section 11.2 of this Zoning By-Law, as amended, shall apply and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

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

11.5.10 **LOCATION: Lot 151, Plan 253, 30 Dufferin Street, Village of Norwich,  
R1-10 (Key Map 45)**

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11.5.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-10 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 11.1.

11.5.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.10.2.1 LOT FRONTAGE FOR EXISTING SINGLE DETACHED DWELLING

Minimum	<b>30.4 m (100 ft)</b>
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11.5.10.2.2 SPECIAL PROVISIONS FOR EXISTING ACCESSORY STRUCTURES

11.5.10.2.2.1 LOT COVERAGE

Maximum	<i>As existing</i> on the date of passage of this Zoning By-Law.
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11.5.10.2.2.2 BUILDING HEIGHT

Maximum	<i>As existing</i> on the date of passage of this Zoning By-Law.
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11.5.10.2.3 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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11.5.11 **LOCATION: Lot 560 Plan 955 and Part Lot 9, Concession 5 (North Norwich),  
Village of Norwich, R1-11 (Key Map 43)**

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11.5.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-11 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 11.1.

11.5.11.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.11.2.1 FRONT YARD SETBACK

Minimum	<b>6.0 m</b> (19.8 ft)
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11.5.11.2.2 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.5.12 **LOCATION: Lot 560 Plan 955 and Part Lot 9, Concession 5 (North Norwich),  
Village of Norwich, R1-12 (Key Map 43)**

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11.5.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-12 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 11.1.

11.5.12.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.12.2.1 FRONT YARD SETBACK

Minimum	<b>6.0 m</b> (19.8 ft)
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(Amended by By-Law 7-2014-Z)

## 11.5.12.2.2 LOT COVERAGE

Maximum (all *buildings* and *structures*) 40%

11.5.12.2.3 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.5.13 **LOCATION: Lot 560 Plan 955 and Part Lot 9, Concession 5 (North Norwich),  
Village of Norwich, R1-13 (Key Map 43)**

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11.5.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-13 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 11.1.

11.5.13.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 11.5.13.2.1 FRONT YARD SETBACK

Minimum **6.0 m** (19.8 ft)

## 11.5.13.2.2 LOT COVERAGE

Maximum 40%

## 11.5.13.2.3 LOT DEPTH

Minimum **28.0 m** (91.8 ft)

11.5.13.2.3 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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

11.5.14 **LOCATION: Lot 560 Plan 955 and Part Lot 9, Concession 5 (North Norwich),  
Village of Norwich, R1-14 (Key Map 43)**

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11.5.14.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-14 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 11.1.

11.5.14.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.14.2.1 FRONT YARD SETBACK

Minimum **6.0 m** (19.8 ft)

11.5.14.2.2 LOT DEPTH

Minimum **25.0 m** (82.0 ft)

11.5.14.2.3 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.5.15 **LOCATION: Lot 537 Plan 745, Lossing Drive and Poldon Drive, Village of  
Norwich, R1-15 (Key Map 46)**

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11.5.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-15 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 11.1.

11.5.15.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

April/14

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

## 11.5.15.2.1 LOT AREA

Minimum **405 m<sup>2</sup> (4,359 ft<sup>2</sup>)**

## 11.5.15.2.2 LOT FRONTAGE

Minimum **12.1 m (39.7 ft)**

## 11.5.15.2.3 INTERIOR SIDE YARD SETBACK

Minimum **1.2 m (3.9 ft)**

11.5.15.2.4 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.5.16 **LOCATION: Lot 537 Plan 745, Poldon Drive and Trillium Court,  
Village of Norwich, R1-16 (Key Map 46)**

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11.5.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-16 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 11.1.

11.5.16.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-16 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 11.5.16.2.1 INTERIOR SIDE YARD SETBACK

Minimum **1.2 m (3.9 ft)**

11.5.16.2.2 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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11.5.17 **LOCATION: Part Lots 87 and 88 and Lot 89, Plan 745, Centre Street  
(Norwich Village), R1-17 (Key Map 41)**

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11.5.17.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.17.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.17.2.1 SPECIAL PROVISIONS FOR EXISTING ACCESSORY STRUCTURES

LOT COVERAGE

Maximum **112.0 m<sup>2</sup>** (1205 ft<sup>2</sup>)

SIDE YARD SETBACK

Minimum **1.0 m** (3.28 ft)

11.5.17.2.2 That all of the provisions of the R1 Zone in Section 11.2 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.

11.5.18 **LOCATION: 42 Mill Street East, Village of Otterville, R1-18 (Key Map 62)**

11.5.18.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

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## 11.5.18.2.1 LOT AREA

Minimum **2,115 m<sup>2</sup> (22,766 ft<sup>2</sup>).**

11.5.18.2.2 That all of the provisions of the R1 Zone in Section 11.2 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.

11.5.19 **LOCATION: Part Lot 15, Concession 2 (North Norwich) and Part Lot 1, Plan 239, Main Street South, Village of Burgessville, R1-19 (Key Map 30)**

11.5.19.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purposed except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.19.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

## 11.5.19.2.1 LOT FRONTAGE

Minimum **27.4 m (90.0 ft)**

11.5.19.2.2 That all of the provisions of the R1 Zone in Section 11 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.

11.5.20 **LOCATION: 33 North Court Street West, Village of Norwich, R1-20 (Key Map 41)**

11.5.20.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-20 Zone use any *lot*, or *erect* or use any *building* or *structure* for any purpose except the following:

all *use* permitted in Section 11.1 of this Zoning By-Law.

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



11.5.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.20.2.1 SPECIAL PROVISIONS FOR ACCESSORY STRUCTURES

LOT COVERAGE

Maximum **143.0.m<sup>2</sup>** (1,540 ft<sup>2</sup>)

11.5.20.2.2 That all of the provisions of the R1 Zone in Section 11.2 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 *mutates mutandis*.

11.5.21 **LOCATION: Lots 316, 317, 318 & 319, Plan 745, Norwich, R1-21 (Key Map 42)**

11.5.21.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-21 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 11.1 of this Zoning By-Law.

11.5.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-21 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.21.2.1 SETBACK FROM NORTHERN LOT LINE

Minimum **21.3 m** (70 ft)

11.5.21.3 That all of the provisions of the R1 Zone in Section 11.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

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

11.5.22 **LOCATION: Lot 8 and Part Lot 7, Registered Plan 97,  
Village of Otterville, R1-22 (Key Map 61)**

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11.5.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-22 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 11.1 of this Zoning By-Law.

11.5.22.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.22.2.1 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of the passing of By-Law 2-2010-Z (January 12, 2010).

11.5.22.2.2 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage existing* at the time of the passing of By-Law 2-2010-Z (January 12, 2010).

11.5.22.2.3 LOT DEPTH

The minimum *lot depth* shall be the *lot depth existing* at the time of the passing of By-Law 2-2010-Z (January 12, 2010).

11.5.22.3 That all of the provisions of the R1 Zone in Section 11.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis\

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

11.5.23 **LOCATION: Part Lots 21, 23 and 25, North of Mill Street, Registered Plan 43,  
(Village of Otterville, R1-23 (Key Map 60))**

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11.5.23.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-23 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 11.1 of this Zoning By-Law.

11.5.23.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.23.2.1 LOT AREA

Minimum **609.35 m<sup>2</sup>** (6,559 ft<sup>2</sup>)

11.5.23.2.2 LOT FRONTAGE

Minimum **15.24 m** (50 ft)

11.5.23.2.3 LOT DEPTH

Minimum **40.79 m** (133.83 ft)

11.5.23.3 That all of the provisions of the R1 Zone in Section 11.2 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*.

11.5.24 **LOCATION: Part of Lots 20 and 21, Concession 8, North of Main Street East  
(Village of Springford, R1-24 (Key Map 71))**

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11.5.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-24 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 11.1 of this Zoning By-Law.

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

11.5.24.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-24 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.24.2.1 LOT AREA

Minimum **2,508 m<sup>2</sup>** (26,997 ft<sup>2</sup>)

11.5.24.2.2 LOT FRONTAGE

Minimum **32.9 m** (107.9 ft)

11.5.24.3 That all of the provisions of the R1 Zone in Section 11.2 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*.

11.5.25 **LOCATION: Part of Lot 7, Concession 4 (North Norwich),  
Village of Norwich, R1-25 (Key Map 46)**

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11.5.25.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-25 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.25.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-25 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.25.2.1 FRONT YARD SETBACK

Minimum **24.5 m** (80.5 ft)

Said setback shall be measured from the centre point of the cul-de-sac at the terminus of Albert Street;

And,

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

Minimum **7.5 m (24.6 ft)**

Said *setback* shall be measured from the *front lot line*.

With respect to the above, whichever *setback* is greater, shall apply.

11.5.25.2.2 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

11.5.25.3 That all of the provisions of the R1 Zone in Section 11.2 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*.

11.5.26 **LOCATION: Part of Lot 7, Concession 4 (North Norwich),  
Village of Norwich, R1-26 (Key Map 46)**

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11.5.26.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.26.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.26.2.1 LOT FRONTAGE

Minimum **19 m (62.3 ft)**

11.5.26.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **5 m (16.4 ft)**

11.5.26.2.3 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m (3.9 ft)**

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

11.5.26.3 That all of the provisions of the R1 Zone in Section 11.2 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.

11.5.27 **LOCATION: Part of Lot 7, Concession 4 (North Norwich),  
Village of Norwich, R1-27 (Key Map 46)**

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11.5.27.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-27 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.27.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-27 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.27.2.1 LOT FRONTAGE

Minimum **18 m** (59 ft)

11.5.27.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **5 m** (16.4 ft)

11.5.27.3 That all of the provisions of the R1 Zone in Section 11.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply mutatis mutandis.

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

11.5.28 **LOCATION: Part of Lot 7, Concession 4 (North Norwich),  
Village of Norwich, R1-28 (Key Map 46)**

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11.5.28.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-28 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.28.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-28 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.28.2.1 FRONT YARD SETBACK

Minimum **24.5 m** (80.5 ft)

Said *setback* shall be measured from the centre point of the cul-de-sac at the terminus of Albert Street;

And,

Minimum **7.5 m** (24.6 ft)

Said *setback* shall be measured from the *front lot line*.

With respect to the above, whichever *setback* is greater, shall apply.

11.5.28.3 That all of the provisions of the R1 Zone in Section 11.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

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

11.5.29 **LOCATION: Part Lot 119, Registered Plan 338,  
Village of Otterville, R1-29 (Key Map 59)**

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11.5.29.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-29 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 11.1 of this Zoning By-Law;  
a *bed & breakfast establishment*.

11.5.29.2 SPECIAL PROVISIONS FOR BED & BREAKFAST ESTABLISHMENT

Maximum Number of Rooms **4**

11.5.29.3 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-29 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.29.3.1 LOT AREA

Minimum **1 890 m<sup>2</sup>** (20,370 ft<sup>2</sup>)

11.5.29.3.4 LOT DEPTH

Minimum **42 m** (137.80 ft)

11.5.29.3.5 REAR YARD

Minimum Depth **4 m** (13.12 ft)

11.5.29.4 That all the provisions of the R1 Zone in Section 11.2 of this Zoning By-Law, as amended, shall apply; and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

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



11.5.30 **LOCATION: Part Lot 616, Plan 955, South Side of Front Street,  
Village of Norwich, R1-30 (Key Map 43)**

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11.5.30.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-30 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.30.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-30 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.30.2.1 SPECIAL PROVISION FOR A RESIDENTIAL DWELLING

11.5.30.2.1.1 No portion of the *dwelling unit area*, including a *basement* or cellar in any residential *dwelling* shall be permitted below an elevation of **258 metres** G.S.C.

11.5.30.3 That all of the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

11.5.31 **LOCATION: Part Lot 16, Concession 1 (North Norwich), R1-31 (Key Map 29)**

11.5.31.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-31 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 11.1 of this Zoning By-Law.

11.5.31.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-31 Zone *use any lot or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.31.2.1 LOT FRONTAGE

Minimum	<b>28.5 m</b> (93.5 ft)
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(Amended by By-Law 7-2014-Z)

11.5.31.3 That all of the provisions of the R1 Zone in Section 11.2 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*.

11.5.32 **LOCATION: Part Lots 12 and 13, Concession 9 (South Norwich), Part of Part 1, 41R-7091, Township of Norwich R1-32 (Key Map 73)**

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11.5.32.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-32 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 11.1 of this Zoning By-Law.

11.5.32.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-32 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.32.2.1 LOTS WITH MORE THAN ONE ZONE

For the purpose of subsection 11.5.32, Section 2.3 of this Zoning By-Law shall not apply and a *lot*, for the purpose of calculating the *lot area* and *lot depth*, shall be the whole *lot* as defined in this Zoning By-Law.

11.5.32.3 That all provisions of the R1 Zone in Section 11.2 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*.

11.5.33 **LOCATION: Part Lot 15, Concession 2 (North Norwich) Village of Burgessville, R1-33 (Key Map 30)**

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11.5.33.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-33 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 11.1 to this Zoning By-Law.

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

11.5.33.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-33 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.33.2.1 LOT FRONTAGE

Minimum **26 m** (86 ft)

11.5.33.2.2 SPECIAL PROVISION FOR ACCESSORY STRUCTURES

11.5.33.2.2.1 LOT COVERAGE

Maximum **140 m<sup>2</sup>** (1,507 ft<sup>2</sup>)

11.5.33.2.3 That all of the provisions of the R1 Zone in Section 11.2 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)

11.5.34 **LOCATION: Part Lot 6, South of Main Street, Registered Plan 168, Village of Otterville, north-west corner of Buchan Street and Mill Street, R1-34 (Key Map 62)**

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11.5.34.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-34 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 to this Zoning By-Law.

11.5.34.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-34 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.34.2.1 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage* on an *improved street* existing at the time of passing of the By-Law or created by a severance granted by the Oxford County Land Division Committee.

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

June 30/16

## 11.5.34.2.2 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of passing of the By-Law or created by a severance granted by the Oxford County Land Division Committee.

## 11.5.34.2.3 LOT DEPTH

The minimum *lot depth* shall be the *lot depth existing* at the time of passing of the By-Law or created by a severance granted by the Oxford County Land Division Committee.

11.5.34.2.4 That all of the provisions of the R1 Zone in Section 11.2 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*.

11.5.34 **LOCATION: Part Lots 31 & 32, West of Oxford Street, Plan 43 (South Norwich),  
R1-34 (Key Map 61)**

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11.5.34.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-34 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 11.1 of this Zoning By-law.

11.5.34.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-34 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

## 11.5.34.2.1 LOT AREA

Minimum **850 m<sup>2</sup>** (9,149 ft<sup>2</sup>)

## 11.5.34.2.2 LOT FRONTAGE

Minimum **20 m** (65.6 ft)

## 11.5.34.2.3 LOT DEPTH

Minimum **40 m** (131.2 ft)

## 11.5.34.2.4 FRONT YARD

Minimum depth **3 m** (9.8 ft)

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## 11.5.34.2.5 EXTERIOR SIDE YARD

Minimum width **3 m (9.8 ft)**

11.5.34.3 That all the provisions of the R1 Zone in Section 11.2 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 12-2014-Z)

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

11.5.35 **LOCATION: Sons Street and Part Lot 21, Concession 9 (South Norwich),  
Village of Springford, R1-35 (Key Map 69)**

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11.5.35.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-35 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 11.1.

11.5.35.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-35 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 11.5.35.2.1 LOT FRONTAGE

Minimum **24.0 m (78.7 ft)**

11.5.35.2.2 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

11.5.36 **LOCATION: Lot 1 and Part of Lot 6, Plan 41M-152, Village of Otterville,  
R1-36 (Key Map 60)**

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11.5.36.1 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any R1-36 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 11.1 of this Zoning By-Law.

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

June 30/16

11.5.36.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-36 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.36.2.1 LOT AREA

Minimum **2,079 m<sup>2</sup>** (22,385 ft<sup>2</sup>)

11.5.36.2.2 That all of the provisions of the R1 Zone in Section 11.2 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*

11.5.37 **LOCATION: North Side of Main Street, East of West Street North,  
Village of Springford, R1-37 (Key Map 70)**

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11.5.37.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-37 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 11.1 of this Zoning By-Law.

11.5.37.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-37 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.37.2.1 LOT AREA

Minimum **990 m<sup>2</sup>** (10,656 ft<sup>2</sup>)

11.5.37.3 That all of the provisions of the R1 Zone in Section 11.2 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*.

11.5.38 **LOCATION: Lot 20 & 21, Registered Plan 97 and Parts 4 & 9, Reference Plan  
41R-9108, Village of Otterville, R1-38 (Key Map 61)**

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11.5.38.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-38 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 11.1 of this Zoning By-Law.

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

June 30/16

11.5.38.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-38 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.38.2.1 LOT AREA

Minimum, where *sanitary sewers* are not available **1,300 m<sup>2</sup>** (13,993.1 ft<sup>2</sup>)

11.5.38.2.2 LOT FRONTAGE

Minimum, where *sanitary sewers* are not available **27 m** (88.6 ft)

11.5.38.2.3 LOT DEPTH

Minimum, where *sanitary sewers* are not available **43 m** (141.1 ft)

11.5.38.3 That all of the provisions of the R1 Zone in Section 11.2 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 01-2015-Z)

11.5.39 **LOCATION: Lot 120 & Part Lot 123, Plan 388 (South Norwich),  
Village of Otterville, R1-39 (Key Map 59)**

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11.5.39.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-39 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.39.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-39 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.39.2.1 LOT AREA

Minimum, where *sanitary sewers* are not available **1,445 m<sup>2</sup>** (15,560 ft<sup>2</sup>)

June 30/16

(Added by By-Law 06-2015-Z)

## 11.5.39.2.2 LOT FRONTAGE

Minimum, where *sanitary sewers* are not available **30 m** (98 ft)

11.5.39.3 That all the provisions of the R1 Zone in Section 11.2 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 06-2015-Z)

11.5.40 **LOCATION: Part of Lot 537, Judge's Plan 745, Village of Norwich,  
R1-40 (Key Map 46)**

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11.5.40.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-40 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.40.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-40 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 11.5.40.2.1 INTERIOR SIDE YARD

Minimum Width **1.2 m** (3.9 ft)

## 11.5.40.2.2 LOT COVERAGE

Maximum **35%**

## 11.5.40.2.3 FRONT YARD

Minimum Depth **6.5 m** (21.3 ft)

11.5.40.3 That all the provisions of the R1 Zone in Section 11.2 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 5-2017-Z)

February/17



11.5.41 **LOCATION: Part of Lot 537, Judge's Plan 745 (Norwich Village),  
R1-41 (Key Map 46)**

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11.5.41.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-41 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.41.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-41 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.41.2.1 INTERIOR SIDE YARD

Minimum Width **1.2 m (3.9 ft)**

11.5.41.2.2 LOT COVERAGE

Maximum **35%**

11.5.41.2.3 FRONT YARD

Minimum Depth **6.5 m (21.3 ft)**

11.5.41.2.4 LOT FRONTAGE

Minimum **19.4 m (63.6 ft)**

11.5.41.3 That all the provisions of the R1 Zone in Section 11.2 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 5-2017-Z)

11.5.42 **LOCATION: Part Lot 9, Concession 5 (North Norwich),  
Part Lots 111 & 112, Plan 226 & Part Lot 151, 41R-253,  
Village of Norwich, R1-42 (Key Map 45)**

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11.5.42.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-42 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

October/17

(Amended by By-Law 11-2017-Z)

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.42.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-42 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.42.2.1 INTERIOR SIDE YARD

Minimum Width	<b>1.2 m (3.9 ft)</b>
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11.5.42.2.2 Lot Coverage

Maximum	<b>40%</b>
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11.5.42.3 That all the provisions of the R1 Zone in Section 11.2 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*.

(Amended by By-Law 11-2017-Z)

11.5.43 **LOCATION: Part Lot 9, Concession 5 (North Norwich), Part Lots 111 & 112, Plan 226 & Part Lot 151, 41R-253, Village of Norwich, R1-43 (Key Map 45)**

11.5.43.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-43 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.43.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-43 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.43.2.1 LOT COVERAGE

Maximum	<b>40%</b>
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11.5.43.3 That all the provisions of the R1 Zone in Section 11.2 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 11-2017-Z)

October/17

11.5.44 **LOCATION: Part Lot 1 & Lot 3, North of Mill Street, Plan 43 (Otterville), R1-44 (Key Map 60)**

11.5.44.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-44 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.44.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-44 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.44.2.1 LOT AREA

Minimum **2,350 m<sup>2</sup>** (25,295.2 ft<sup>2</sup>)

11.5.41.2.2 LOT FRONTAGE

Minimum **26 m** (85.3 ft)

11.5.44.3 That all the provisions of the R1 Zone in Section 11.2 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 16-2017-Z)

11.5.45 **LOCATION: Part of Lot 9, Concession 5 (North Norwich), Part 1, Plan 41R-6414, Village of Norwich, R1-45 (Key Map 43)**

11.5.45.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-45 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.45.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-45 Zone *use* any *lot*, or *erect*, *alter* or *use* and *building* or *structure* except in accordance with the following provisions:

April/18

11.5.45.2.1 LOTS WITH MORE THAN ONE ZONE

For the purpose of Subsection 11.5.45, Section 2.3 of this Zoning By-law ~~shall~~ not apply and a *lot*, for the purpose of calculating the *lot area* and *lot depth* shall be the whole *lot* as defined in this By-law.

11.5.45.3 That all the provisions of the R1 Zone in Section 11.2 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 2-2018-Z)

11.5.46 LOCATION: Part Lot 120 and Lot 121, Plan 388 (South Norwich), Village of Otterville, R1-46 (Key Map 59)

11.5.46.1 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any R1-46 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-law.

11.5.46.2 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any R1-46 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 11.5.46.2.1 LOT AREA

Minimum, where *sanitary sewers* are not available **1,368 m<sup>2</sup>** (14,725.5 ft<sup>2</sup>)

## 11.5.46.2.2 LOT FRONTAGE

Minimum, where *sanitary sewers* are not available **26 m** (85.3 ft)

11.5.46.3 That all the provisions of the R1 Zone in Section 11.2 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 5-2018-Z)

April/18

11.5.47 **LOCATION: Part Lot 10, Concession 9 (South Norwich), Part Lots 2-4, Plan 204 and Part Lots 165 & 166, Plan 388, Village of Otterville, R1-47 (Key Map 61)**

11.5.47.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-47 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.47.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-47 Zone *use any lot, or erect, alter or use and building or structure* except in accordance with the following provisions:

11.5.47.2.1 LOT FRONTAGE

Minimum	<b>26.6 m (87.2 ft)</b>
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11.5.47.3 That all the provisions of the R1 Zone in Section 11.2 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 04-2020-Z)

11.5.48 **LOCATION: Part Lot 324, Plan 745, Village of Norwich R1-48 (Key Map 42)**

11.5.48.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any R 1-48 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 11.1 of this By-law.

11.5.48.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any R 1-48 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

11.5.48.2.1 LOT DEPTH

Minimum	<b>20 m (65.6 ft)</b>
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11.5.48.2.2 FRONT YARD

Minimum Depth	<b>6 m (19.6 ft)</b>
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(Added by By-Law 08-2021-Z)

July/21

11.5.48.2.3 *REAR YARD*

Minimum Depth	<b>5.5 m (18 ft)</b>
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11.5.48.2.4 *LOT COVERAGE*

Maximum	<b>32 %</b>
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11.5.48.3 That all the provisions of the R 1 Zone in Section 11.2 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 08-2021-Z)

11.5.49 **LOCATION: Part Lots 86 & 126, Plan 745 (North Norwich), R1 -49 (Key Map 41)**

11.5.49.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R 1-49 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses *permitted* in Section 11.1.

11.5.49.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R 1-49 Zone use any *lot*, or *erect*, *after* or use any *building* or *structure* except in accordance with the following provisions:

11.5.49.2.1 *LOT FRONTAGE*

Minimum	<b>5.5 m (18 ft)</b>
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11.5.49.2.2 *LOCATION OF SINGLE DETACHED DWELLING*

Notwithstanding any provisions of this Zoning By-law, a *single detached dwelling* shall be located according to the following provisions;

- i) any portion of a *single detached dwelling* shall not be located more than **30 m** (98.4 ft) from the southerly *lot line*.

11.5.49.3 That all the provisions of the R1 Zone in Section 11.2. 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 18-2021-Z)

December/21

11.5.50 **LOCATION: Part Lot 6, Concession 5 (North Norwich), R1-50 (Key Map 48)**

11.5.50.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R 1-50 Zone use any *lot*, or *erect*, *alter* or use and *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 11.1 of this Zoning By-law

11.5.50.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R 1-50 Zone use any *lot*, or *erect*, *alter* or use and *building* or *structure* for any purpose except for the following provision:

11.5.50.2.1 *LOT COVERAGE*

Maximum	<b>35%</b>
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11.5.50.3 That all the provisions of the R1 Zone in Section 11.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning Bylaw, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 06-2022-Z)

11.5.51 **LOCATION: Part Lot 21, Concession 8 (South Norwich), R1-51 (Key Map 71)**

11.5.51.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-51 Zone use any *lot*, or *erect*, *alter* or use and *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 11.1 of this Zoning By-law  
a detached secondary *dwelling* unit.

11.5.51.2 That all the provisions of the R1 Zone in Section 11.2 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 10-2022-Z)

May/22