

17.1 USES PERMITTED

No *person* shall within any MR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the MR *uses* presented in Table 17.1:

TABLE 17.1: USES PERMITTED
• an assembly plant;
• a <i>contractor's shop or yard</i> ;
• a fabricating plant;
• an industrial mall;
• a manufacturing plant;
• a packaging plant;
• a <i>parking lot</i> ;
• a printing plant;
• a processing plant;
• a <i>public garage</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.23;
• a retail or <i>wholesale outlet</i> or a <i>business office accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>warehouse</i> .
• a <i>wayside sand or gravel pit</i> , outside of a designated settlement, in accordance with the provisions of Section 5.33.

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

17.2 ZONE PROVISIONS

No *person* shall within any MR Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 17.2:

TABLE 17.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Area: Minimum, where sanitary sewers are not available	3,700 m² (39,828 ft ²)
Lot Area: Minimum, where served by sanitary sewers	1,000 m² (10,764 ft ²)
Lot Frontage: Minimum, where sanitary sewers are not available	40 m (131.2 ft)
Lot Frontage: Minimum, where served by sanitary sewers	30 m (98.4 ft)
Lot Depth: Minimum, where sanitary sewers are not available	50 m (164 ft)
Lot Depth: Minimum, where served by sanitary sewers	35 m (114.8 ft)
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	15 m (49.2 ft)
Rear Yard: Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard: Minimum Width	7.5 m (24.6 ft)
Setback: Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement or 26 (85.3 ft) outside of a designated settlement.
Landscaped Open Space: Minimum	10%
Height of Building: Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 5.32.
Parking, Accessory Buildings, Etc.	In accordance with the provisions of Section 5

17.2.1 LOCATION OF NEW BUILDINGS OR STRUCTURES

Buildings or structures hereafter *erected* outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

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

17.2.2 USE OF FRONT AND EXTERIOR SIDE YARDS

Required front and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking area* for *motor vehicles*, except for *visitor parking areas*.

17.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials shall only be permitted within the *rear yard* and in accordance with the following:

17.2.3.1 such *open storage* is *accessory* to the *use* of the principal *building* on the *lot*;

17.2.3.2 such *open storage* complies with the yard and *setback* requirements of this Section;

17.2.3.3 such *open storage* does not cover more than 35% of the *lot area*;

17.2.3.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* must be enclosed by a permanent, opaque fence forming a solid visual barrier except for gates necessary for access;

17.2.3.5 the fence described in the foregoing subsection is at least **1.8 m** (5.9 feet) in *height* from the ground, the said fence shall comply with the yard and *setback* requirements of this Section, and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;

17.2.3.6 any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

17.2.4 ACCESSORY RETAIL, WHOLESALE OR BUSINESS OFFICE SPACE

Retail, wholesale or *business office* space *accessory* to a permitted industrial *use* shall occupy no more than 20% of the *gross floor area* of the main industrial *building* on the *lot*.

April/14

17.3 SPECIAL PROVISIONS17.3.1 LOCATION: Lot 12, Concession 1 (East Oxford), MR -1 (Key Map 2)

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

a cartage express or *truck terminal* and *accessory* office and *warehouse* facilities;
landscaped open space;
 a truck sales and service establishment.

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

17.3.1.2.1 that all *buildings*, parking, *driveway* access, loading space and *open storage* is provided wholly within the area designated "Development Area" on Schedule "B-1".

17.3.1.2.2 within the area designated "Development Area" on Schedule "B-1", no *person* shall use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

17.3.1.2.2.1 LOT COVERAGE

Maximum for all *buildings*

where <i>sanitary</i> sewers not available	0% of the area designated "Development Area" on Schedule "B-1" attached hereto.
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where served by <i>sanitary sewers</i>	0% of the area designated "Development Area" on Schedule "B-1" attached hereto.
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17.3.1.2.2.2 REAR YARD

Minimum depth	7.5 m (24.6 ft)
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17.3.1.2.2.3 INTERIOR SIDE YARD

Minimum width	6 m (19.7 ft)
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(Added by By-Law 7-2014-Z)

October/18

(Amended by City of Woodstock By-Law 9246-18)

17.3.1.2.2.4 LANDSCAPED OPEN SPACE

Minimum 5% of the area designated "Development Area" on Schedule "B-1" attached hereto.

17.3.1.2.2.5 HEIGHT OF BUILDING

Maximum No Maximum

provided that if any portion of a *building* is *erected* above the *height* of **12 m** (39.4 ft) such portion must be set back from the centreline of the abutting *street* or from the *front, side or rear lot line*, as the case may be in addition to the minimum *setback, side or rear yard* requirements of this by-law, a further distance of **0.3 m** (1 ft) for each **0.3 m** (1 ft) by which such portion of the *building* is *erected* above a *height* of **12 m** (39.4 ft).

17.3.1.2.2.6 SETBACK

Minimum distance from centreline of

a Provincial Highway	33.5 m (109.9 ft)
a <i>County road</i>	32 m (105 ft)
a <i>Township road</i>	33 m (108.3 ft)
all other streets	25.2 m (82.7 ft)

17.3.1.2.2.7 PROPERTY ABUTTING RAILWAY

Notwithstanding any other provisions of this by-law to the contrary, where any *lot line* or portion thereof abuts a railway right-of-way no *interior side* or *rear yard* is required along that portion of such *lot line* which so abuts the railway right-of-way.

17.3.1.2.2.8 USE OF FRONT AND EXTERIOR SIDE YARDS

Required *front* and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking areas* for *motor vehicles*, except for visitors and staff *parking areas*.

17.3.1.2.2.9 OPEN STORAGE

No portion of a *lot* shall be used for the storage of goods or materials unless such storage is within a *building* or unless the following provisions are complied with in the event that the storage is in the open:

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

October/18

(Amended by City of Woodstock By-Law 9246-18)

- 17.3.1.2.2.9.1 such *open storage* is *accessory* to the *use* of the main *building* on the *lot*;
- 17.3.1.2.2.9.2 such *open storage* complies with the yard and *setback* requirements of this Section and in addition, no *open storage* is located any closer than **18 m** (59.1 ft) to any *street line*;
- 17.3.1.2.2.9.3 Such *open storage* does not cover more than 30% of the area designated "Development Area" in Schedule "B-1" attached hereto nor cover an area which is in excess of twice the ground floor area of the main *building* on the *lot*;
- 17.3.1.2.2.9.4 any portion of a *lot* used for such *open storage* is screened from streets adjoining the *lot* by *buildings* or by fencing, shrub planting or similar screening.

17.3.1.2.2.10 FRONT YARD

Minimum depth **15 m** (49.2 ft)

- 17.3.1.2.3 that *landscaped open space* only is provided wholly within the area designated "Landscaped Open Space" on Schedule "B-1" attached hereto.

- 17.3.1.2.4 Time period for a truck sales and service establishment:

Maximum October 18, 2018 to October 18, 2021

- 17.3.2.1.5 That all the provisions of the MR Zone in Section 17.2 of this By-Law shall apply and further, that all other provisions of this Zoning By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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

(Amended by City of Woodstock By-Law 9246-18)

17.3.2 **LOCATION: Lot 21, Concession 1 (North Norwich), MR-2 (Key Map 27)**

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

17.3.2.1.1 RESIDENTIAL USES

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, and his family.

17.3.2.1.2 NON-RESIDENTIAL USES

a *contractor's or tradesman's shop*.

October/18

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

17.3.2.3 That all the provisions of the MR Zone in Section 17.2 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*.

17.3.3 LOCATION: Lot 8, Concession 3 (North Norwich), MR-3 (Key Map 40)

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

an assembly plant for windows and doors;
 a *warehouse* for windows and doors;
 a retail showroom or *wholesale outlet accessory* to a permitted use;
 a *business office accessory* to a permitted use;
 a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person*, employed on the *lot* on which such *dwelling* is located, and their family.

17.3.3.2 That all the provisions of the MR Zone in Section 17.2 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*.

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

(Deleted and Replaced by By-Law 17-2020-Z)

17.3.4 LOCATION: Part Lot 8, Concession 3 (North Norwich), MR-4 (Key Map 40)

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

17.3.4.1.1 RESIDENTIAL USES

a maximum of two *accessory residential dwelling units* attached to the main *building*

17.3.4.1.2 NON-RESIDENTIAL USES

all *uses* permitted In Section 17.1.

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

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

September/20

17.3.4.2.1 RESIDENTIAL USES

17.3.4.2.1.1 DWELLING UNIT AREA

Minimum for a bachelor *dwelling unit* **38 m²** (409 ft²)

Minimum for a *dwelling unit* containing one bedroom **55 m²** (592 ft²)

Minimum for a *dwelling unit* containing two bedrooms **65 m²** (699.7 ft²)

Minimum for a *dwelling unit* containing three bedrooms **75 m²** (807.3 ft²)

Minimum for a *dwelling unit* containing more than three bedrooms **75 m²** (807.3 ft²) plus **10 m²** (107.6 ft²) for each bedroom In excess of three

17.3.4.2.1.2 That all the provisions of the MR Zone in Section 17.2 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*.

17.3.4.2.2 NON-RESIDENTIAL USES

17.3.4.2.2.1 That all the provisions of the MR Zone in Section 17.2 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*.

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

17.3.5 LOCATION: Part Lot 8, Concession 5 (North Norwich), MR-5 (Key Map 45)

17.3.5.1 Notwithstanding any provisions of By-Law Number 19-84 to the contrary, no *person* shall within any MR-5 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

17.3.5.1.1 RESIDENTIAL USES

a *single detached dwelling accessory* to a permitted non-residential *use* if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, including members of said *person's* family.

17.3.5.1.2 NON-RESIDENTIAL USES

all *uses* permitted in Section 17.1 of this Zoning By-Law.

Mar. 31/21

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

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

17.3.5.2.1 RESIDENTIAL USES

That all the provisions of the RR Zone in Section 9.2 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 provision herein contained shall continue to apply *mutatis mutandis*.

17.3.5.2.2 NON-RESIDENTIAL USES

That all the provisions of the MR Zone in Section 17.2 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 provision herein contained shall continue to apply *mutatis mutandis*.

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

17.3.6 LOCATION: Part Lot 7, Concession 5 (North Norwich), MR-6 (Key Map 47)

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

a contractor's or tradesmith's shop;
a public garage;
a service shop.

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

17.3.6.2.1 LOCATION OF PUBLIC GARAGE

Notwithstanding any provisions of this Zoning By-Law to the contrary, a *public garage* shall not be located within **60 m** (196.9 ft) from the boundary line between the MR-6 Zone and a Commercial Zone.

17.3.6.2.2 That all the provisions of the MR Zone in Section 17.2 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*.

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

Mar. 31/21

17.3.7 LOCATION: Village of Norwich Industrial Park, MR-7 (Key Map 47)

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

- an assembly plant;
- a business or professional office;
- an electrical, plumbing and/or heating *contractor's shop and yard*;
- a fabricating plant;
- an industrial mall;
- a manufacturing plant;
- a packaging plant;
- a printing plant;
- a processing plant;
- a public *use* in accordance with the provisions of Section 5.23 hereof;
- a retail outlet, a wholesale outlet or a *business office accessory* to a permitted *use*;
- a scientific research establishment;
- a *service shop*;
- a *warehouse*.

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

17.3.7.2.1 that a planting strip is provided and maintained wholly within the area designated "Planting Strip" on Schedule "B-2". For the purposes of this by-law, a planting strip shall consist of staggered rows of coniferous and deciduous trees, planted so as to provide a visual obstruction of the industrial development from any residential *uses*;

17.3.7.2.2 that a privacy fence is located wholly within the area designated "Privacy Fence" on Schedule "B-2". For the purposes of this by-law, a privacy fence shall consist of a solid fence at least **1.5 m** (4.9 ft) high and which must be kept in a good state of repair;

17.3.7.2.3 ENCLOSED OPERATIONS

Notwithstanding any other provisions of this Zoning By-Law to the contrary, the operation of the *uses* permitted in subsection 17.3.7.1 hereof, shall be conducted and wholly contained within an enclosed *building*;

17.3.7.2.4 OPEN STORAGE

open storage of goods or materials is permitted outside a *building* subject to the following provisions:

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

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- 17.3.7.2.4.1 such *open storage* is *accessory* to the *use* of the main *building* on the *lot*;
- 17.3.7.2.4.2 such *open storage* complies with the yard and *setback* requirements of Section 17.2 hereof to this Zoning By-Law and further that no *open storage* shall be permitted in any yard adjacent to a Residential Zone or a residential *use* in a Development Zone, and that no *open storage* shall be permitted in any *front yard* or *exterior side yard*;
- 17.3.7.2.4.3 such *open storage* does not cover more than 30% of the *lot area* or twice the gross floor area of the main *building* on the *lot*, whichever is lesser;
- 17.3.7.2.4.4 any portion of a *lot* used for *open storage* is screened from streets adjoining the *lot* by *buildings* or by fencing, shrub planting or similar screening;
- 17.3.7.2.5 OFFENSIVE TRADES
- Notwithstanding any provisions of this Section to the contrary, no *use* shall be permitted which from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas fumes, dust or objectionable odour or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials.
- 17.3.7.2.6 That all the provisions of the MR Zone in Section 17.2 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*.

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

17.3.8 **LOCATION: Lot 1, Concession 5 (North Norwich), MR-8 (Key Map 55)**

- 17.3.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-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 17.1 to this Zoning By-Law; a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, and his family.
- 17.3.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-8 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

17.3.8.2.1 REAR YARD

Minimum depth

12 m (39.4 ft)

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

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17.3.8.2.2 INTERIOR SIDE YARD

Minimum width for Industrial *uses* **5.0 m** (16.4 ft)

Minimum width for
single detached dwelling **9.0 m** (29.5 ft)

17.3.8.2.3 SETBACK

Minimum distance from centreline of **20 m** (65.6 ft)
Township road for single detached dwelling

17.3.8.2.4 That all the provisions of the MR Zone in Section 17.2 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 here in contained shall continue to apply *mutatis mutandis*.

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

**17.3.9 LOCATION: Wellington and John Streets (South Norwich),
Village of Otterville, MR-9 (Key Map 61)**

17.3.9.1 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any MR-9 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except in accordance with the following:

PROHIBITED USES

open storage of goods or materials.

PERMITTED USES

a contractor's shop;
a packaging plant;
a parking lot;
a public use;
a retail or wholesale outlet or *a business office accessory* to a permitted use;
a service shop;
a tool and die machine shop;
a warehouse.

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

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

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17.3.9.2.1 LOT FRONTAGE

Minimum 29.2 m (95.8 ft)

17.3.9.2.2 LOT AREA

Minimum 1,250 m² (13,454.9 ft²)

17.3.9.2.3 FRONT YARD

Minimum 8.6 m (28.2 ft)

17.3.9.2.4 EXTERIOR SIDE YARD

Minimum 6.8 m (22.3 ft)

17.3.9.2.5 LOT DEPTH

Minimum 42.6 m (139.8 ft)

17.3.9.2.6 INTERIOR SIDE YARD

Minimum 1.3 m (4.3 ft)

17.3.9.2.7 PARKING

Minimum 8 spaces

17.3.9.2.8 That all of the provisions of the MR Zone in Section 17.2 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 7-2014-Z)

17.3.10 **LOCATION: Part Lots 6 & 7, Concession 5 (North Norwich), MR-10, (Key Map 49)**

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

all *uses* permitted in Section 17.1 of this Zoning By-Law;

a *dwelling unit* attached and *accessory* to a *permitted use* in Section 17.1 of this Zoning By-Law;

a *single detached dwelling accessory* to a *permitted use* in Section 17.1 of this Zoning By-Law.

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

(Replaced by By-Law 04-2016-Z)

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17.3.10.2 That all of the provisions of the MR Zone in Section 17.2 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 7-2014-Z)

(Replaced by By-Law 04-2016-Z)

17.3.11 **LOCATION: Lots 1 – 6, East of Alma Street, Registered Plan 97 and Parts 3, 5 & 10, Reference Plan 41R-9108, Village of Otterville, MR-11 (Key Map 61)**

17.3.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 17.1 of this Zoning By-law;

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

17.3.11.2.1 LOT AREA

Minimum, where *sanitary sewers* are not available

2,700 m² (29,062.6 ft²)

17.3.11.2.2 LOT DEPTH

Minimum, where *sanitary sewers* are not available

40 m (131.2 ft)

17.3.11.2.3 LOCATION OF EXISTING WORKSHOP

17.3.11.2.3.1 INTERIOR SIDE YARD WIDTH

Minimum

0.6 m (2 ft)

17.3.11.2.3.2 REAR YARD DEPTH

Minimum

0.6 m (2 ft)

17.3.11.3 That all the provisions of the MR Zone in Section 17.2 of this Zoning By-Law, as amended, shall apply, and further, that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein shall continue to apply *mutatis mutandis*.

(Added by By-Law 01-2015-Z)

Mar. 31/21

17.3.13 **LOCATION: Part Lot 710, Plan 955, Village of Norwich, MR-13 (Key Map 47)**

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

a warehouse.

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

17.3.13.2.1 *LOT FRONTAGE*

as *existing* at the date of passing of this By-law, or created through a *boundary adjustment*

17.3.13.3 That all the provisions of the MR Zone in Section 17.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 03-2022-Z)