

18.1 USES PERMITTED

No person shall within any MG Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the MG *uses* presented in Table 18.1:

TABLE 18.1: USES PERMITTED
• any <i>use</i> permitted in an MR zone;
• an <i>abattoir</i> ;
• an <i>asphalt or concrete batching plant</i> ;
• a <i>communications establishment</i> ;
• a feed mill;
• a <i>fuel storage tank</i> or supply yard;
• a grain elevator;
• a livestock or farm machinery assembly and sales yard;
• a lumber yard;
• a machine shop;
• <i>open storage</i> of goods or materials;
• a retail or wholesale outlet or a <i>business office accessory</i> to a permitted <i>use</i> ;
• a sawmill;
• a <i>salvage yard</i> , provided that the <i>use</i> is located outside of a settlement area as defined in Section 2.7;
• a <i>truck transport terminal</i> .

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18.2 ZONE PROVISIONS

No person shall within any MG Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 18.2:

TABLE 18.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Area: Minimum, where sanitary sewers are not available	3,700 m² (39,828 ft²)
Lot Area: Minimum, where served by sanitary sewers	1,000 m² (10,764 ft²)
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	15 m (49.2 ft)
Exterior Side Yard: Minimum Width	
Rear Yard: Minimum Depth	15 m (49.2 ft)
Interior Side Yard: Minimum Width	
Setback: Minimum Distance from the Centreline of a County Road	28 m (91.9 ft) within a designated settlement or 31 m (101.7 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 Uses, Etc.	In accordance with the provisions of Section 5.

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18.2.1 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*.

18.2.2 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)

18.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* where such *open storage* is *accessory* to the *use* of the principal *building* on the *lot*, or within any *yard* except the *required front yard* or *required exterior side yard* where such *open storage* is the principal *use* on the *lot*, provided that:

- 18.2.3.1 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 18.2.3.2 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a permanent, opaque fence providing a solid barrier except for gates necessary for access;
- 18.2.3.3 the fence described in the foregoing subsection is at least **1.8 m** (5.9 ft) 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;
- 18.2.3.4 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*.

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18.2.4 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*.

18.2.5 SALVAGE YARD REQUIREMENTS

In addition to the *open storage* requirements of Section 18.2.3, the following provisions shall apply to *salvage yards*:

- 18.2.5.1 That portion of the premises in which any goods, wares, merchandise, articles, *automotive vehicles* or parts thereof is or are kept, stored, dismantled or wrecked in connection with the *salvage yard* shall be fenced with a closed wooden and/or metal fence, extending at least **2 m** (6.6 ft) in *height* from the ground and constructed of new material and provide a solid barrier except for gates necessary for access;
- 18.2.5.2 No part of any such fenced area shall be within any *required side, front or rear yard* 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;
- 18.2.5.3 The outside perimeter of the fences shall be planted with evergreen trees and such trees shall not be less than **1.8 m** (5.9 ft) in *height* and shall be so spaced as to completely obscure the fence. The said trees shall be maintained in a healthy condition and any diseased or dead trees shall be replaced in a timely manner, to the satisfaction of the *Corporation*;
- 18.2.5.4 All fences shall be maintained in good condition at all times to the satisfaction of the *Corporation*; and
- 18.2.5.5 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*.

18.3 SPECIAL PROVISIONS FOR SALVAGE YARDS (MG-S)

Lots zoned MG-S may contain a *salvage yard* or any other *use* permitted in Section 18.1 in accordance with the provisions of Section 18.

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18.4 SPECIAL PROVISIONS

18.4.1 LOCATION: Lot 12, Concession 1 (East Oxford), MG-1 (Key Map 1)

18.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-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, service and warehouse facilities.

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

18.4.1.2.1 INTERIOR SIDE YARD

Minimum width **9 m (29.5 ft)**

18.4.1.2.2 That all the provisions of the MG Zone in Section 18.2 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*.

18.4.2 LOCATION: Lot 22, Concession 2 (North Norwich), MG-2 (Key Map 26)

(Added by By-Law 7-2014-Z)
(Deleted by By-Law 19-2014-Z)

18.4.3 LOCATION: Lot 8, Concession 5 (North Norwich) MG-3 (Key Map 45)

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

all *uses* permitted in Section 18.1 to this Zoning By-Law but not including an *abattoir*.

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

18.4.3.2.1 That all the provisions of the MG Zone in Section 18.2 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*.

18.4.4 LOCATION: Part Lot 7, Concession 6 (North Norwich) MG-4 (Key Map 54)

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

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 house* is located, and his or her family.

NON-RESIDENTIAL USES

a cartage, express or *truck transport terminal* or *yard*.

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

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

18.4.4.2.1 INTERIOR SIDE YARD

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

18.4.4.2.2 That all the provisions of the MG Zone in Section 18.2 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.

**18.4.5 LOCATION: Part Lot 10, Concession 8 (South Norwich),
Village of Otterville, MG-5 (Key Map 62)**

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

all *uses* permitted in Section 18.1 to this Zoning By-Law.

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

18.4.5.2.1 SETBACK FROM THE TOP-OF-BANK FOR BUILDINGS AND STRUCTURES

All *buildings* and *structures* shall be set back a minimum distance of **18 m** (59.1 ft) from the top-of-bank, as established by the Long Point Region Conservation Authority.

18.4.5.2.2 SETBACK FROM THE TOP-OF-BANK FOR OUTSIDE STORAGE

All outside storage shall be set back a minimum distance of **8 m** (26.2 ft) from the top-of-bank, as established by the Long Point Region Conservation Authority.

18.4.5.2.3 That all the provisions of the MG Zone in Section 18.2 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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(Added by By-Law 7-2014-Z)

**18.4.6 LOCATION: Part Lots 9 & 10, Concession 8 (South Norwich),
Village of Otterville, MG-6 (Key Map 62)**

18.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-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 18.1 of this Zoning By-Law.

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

18.4.6.2.1 LOT FRONTAGE

Minimum **23 m (75.5 ft)**

18.4.6.2.2 REAR YARD

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

18.4.6.2.3 EASTERLY INTERIOR SIDE YARD

Minimum width **6 m (19.7 ft)**

18.4.6.2.4 For the purpose of this subsection, the decision of the Township of Norwich Committee of Adjustment regarding File No. A-8/00 shall be deemed to have no effect.

18.4.6.2.5 That all of the provisions of the MG Zone in Section 18.2 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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(Added by By-Law 7-2014-Z)

18.4.7 LOCATION: Lot 27, Concession 12 (South Norwich), MG-7 (Key Map 79)

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

an automobile body shop.

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

18.4.7.2.1 LOT COVERAGE

Maximum for all <i>buildings</i>	25% of <i>lot area</i>
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18.4.7.2.2 INTERIOR SIDE YARD

Minimum width	4 m (13.1 ft)
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18.4.7.2.3 FRONT YARD

Minimum depth	10 m (32.8 ft)
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18.4.7.2.4 SETBACK

Minimum distance from centreline of road	20 m (65.6 ft)
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18.4.7.2.5 That all the provisions of the MG Zone in Section 18.2 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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(Added by By-Law 7-2014-Z)

**18.4.8 LOCATION: Lot 717, Plan 955, 5 Stover Street South,
Village of Norwich, MG-8 (Key Map 47)**

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

a contractor's shop or yard;
a manufacturing plant for cabinets and wood products;
a building products retail outlet;
a retail outlet, a wholesale outlet or a business office accessory to a permitted use.

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

18.4.8.2.1 That all provisions of the MG Zone in Section 18.2 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*.

18.4.9 LOCATION: Phebe Street, Village Of Norwich, MG-9 (Key Map 47)

18.4.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-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 18.1 of this Zoning By-Law;
a parking lot;
open storage of goods and materials.

18.4.9.2 That all of the provisions of the MG Zone in Section 18.2 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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(Added by By-Law 7-2014-Z)

18.4.10 LOCATION: Part Lot 8, Concession 5 (North Norwich), MG-10 (Key Map 45)

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

a pallet repair and recycling establishment;
 a milk drum recycling establishment;
 a *business office accessory* to a permitted use.

18.4.10.2 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any MG-10 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

18.4.10.2.1 INTERIOR SIDE AND REAR YARD SETBACKS FOR OPEN STORAGE AREA

Minimum **0.3 m** (1.0 ft)

18.4.10.2.2 WIDTH OF JOINT ACCESS

Notwithstanding the *driveway* width provisions of Section 5.21.1.7.2, for a joint ingress and egress *driveway*, the *driveway* width measured along the *street line* shall be at least **6.7 m** (22 ft) in width and no more than **18.3 m** (60.0 ft) in width.

18.4.10.2.2 SEPARATION BETWEEN MULTIPLE DRIVEWAYS

Notwithstanding the minimum *driveway* separation provisions of Section 5.21.1.7.4, where a *lot* has more than 1 *driveway*, a separation of at least **3.0 m** (9.8 ft) shall be maintained between each *driveway*, as measured along the *street line* between the said *driveways*.

18.4.10.2.4 That all the provisions of the MG Zone in Section 18.2 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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(Added by By-Law 7-2014-Z)

18.4.11 **LOCATION: Part Lot 9, Concession 5 (North Norwich), Airport Road,
Village of Norwich, MG-11 (Key Map 45)**

18.4.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-14 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

DEVELOPMENT WITH MUNICIPAL SERVICES

all *uses* permitted in Section 18.1 of this Zoning By-Law.

DEVELOPMENT WITHOUT MUNICIPAL SERVICES

a dry industrial *use* permitted in Section 18.1 of this Zoning By-Law.

For the purposes of this section, “dry industrial *uses*” are defined as those industrial *uses* that produce no waste water other than domestic waste water from washrooms.

18.4.11.2 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any MG-11 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

18.4.11.2.1 LOT DEPTH

Minimum **40.0 m** (131.2 ft)

18.4.11.2.2 That all other provisions of the MG Zone in Section 18.2 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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(Added by By-Law 7-2014-Z)

18.4.12 **LOCATION: Part Lot 9, Concession 5 (North Norwich), Airport Road,
Village of Norwich, MG-12 (Key Map 45)**

18.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-15 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

DEVELOPMENT WITH MUNICIPAL SERVICES

all *uses* permitted in Section 18.1 of this Zoning By-Law.

DEVELOPMENT WITHOUT MUNICIPAL SERVICES

a dry industrial *use* permitted in Section 18.1 of this Zoning By-Law.

For the purposes of this section, “dry industrial *uses*” are defined as those industrial *uses* that produce no waste water other than domestic waste water from washrooms.

18.4.12.2 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any MG-15 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

18.4.12.2.1 LOT FRONTAGE

Minimum **39.0 m** (127.9 ft)

18.4.12.2.2 INTERIOR SIDE YARD SETBACK

Minimum **10.5 m** (35.2 ft)

18.4.12.2.3 That all other provisions of the MG Zone in Section 18.2 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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(Added by By-Law 7-2014-Z)

18.4.13 **LOCATION: Part Lot 8, Concession 4 (North Norwich), MG-13**

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

- a truck transport terminal;*
- a business office accessory to a truck transport terminal;*
- a on-site fuel depot accessory to a truck transport terminal;*
- a truck service bay accessory to a truck transport terminal.*

18.4.13.2 That all of the provisions of the MG Zone in Section 18.2 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*.

18.4.14 **LOCATION: Part Lot 7, Concession 5 (North Norwich), MG-14 (Key Map 49)**

18.4.14.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-14 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

- an administrative office of the Corporation;*
- athletic fields.*

18.4.14.2 That all of the provisions of the MG Zone in Section 18.2 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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(Added by By-Law 7-2014-Z)

18.4.15 **LOCATION: Part Lots 6 & 7, Concession 5 (North Norwich)
MG-15 (Key Map 49)**

18.4.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-15 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except for the following:

- any *use* permitted in an MR zone;
- a *communications establishment*;
- a livestock or farm machinery assembly and sales yard;
- a lumber yard;
- a machine shop;
- open storage of goods and materials;
- a retail or *wholesale outlet* or a *business office accessory* to a permitted *use*.

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

18.4.15.2.1 INTERIOR SIDE YARD

Minimum Width	7.5 m (24.6 ft)
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18.4.15.3 That all the provisions of the MG zone in Section 18.2 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*.

(Replaced by By-Law 03-2015-Z)

May/15