

20.1 USES PERMITTED

No *person* shall within any D Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the D *uses* presented in Table 20.1:

TABLE 20.1: USES PERMITTED	
•	a <i>farm</i> , excluding the keeping of any livestock or the construction of any new <i>buildings</i> or <i>structures</i> ;
•	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 seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located.
•	an <i>existing single detached dwelling</i> .

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

20.2 ZONE PROVISIONS

No *person* shall within any D Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 20.2:

TABLE 20.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per lot, Maximum	a <i>single detached dwelling existing</i> at the time of the passing of this Zoning By-Law together with any replacement, <i>rebuilding</i> or <i>alteration</i> thereto made after the passing of this Zoning By-Law provided that any such replacement, <i>rebuilding</i> or <i>alteration</i> does not enlarge the <i>gross floor area</i> of the original <i>single detached dwelling</i> by more than 25%	
Lot Area, Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> .	20 ha (49.4 ac)
Lot Frontage, Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> .	100 m (328 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (24.6 ft)	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side	7.5 m (24.6 ft)

TABLE 20.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Setback , Minimum Distance from the Centreline of a County Road	23 m (72.2 ft)	
Lot Coverage , Maximum	30% of the <i>lot area</i>	none
Height of Building , Maximum	11 m (36.1 ft)	15 m (49.2 ft) , or in accordance with Section 5.32.
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.	

20.3 SPECIAL PROVISIONS

20.3.1 LOCATION: Lot 14, Concession 2 (North Norwich), Burgessville, D-1 (Key Map 32)

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

a contractor's yard or shop.

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

20.3.1.2.1 LOT AREA

The minimum *lot area* shall be the *lot area* as existing as of date of passage of this By-Law, or created as a result of a decision of the County of Oxford Land Division Committee.

20.3.1.2.2 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage* as existing as of date of passage of this By-Law, or created as a result of a decision of the County of Oxford Land Division Committee.

20.3.1.3 That all the provisions of the D Zone in Section 20.2 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*.

(Deleted and Replace by By-Law 16-2021-Z)

December/21

20.3.2 LOCATION: Part Lot 9, Concession 5 (North Norwich), D-2 (Key Map 45)

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

20.3.2.1.1 RESIDENTIAL USES

a single detached dwelling if accessory to a farm;
a home occupation.

20.3.2.1.2 NON-RESIDENTIAL USES

all *uses* permitted in Section 20.1 to this Zoning By-Law.

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

20.3.2.2.1 RESIDENTIAL USES

20.3.2.2.1.1 That all the provisions of the D Zone in Section 20.2 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*.

20.3.2.2.2 NON-RESIDENTIAL USES

20.3.2.2.2.1 LOT AREA

Minimum **15 ha** (37.1 ac)

20.3.2.2.2.2 That all the provisions of the D Zone in Section 20.2 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)

20.3.3 LOCATION: Part Lot 33, Plan 239 (Burgessville), D-3 (Key Map 31)

20.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-3 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 20.1 to this Zoning By-Law.

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

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

20.3.3.2.1 LOT AREA

Minimum **1.22 ha** (3.02 ac)

20.3.3.2.2 LOT FRONTAGE

Minimum Nil

20.3.3.2.3 That all the provisions of the 'D' Zone in Section 20.2 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)

20.3.4 **LOCATION: Part Lot 11, Concession 1 (East Oxford), D-4(T) (Key Map 1)**

20.3.4.1 **PART 'A'**

20.3.4.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'A', use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

20.3.4.1.1.1 all *uses* permitted in Section 20.1 of this Zoning By-Law;
 a *business office accessory* to a main permitted use;
 a *service shop accessory* to a main permitted use;
 a *truck transport terminal* (maximum 10 *commercial motor vehicles*);
 a *contractor's yard* with on-site offices;
 an outdoor auction facility.

20.3.4.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'A', use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.4.1.2.1 **SPECIAL PROVISIONS FOR A CONTRACTOR'S YARD WITH ON-SITE OFFICES AND/OR AN OUTDOOR AUCTION FACILITY**

20.3.4.1.2.1.1 **TIME PERIOD**

Maximum November 11, 2014 to November 11, 2017

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

(Amended by By-Law 21-2014-Z)

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20.3.4.1.2.1.2 **REMOVAL**

Upon expiry of the time period, use of the lands as a “*contractor’s yard* with on-site offices” and/or for the purposes of an “outdoor auction facility” shall be removed from the subject lands and/or cease operations unless a request is submitted for an extension of the temporary *use*, and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

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

(Amended by By-Law 21-2014-Z)

20.3.4.2 **PART ‘B’**

20.3.4.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part ‘B’, use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

20.3.4.2.1.1 all *uses* permitted in Section 20.1 of this Zoning By-Law;
a *contractor’s yard* with on-site offices;
an outdoor auction facility.

20.3.4.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part ‘B’, use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.4.2.2.1 **SPECIAL PROVISIONS FOR A CONTRACTOR’S YARD WITH ON-SITE OFFICES AND/OR AN OUTDOOR AUCTION FACILITY**

20.3.4.2.2.1.1 **TIME PERIOD**

Maximum

November 11, 2014 to November 11, 2017

20.3.4.2.2.1.2 **REMOVAL**

Upon expiry of the time period, use of the lands as a “*contractor’s yard* with on-site offices” and/or for the purposes of an “outdoor auction facility” shall be removed from the subject lands and/or cease operations unless a request is submitted for an extension of the temporary *use*, and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

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

(Amended by By-Law 21-2014-Z)

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20.3.4.3 PART 'C'

20.3.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'C', use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

20.3.4.3.1.1 all *uses* permitted in Section 20.1 of this Zoning By-Law an outdoor auction facility.

20.3.4.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-4(T) Zone, and identified as Part 'C', use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

20.3.4.3.2.1 **SPECIAL PROVISIONS FOR AN OUTDOOR AUCTION FACILITY**20.3.6.4.2.1.1 **TIME PERIOD**

Maximum

November 11, 2014 to November 11, 2017

20.3.6.4.2.1.2 **REMOVAL**

Upon expiry of the time period, use of the lands as a “*contractor’s yard* with on-site offices” and/or for the purposes of an “outdoor auction facility” shall be removed from the subject lands and/or cease operations unless a request is submitted for an extension of the temporary *use*, and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

20.3.4.4 That all of the provisions of the D Zone in Section 20.2 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)

(Amended by By-Law 21-2014-Z)

20.3.5 **LOCATION: Part Lot 15, Plan 253 and Part Lot 112, Plan 226, Dufferin Street, Village of Norwich, D-5(H) (Key Map 45)**

20.3.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-5(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for such purposes *existing* as of the date of passing of this Zoning By-Law, until such time as the holding symbol (H) is removed.

20.3.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-5(H) 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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20.3.5.2.1 LOT AREA

Minimum

As *existing* on the date of passage of this by-law.

20.3.5.2.2 LOT FRONTAGE

Minimum

As *existing* on the date of passage of this by-law.

20.3.5.2.3 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

Development for any *use* in Section 20.2, or any other new *use*, shall be permitted at such time as the County of Oxford and the Township of Norwich have completed the comprehensive review of a draft plan of subdivision; the County and Township are satisfied that adequate sanitary and water services will be available to service the development; that financial arrangements satisfactory to the *County* and *Township* have been made by the developer relative to costs associated with the servicing requirements for the proposed development; and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.

20.3.5.2.4 That all of the provisions of the D Zone in Section 20 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.

**20.3.6 LOCATION: Part Lot 1, Plan 239, Township of Norwich – Main Street South,
Village of Burgessville, D-6(H) (Key Map 30)**

20.3.6.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-6(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following *uses*, until such time as the holding symbol (H) is removed.

20.3.6.1.1 NON-RESIDENTIAL USES

a *farm*, including not more than one (1) farm *building* for the housing of livestock and farm storage purposes, but excluding an *accessory single detached dwelling*.

20.3.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-6(H) 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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- 20.3.6.2.1 LOT AREA
- Minimum As *existing* on the date of passage of this by-law.
- 20.3.6.2.2 LOT FRONTAGE
- Minimum As *existing* on the date of passage of this by-law.
- 20.3.6.2.3 NUMBER OF NUTRIENT UNITS
- Maximum 2.5 Nutrient Units per Hectare (1 Nutrient Unit per Acre) as defined under the Nutrient Management Act, 2002.
- 20.3.6.2.3 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)
- Development for any new *use* not listed in Section 20.3.8.1.1 shall be permitted at such time as the County of Oxford and the Township of Norwich have completed the comprehensive review of a draft plan of subdivision; the *County* and *Township* are satisfied that adequate sanitary and water services will be available to service the development; that financial arrangements satisfactory to the County and Township have been made by the developer relative to costs associated with the servicing requirements for the proposed development; and the Holding symbol (H) has been removed in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.
- 20.3.6.2.4 That all of the provisions of the D Zone in Section 20 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 01-2008-Z)

20.3.7 LOCATION: Part Lot 10, Concession 4 (North Norwich); East of Spring Street, North of Main Street West, Village of Norwich, D-7(H) (Key Map 41)

- 20.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-7(H) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following *uses*, until such time as the holding symbol (H) is removed.
- 20.3.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-7(H) 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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20.3.7.2.1 LOT AREA

Minimum

As *existing* on the date of passage of this by-law or, as approved by consent.

20.3.7.2.2 LOT FRONTAGE

Minimum

As *existing* on the date of passage of this by-law or, as approved by consent.

20.3.7.2.3 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

Development for any *use* in Section 20.2, or any other new *use*, shall only be permitted at such time as the County of Oxford and the Township of Norwich have completed the comprehensive review of a draft plan of subdivision; the *County* and *Township* are satisfied that adequate sanitary and water services will be available to service the development; that financial arrangements satisfactory to the County and Township have been made by the developer relative to costs associated with the servicing requirements for the proposed development; and the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.

20.3.7.2.4 That all other provisions of the D Zone in Section 20 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*.

**20.3.8 LOCATION: Part Lots 148, 149 & 150, Plan 253 and Part 1, Plan 41R-1583,
Village of Norwich, D-8 (Key Map 45)**

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

a single-detached dwelling existing on March 22, 2011.

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

20.3.8.2.1 LOT AREA

Minimum

Existing on the date of passing of By-Law Number 03-2011-Z or created by a *boundary adjustment*

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20.3.8.2.2 LOT FRONTAGE

Minimum

Existing on the date of passing of By-Law Number 03-2011-Z or created by a *boundary adjustment*

20.3.8.2.3 That all of the provisions of the D Zone in Section 20.2 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

**20.3.9 LOCATION: Washington Street, Part of Registered Plan 745, Lot 249,
Village of Norwich, D-9 (Key Map 45)**

20.3.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-9 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 20.1 to this Zoning By-Law;
a single detached dwelling.

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

20.3.9.2.1 NUMBER OF SINGLE DETACHED DWELLINGS

Maximum

2

20.3.9.2.2 LOCATION OF SINGLE DETACHED DWELLING

20.3.9.2.2.1 Notwithstanding any other provision contained in this Zoning By-Law, a *single detached dwelling*, constructed prior to June 6, 2017, shall be located according to the following provisions:

- i) a *single detached dwelling* shall be located between 7.5 m (24.6 ft) and **30.4 m** (100 ft) of the easterly *lot line*;
- ii) a *single detached dwelling* shall be located between 3 m (9.8 ft) and **36.5 m** (120 ft) of the southerly-most *lot line*.

20.3.9.2.2.2 Notwithstanding any other provision contained in this Zoning By-Law, a *single detached dwelling*, constructed after June 6, 2017, shall be located according to the following provisions:

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- i) a *single detached dwelling* shall be located between 56 m (183.7 ft) and **100 m** (328.1 ft) of the easterly *lot line*;
- ii) a *single detached dwelling* shall be located between 3 m (9.8 ft) and **36.5 m** (120 ft) of the southerly-most *lot line*.

20.3.9.2.3 For the purpose of this subsection, that *lot line* forming the *rear lot lines* of those lots abutting the subject lands and fronting on Washington Street shall be deemed to be the easterly *lot line*.

20.3.9.3 That all of the provisions of the D Zone in Section 20.2 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 7-2017-Z)
(Replaced by By-Law 8-2017-Z)

20.3.10 **LOCATION: Part Lot 14, Concession 2 (North Norwich), D-10 (Key Map 32)**

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

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all *uses* permitted in Section 20.1 of this Zoning By-Law.

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

20.3.10.2.1 LOT AREA

Minimum as existing on the date of passage of this by-law, or as approved by consent

20.3.10.2.2 LOT FRONTAGE

Minimum as existing on the date of passage of this by-law, or as approved by consent

20.3.10.3 That all of the provisions of the D Zone in Section 20.2 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 9-2014-Z)
(Amended by By-Law 10-2016-Z)

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20.3.11 **LOCATION: Part Lot 119, Plan 388, Village of Otterville, D-11 (Key Map 58)**

20.3.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-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 20.1 of this Zoning By-Law.

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

20.3.11.2.1 LOT AREA

The minimum *lot area* shall be the *lot area* existing as of December 9, 2014 or created as the result of a *boundary adjustment*.

20.3.11.2.2 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage* existing as of December 9, 2014 or created as the result of a *boundary adjustment*.

20.3.11.2.3 YARDS AND SETBACKS OF EXISTING FARM BUILDINGS

The minimum *yards* and *setbacks* shall be the *yards* and *setbacks* existing as of December 9, 2014 or created as the result of a *boundary adjustment*.

20.3.11.3 That all the provisions of the D Zone in Section 20.2 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 23-2014-Z)

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