

22.1 USES PERMITTED

No person shall within any REC Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the REC *uses* presented in Table 22.1:

| TABLE 22.1: USES PERMITTED |
|---|
| • an arena; |
| • a community centre; |
| • a <i>conservation project</i> ; |
| • a <i>converted dwelling</i> in accordance with the provisions of Section 5.6; |
| • a fairground; |
| • a flood control structure; |
| • a golf course; |
| • a museum; |
| • an outdoor commercial recreation facility; |
| • a <i>park</i> ; |
| • a playground; |
| • a <i>public library</i> ; |
| • a <i>public use</i> , in accordance with the provisions of Section 5.23; |
| • a <i>recreation or athletic facility or club</i> ; |
| • a rod & gun club; |
| • a <i>single detached dwelling accessory</i> to a permitted use; |
| • a sports field; |
| • an <i>existing</i> seasonal trailer park or campground; |
| • a wayside sand or gravel pit outside of a designated settlement, in accordance with the provisions of Section 5.33. |

June 30/14

22.2 ZONE PROVISIONS

No person shall within any REC Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 22.2. The lot area and lot frontage provisions for residential uses in Table 22.2 are cumulative with the lot area and lot frontage provisions for non-residential uses in Table 22.2 when such residential use is located on the same lot with a permitted non-residential use.

| TABLE 22.2: ZONE PROVISIONS | | |
|--|---|--|
| Zone Provision | Residential Uses | Non-Residential Uses |
| Number of Single Detached Dwellings per Lot: Maximum | 1 | No provision |
| Lot Area: Minimum Where sanitary sewers and/or public water supply not available | 2,800 m² (30,140 ft ²) | 3,700 m² (39,828 ft ²) |
| Lot Area: Minimum, where served by both sanitary sewers and public water supply | 450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i> | 2,000 m² (21,528.5 ft ²) |
| Lot Frontage: Minimum, where sanitary sewers and/or public water supply not available | 30 m (98.4 ft) | 40 m (131.2 ft) |
| Lot Frontage: Minimum, where served by both sanitary sewers and public water supply | 15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i> | 30 m (98.4 ft) |
| Lot Depth: Minimum, where sanitary sewers and/or public water supply not available | No provision | 30 m (303.5 ft) |
| Front Yard: Minimum Depth Exterior Side Yard: Minimum Width | 10 m (32.8 ft) | 6 m (19.7 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) |
| Setback: Minimum Distance from the Centreline of a County Road | 23 m (75.5 ft) within a designated settlement or 26 m (85.3 ft) outside of a designated settlement. | |
| Gross Floor Area: Minimum | 93 m² (1,001 ft ²) | No Provision |

| TABLE 22.2: ZONE PROVISIONS | | |
|-------------------------------|---|--|
| Zone Provision | Residential Uses | Non-Residential Uses |
| Height of Building: Maximum | 11 m (36.1 ft) | 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. | |

22.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT

When a permitted *single detached dwelling* is erected, altered or used on the same lot in a REC Zone as a permitted non-residential *building*, a **3 m** (9.8 ft) yard is required between such *buildings*.

22.2.2 LOCATION OF RECREATIONAL USE

Any new recreational *use*, except a *conservation project*, a wayside sand/gravel pit, or stone quarry, a public *use* or a flood control structure, which is located outside of a designated 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.

Any *existing* recreational *use*, except a *conservation project*, a wayside sand/gravel pit, or stone quarry, a public *use* or a flood control structure, located outside of a settlement, as defined in Section 2.7.2.1, which is hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

22.2.3 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Single detached dwellings, 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)

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22.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (REC-C)

Lots zoned REC-C may contain a *converted dwelling*, in accordance with the provisions of Section 5.6, and/or any *use* permitted in Section 22.1, in accordance with the provisions of Section 22.2 of this Zoning By-Law.

22.4 SPECIAL PROVISIONS22.4.1 LOCATION: Part Lot 19, Concession 3 (East Oxford), REC-1 (Key Map 9)

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

a golf course and *accessory buildings*.

22.4.1.2 That all the provisions of the REC Zone in Section 22.2 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*.

22.4.2 LOCATION: Part Lot 19, Concession 3 (East Oxford), REC-2 (Key Map 9)

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

a boardwalk or walking path.

22.4.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any REC-2 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)

22.4.2.2.1 INTERPRETATION OF THE REC-2 ZONE

Notwithstanding the delineation of the REC-2 Zone on Schedule “A”, the extent of the REC-2 Zone may be modified in accordance with the findings of an Environmental Impact Study completed to the satisfaction of the *Township* and the County of Oxford without a zoning by-law amendment.

Where the extent of the REC-2 Zone is reduced, the provisions of the REC-1 Zone shall apply.

22.4.2.2.2 That all the provisions of the REC Zone in Section 22.2 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*.22.4.3 LOCATION: Part Lots 6 & 7, Concession 5 (North Norwich), REC-3 (Key Map 49)22.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-3 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

a private airfield;
a golf course and accessory buildings.

22.4.3.2 That all the provisions of the REC Zone In Section 22.2 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)

22.4.4 LOCATION: Lot 21, Concession 6 (North Norwich), REC-4(H) (Key Map 52)

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

all *uses* permitted in Section 22.1 to this Zoning By-Law, as amended;
a *seasonal trailer park or campground*.

For the purposes of this Zoning By-Law, a park model *recreational vehicle* is a permitted *use* within a *seasonal trailer park or campground*.

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

22.4.4.2.1 TOTAL TRAILER DENSITY

| | |
|---------|--------------|
| Maximum | 11 campsites |
|---------|--------------|

22.4.4.2.2 LOT AREA PER CAMPSITE

| | |
|---------|---|
| Maximum | 372 m² (4,004.2 ft ²) |
|---------|---|

22.4.4.2.3 GROSS FLOOR AREA FOR PARK MODEL RECREATIONAL VEHICLE

| | |
|---------|--|
| Maximum | 65 m² (669.7 ft ²) |
|---------|--|

22.4.4.2.4 PERIOD OF OCCUPANCY

- i) Travel trailers and *motor homes* within a *seasonal trailer park or campground* shall not be occupied for human habitation from January 1 to April 30.
- ii) Park model *recreational vehicles* shall be subject to a maximum occupancy period of up to 12 months for human habitation.

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

22.4.4.2.5 HOLDING PROVISIONS

Where the symbol “H” appears on a zoning map following the zone symbol REC-4, no new development or expansion of existing development shall be permitted until such time as this Zoning By-Law has been amended to remove the relevant “H” symbol.

22.4.4.2.5.1 CRITERIA FOR THE REMOVAL OF THE HOLDING PROVISION

- i) Prior to the removal of the “H” symbol, the owner shall demonstrate that adequate sanitary and water services are available to service the development, to the satisfaction of the *County of Oxford* and the *Township of Norwich* and, where deemed appropriate, shall enter into an agreement or agreements with the County and/or Township or other appropriate authority regarding the provision of sanitary and/or water services.

22.4.4.2.5.1.1 At such time as the “H” symbol is removed, the Maximum Gross Floor Area for a park model *recreational vehicle* in the REC-4 Zone shall be **83.6 m²** (900 ft²).

22.4.4.2.6 That all provisions of the REC Zone in Section 22.2 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*.

22.4.5 LOCATION: Part Lots 12 & 13, Concession 9 (South Norwich), REC-5 (Key Map 73)

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

- a *farm*;
- a golf course and clubhouse;
- a miniature golf course and driving range;
- a public *use* in accordance with the provisions of Subsection 5.23 hereof;
- a retail outlet or a *business office accessory* to a permitted *use*.

22.4.5.2 That all the provisions of the REC Zone in Section 22.2 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)

22.4.6 LOCATION: Part Lot 21, Concession 6 (North Norwich), REC-6(H) (Key Map 52)

22.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-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 22.1 to this Zoning By-Law, as amended; and
a *seasonal trailer park or campground*;

For the purposes of this Zoning By-Law, a park model *recreational vehicle* is a permitted *use* within a *seasonal trailer park or campground*.

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

22.4.6.2.1 TOTAL TRAILER DENSITY

Maximum 28 campsites

22.4.6.2.2 LOT AREA PER CAMPSITE

Maximum **372 m²** (4,004.2 ft²)

22.4.6.2.3 GROSS FLOOR AREA FOR PARK MODEL RECREATIONAL VEHICLE

Maximum **65 m²** (669.7 ft²)

22.4.6.2.4 PERIOD OF OCCUPANCY

Travel trailers, *motor homes* and park model *recreational vehicles* within a *seasonal trailer park or campground* shall not be occupied for human habitation from January 1 to April 30.

22.4.6.2.5 Holding Provisions

Where the symbol “H” appears on a zoning map following the zone symbol REC-8, no new development or expansion of existing development shall be permitted until such time as this Zoning By-Law has been amended to remove the relevant “H” symbol.

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

22.4.6.2.5.1 CRITERIA FOR THE REMOVAL OF THE HOLDING PROVISION

- i) Prior to the removal of the “H” symbol, the owner shall demonstrate that adequate sanitary and water services are available to service the development, to the satisfaction of the County of Oxford and the Township of Norwich and, where deemed appropriate, shall enter into an agreement or agreements with the County and/or Township or other appropriate authority regarding the provision of sanitary and/or water services.
- ii) Prior to the removal of the “H” symbol, the owner shall obtain a permit from the Long Point Region Conservation Authority for site alterations necessary to address issues related to the floodplain.

22.4.6.2.5.1.1 At such time as the “H” symbol is removed, the Maximum Gross Floor Area for a park model *recreational vehicle* in the REC-8 Zone shall be **83.6 m²** (900 ft²).

22.4.6.2.5.1.2 At such time as the “H” symbol is removed, the Period of Occupancy shall be as follows:

- i) Travel trailers and *motor homes* within a *seasonal trailer park or campground* shall not be occupied for human habitation from January 1 to April 30.
- ii) Park model *recreational vehicles* shall be subject to a maximum occupancy period of up to 12 months for human habitation.

22.4.6.2.6 That all provisions of the REC Zone in Section 22.2 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*.

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