

8.1 USES PERMITTED

No person shall within any AB Zone use any lot, or erect, alter or use any building or structure for any purpose except one or more of the AB uses presented in Table 8.1:

TABLE 8.1: USES PERMITTED
• an <i>abattoir</i> ;
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.4 and Section 8.2.2;
• a commercial grain elevator;
• a <i>communications structure</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.6
• a dairy and cheese factory;
• a dead stock removal operation;
• a <i>farm auction barn</i> ;
• a farm drainage contractor or silo contractor;
• a <i>farm implement dealer</i> ;
• a farm produce retail outlet;
• a feed mill;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.16;
• a landscaping business;
• a livestock or farm machinery assembly and sales <i>yard</i> ;
• a manufacturing plant for the production of agricultural field tile;
• a <i>nursery</i> ;
• a processing plant for agricultural products and/or by-products;
• a public <i>use</i> , in accordance with the provisions of subsection 5.23;
• a retail or <i>wholesale outlet</i> or a business office <i>accessory</i> to a <i>permitted use</i> ;
• a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;
• a sawmill;
• a <i>single detached dwelling accessory</i> to a <i>permitted use</i> ;
• a <i>soil processing operation</i> ;
• a <i>veterinary clinic</i> ;
• a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.33;
• a welding and repair garage for servicing farm vehicles and farm implements.

8.2 ZONE PROVISIONS

No person shall within any AB Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 8.2. The lot area provisions for residential uses are cumulative with the lot area provisions for non-residential uses when such residential use is located on the same lot with a permitted non-residential use.

TABLE 8.2: 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 public water supply not available	.4 ha (1 ac)	.4 ha (1 ac)
Lot Frontage, Minimum	45 m (147.6 ft)	
Front Yard, Minimum Depth	15 m (49.2 ft)	
Exterior Side Yard, Minimum Width		
Rear Yard, Minimum Depth	15.0 m (49.2 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft)	15 m (49.2 ft)
Lot Depth, Minimum	60 m (196.9 ft)	
Setback, Minimum Distance from the Centreline of a County Road	26 m (65.6 ft)	
Setback, Minimum Distance from the Property Boundary of Highways 401 & 403	7.5 m (24.6 ft)	14 m (45.9 ft)
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft) or in accordance with the provisions of Section 5.32;
Gross Floor Area, Minimum	93 m² (1,001 ft²)	No Provision
Landscaped Open Space, Minimum	30% of lot area	10 % of the lot area
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.	

8.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

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.

Existing *dwellings*, *buildings* or *structures* located outside of a settlement, as defined in Section 2.7.2.1, which are 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.

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

8.2.2 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building* or *structure* or part thereof shall be used or *erected*, renovated or remodelled for *use* as an *animal kennel* nearer than **90 m** (295.3 ft) to any *lot line*.

April/14

8.2.3 SPECIAL PROVISION FOR ACCESSORY RESIDENTIAL USE

Prior to the issuance of a building permit for a *single detached dwelling*, the construction of the agri-business *buildings* or *structures* must be complete, to the satisfaction of the *Chief Building Official*.

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

8.2.4 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is *permitted* outside any *building* except that the *open storage* of goods or materials may be *permitted* to the rear of the main *building* provided that:

- 8.2.4.1 such *open storage* is *accessory* to the principal non-residential *building* on the *lot*;
- 8.2.4.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 8.2.4.3 for the purpose of defining the limits of the storage area, such *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground. Such fencing shall be constructed of new materials.
- 8.2.4.4 Notwithstanding the *open storage yard*, *setback* and enclosure requirements, the *open storage* of finished goods or materials shall be *permitted* for the purposes of display or sale.

8.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (AB-C)

Lots zoned AB-C may contain a *converted dwelling*, in accordance with the provisions of Section 5.5, and/or any other *use permitted* in Section 8.1, in accordance with the provisions of Section 8.2 of this Zoning By-Law.

June 30/14

8.4 SPECIAL PROVISIONS8.4.1 LOCATION: Lot 8, Concession 1 (East Oxford), AB-1 (Key Map 1)

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

8.4.1.1.1 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.

8.4.1.1.2 NON-RESIDENTIAL USES

a farm *contractor's yard*;
a welding and machine shop for servicing farm vehicles and farm implements.

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

8.4.1.2.1 RESIDENTIAL USES

8.4.1.2.1.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.1.2.2 NON-RESIDENTIAL USES

8.4.1.2.2.1 That all the provisions of the AB Zone in Section 8.2 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)

8.4.2 LOCATION: Lot 7, Concession 1 (North Norwich), AB-2 (Key Map 35)

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

8.4.2.1.1 RESIDENTIAL USES

an accessory single detached dwelling.

8.4.2.1.2 NON-RESIDENTIAL USES

a salvage yard.

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

8.4.2.2.1 RESIDENTIAL USES

That all the provisions of the AB Zone in Section 8.2 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*.

8.4.2.2.2 NON-RESIDENTIAL USES

That all the provisions of the AB Zone in Section 8.2 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)

8.4.3 LOCATION: Lot 22, Concession 4 (North Norwich), AB-3 (Key Map 36)

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

a farm implement consignment sales establishment;
a *farm implement dealer*.

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

8.4.3.2.1 that no *driveway* or access be located within the area designated "No Driveway Access" on Schedule "B-4";

8.4.3.2.2 that off-street parking be provided in accordance with the requirements of subsection 5.19 to this Zoning By-Law, as amended thereof;

8.4.3.2.3 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.4 LOCATION: Part Lot 13, Concession 3 (North Norwich), AB-4 (Key Map 38)

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

8.4.4.1.1 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* house is located, and his or her family.

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

8.4.4.1.2 NON-RESIDENTIAL USES

a farm and agricultural vehicle repair and sales establishment

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

8.4.4.2.1 RESIDENTIAL USES

All of the provisions of the AB-4 Zone in Section 8.2 of this Zoning By-Law, as amended, shall apply and further, all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

8.4.4.2.2 NON-RESIDENTIAL USES

That all of the provisions of the AB Zone in Section 8.2 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*.

8.4.5 LOCATION: Part Lot 12, Concession 3 (North Norwich), AB-5 (Key Map 39)

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

8.4.5.1.1 RESIDENTIAL USES

Not *permitted*.

8.4.5.1.2 NON-RESIDENTIAL USES

a manufacturing plant for the production of brick and tiles;
a public *use* in accordance with the provisions of subsection 5.23 hereof;
a retail outlet, a *wholesale outlet*, or a business office *accessory* to a *permitted use*.

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

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

8.4.5.2.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.6 **LOCATION: Part Lot 11, Concession 3 (North Norwich), AB-6 (Key Map 39)**

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

the manufacturing and installation of tarping systems for vehicles and *trailers*;
 a *processing plant for agricultural products and/or by-products*;
 a *warehouse* for the storage of worms;
 a service business *accessory to a permitted use*;
 a retail outlet, *wholesale outlet* or a business office *accessory to a permitted use*.

(Deleted and Replaced by By-Law 05-2022-Z)

8.4.6.2 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.7 **LOCATION: Part Lot 2, Concession 3 (North Norwich), AB-7 (Key Map 50)**

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

8.4.7.1.1 RESIDENTIAL USES

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

8.4.7.1.2 NON-RESIDENTIAL USES

a *veterinary clinic*.

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

January/22

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

8.4.7.2.1 RESIDENTIAL USES

8.4.7.2.1.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.7.2.2 NON-RESIDENTIAL USES

8.4.7.2.2.1 LOT DEPTH

Minimum	50 m (164 ft)
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8.4.7.2.2.2 INTERIOR SIDE YARD

Minimum width of

West interior Side Yard	2 m (6.6 ft)
East interior Side Yard	10 m (32.8 ft)

8.4.7.2.2.3 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.8 LOCATION: Part Lot 24, Concession 6 (North Norwich), AB-8 (Key Map 51)

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

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

8.4.8.1.1 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* house is located, and his family.

8.4.8.1.2 NON-RESIDENTIAL USES

a farm drainage *contractor's yard*.

8.4.8.2 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.9 LOCATION: Part Lot 7, Concession 6 (North Norwich), AB-9 (Key Map 54)

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

8.4.9.1.1 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* house is located and his/her family;
a *home occupation*.

8.4.9.1.2 NON-RESIDENTIAL USES

a farm drainage and excavation *contractor's yard*.

8.4.9.2 That all the provisions of the AB Zone in Section 8.2 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)

8.4.10 LOCATION: Part Lot 26, Concession 10 (South Norwich), AB-10 (Key Map 67)

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

8.4.10.1.1 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* house is located, and his/her family;
a *home occupation*.

8.4.10.1.2 NON-RESIDENTIAL USES

a farm drainage and excavation *contractor's yard*.

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

8.4.10.2.1 RESIDENTIAL USES

8.4.10.2.1.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.10.2.2 NON-RESIDENTIAL USES

8.4.10.2.2.1 LOT FRONTAGE

Minimum **50 m** (164 ft)
cumulative for both *permitted* residential and non-residential *uses*.

8.4.10.2.2.2 LOT AREA

Minimum **0.3 ha** (0.74 ac)
cumulative for both *permitted* residential and non-residential *uses*.

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

8.4.10.2.2.3 INTERIOR SIDE YARD

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

8.4.10.2.2.4 REAR YARD

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

8.4.10.2.2.5 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.11 LOCATION: Part Lot 17, Concession 4 (East Oxford), AB-11 (Key Map 9)

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

8.4.11.1.1 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* house is located, and his/her family;
a *home occupation*.

8.4.11.1.2 NON-RESIDENTIAL USES

a business office *accessory to a permitted use*;
a research and testing facility for irrigation equipment;
a *service shop* for servicing agricultural related *uses*;
a sales and manufacturing business for cooling and climate control products for agricultural buildings.

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

April/14

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

8.4.11.2.1 RESIDENTIAL USES

That all provisions of the AB Zone in Section 8.2 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

8.4.11.2.2 NON-RESIDENTIAL USES

8.4.11.2.2.1 INTERIOR SIDE YARD

Minimum width **8 m** (26.2 ft)

8.4.11.2.3 That all provisions of the AB Zone in Section 8.2 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.

8.4.12 LOCATION: Part Lot 21, Concession 4 (North Norwich), AB-12 (Key Map 37)

8.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-12 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

an agricultural products processing plant.

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

8.4.12.2.1 That all provisions of the AB Zone in Section 8.2 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)

8.4.13 LOCATION: Part Lot 23, Concession 4 (North Norwich), AB-13 (Key Map 36)

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

8.4.13.1.1 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* house is located, and his/her family;
a *home occupation*.

8.4.13.1.2 NON-RESIDENTIAL USES

an *animal kennel*, in accordance with the provisions of Section 5.4 and Section 8.2.2;
a *farm auction barn*;
a *farm implement dealer*;
a farm produce retail outlet;
a public *use* in accordance with the provisions of Section 5.23;
a *nursery*;
a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;
a *service shop*;
a *veterinary clinic*.

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

8.4.13.2.1 RESIDENTIAL USES

That all provisions of the AB Zone in Section 8.2 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)

8.4.13.2.2 NON-RESIDENTIAL USES

That all provisions of the AB Zone in Section 8.2 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*.

8.4.14 LOCATION: Part Lot 23, Concession 4 (North Norwich), AB-14 (Key Map 36)

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

8.4.14.1.1 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* house is located, and his/her family;
a *home occupation*.

8.4.14.1.2 NON-RESIDENTIAL USES

an agricultural *contractor's shop*.

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

8.4.14.2.1 SPECIAL PROVISIONS FOR AN AGRICULTURAL CONTRACTOR'S SHOP8.4.14.2.1.1 STORAGE OF VEHICLES, ETC.

All storage of vehicles, materials and supplies shall be located in the interior of the main *building*.

8.4.14.2.1.2 MAXIMUM GROSS FLOOR AREA

The maximum *gross floor area* of an agricultural *contractor's shop* shall be **412 m²** (4434.7 ft²)

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

8.4.14.2.1.3 OPEN STORAGE

Open storage shall not be *permitted*.

8.4.14.2.2 RESIDENTIAL USES

That all provisions of the AB Zone in Section 8.2 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*.

8.4.14.2.2 NON-RESIDENTIAL USES

That all provisions of the AB Zone in Section 8.2 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*.

8.4.15 LOCATION: Part Lot 23, Concession 4 (South Norwich), AB-15 (Key Map 56)

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

8.4.15.1.1 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* house is located, and his/her family;
a *home occupation*.

8.4.15.1.2 NON-RESIDENTIAL USES

an agricultural *contractor's shop*.

8.4.15.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-15 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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(Amended by By-Law 7-2014-Z)

8.4.15.2.1 SPECIAL PROVISIONS FOR AN AGRICULTURAL CONTRACTOR'S SHOP8.4.15.2.1.1 STORAGE OF VEHICLES, ETC.

All storage of vehicles, materials and supplies shall be located in the interior of the main *building*.

8.4.15.2.1.2 MAXIMUM GROSS FLOOR AREA

The maximum *gross floor area* of an agricultural *contractor's shop* shall be **560 m²**. (6027.8 ft²)

8.4.15.2.1.3 OPEN STORAGE

Open storage shall not be *permitted*.

8.4.15.2.2 RESIDENTIAL USES

That all provisions of the AB Zone in Section 8.2 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*.

8.4.15.2.2 NON-RESIDENTIAL USES

That all provisions of the AB Zone in Section 8.2 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*.

8.4.16 LOCATION: Part Lot 9, Concession 6 (North Norwich), AB-16 (Key Map 53)

8.4.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

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

8.4.16.1.1 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* house is located, and his/her family;
a *home occupation*.

8.4.16.1.2 NON-RESIDENTIAL USES

a farm produce retail outlet;
a facility for the repair and recycling of agricultural pallets;
a welding and machine shop for servicing farm vehicles and farm implements.

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

8.4.16.2.1 RESIDENTIAL USES

That all provisions of the AB Zone in Section 8.2 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*.

8.4.16.2.2 NON-RESIDENTIAL USES8.4.16.2.2.1 SPECIAL PROVISIONS FOR A FARM PRODUCE RETAIL OUTLET

a farm produce outlet must be operated entirely within a *building*.

8.4.16.2.2.2 SPECIAL PROVISIONS FOR A FACILITY FOR THE REPAIR AND RECYCLING OF AGRICULTURAL PALLETS

- (i) the maximum *gross floor area* of a pallet repair and recycling facility shall be **290 m²**.
- (ii) *open storage* associated with a pallet repair and recycling facility shall be located to the rear of the main *building* housing such a facility.

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

8.4.16.2.2.3 That all provisions of the AB Zone in Section 8.2 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*.

8.4.17 LOCATION: Part Lot 19, Concession 3 (East Oxford), AB-17 (Key Map 12)

8.4.17.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-17 zone *use any lot, or erect, alter or use any building or structure* except for the following:

8.4.17.1.1 RESIDENTIAL USES

Not *permitted*

8.4.17.1.2 NON-RESIDENTIAL USES

a communications structure;
a farm drainage contractor or silo contractor;
a farm implement dealer;
a farm produce retail outlet;
a landscaping business;
a manufacturing plant for the production of livestock comfort products;
a nursery;
a processing plant for agricultural products and/or by products;
a public use, in accordance with the provisions of subsection 5.23;
a retail or wholesale outlet or a business office accessory to a permitted use;
a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;
a veterinary clinic;
a welding and repair garage for servicing farm vehicles and farm implements.

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

8.4.17.2.1 FRONT YARD

Minimum Depth **11 m (36 ft)**

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

8.4.17.2.2 REAR YARD

Minimum Depth **7 m (22.9 ft)**

8.4.17.2.3 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.18 **LOCATION: Part Lot 15, Concession 4 (North Norwich), AB-18 (Key Map 37)**

8.4.18.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-18 zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

8.4.18.1.1 RESIDENTIAL USES

Not permitted

8.4.18.1.2 NON-RESIDENTIAL USES

a processing plant for agricultural products and/or by-products.

8.4.18.2 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.19 **LOCATION: Part Lot 19, Concession 3 (East Oxford), AB-19 (Key Maps 9 & 12)**

8.4.19.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-19 zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

8.4.19.1.1 RESIDENTIAL USES

a single detached dwelling accessory to a permitted use.

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

8.4.19.1.2 NON-RESIDENTIAL USES

an *animal kennel*, in accordance with the provisions of Section 5.4 and Section 8.2.2;
 an agricultural *contractor's shop* or *yard*;
 a farm drainage contractor or silo contractor;
 a farm produce retail outlet;
 a landscaping business;
 a *nursery*;
 a retail outlet for agricultural supplies such as feeds, mineral, grain and fertilizer;
 a retail or *wholesale outlet* or a business office *accessory* to a *permitted use*;
 a *veterinary clinic*;
 a welding and repair garage for servicing farm vehicles and farm implements.

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

8.4.19.2.1 RESIDENTIAL USES

8.4.19.2.1.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.19.2.2 NON-RESIDENTIAL USES

8.4.19.2.2.1 LOT AREA

Minimum, cumulative for residential
 and non-residential *uses* **0.6 ha (1.48 ac)**

8.4.19.2.2.2 That all the provisions of the AB Zone in Section 8.2 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 2-2005-Z)

April/14

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

8.4.20 LOCATION: Part Lot 16, Concession 6 (North Norwich), AB-20 (Key Map 52)

8.4.20.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-20 zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

8.4.20.1.1 NON-RESIDENTIAL USES

a sawmill.

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

8.4.20.2.1 LOT AREA

Minimum **0.6 ha** (1.5 ac)

8.4.20.2.2 LOT FRONTAGE

Minimum **8.5 m** (27.8 ft)

8.4.20.2.3 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.21 LOCATION: Part Lot 19, Concession 8 (East Oxford), AB-21 (Key Map 23)

8.4.21.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-21 zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

8.4.21.1.1 RESIDENTIAL USES

a *single detached dwelling accessory to a permitted use*.

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

8.4.21.1.2 NON-RESIDENTIAL USES

a farm equipment dealership.

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

8.4.21.2.1 RESIDENTIAL USES

8.4.21.2.1.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.21.2.2 NON-RESIDENTIAL USES

8.4.21.2.2.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.22 LOCATION: Part Lot 21, Concession 5 (North Norwich), AB-22 (Key Map 52)

8.4.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-22 zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

8.4.22.1.1 RESIDENTIAL USES

a *single detached dwelling accessory to a permitted use*.

8.4.22.1.2 NON-RESIDENTIAL USES

a welding and repair garage for servicing farm vehicles and farm implements.

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

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

8.4.22.2.1 LOT AREA

Minimum **0.60 ha** (1.5 ac)

8.4.22.2.2 REAR YARD

Minimum Depth **9.0 m** (29.5 ft)

8.4.22.2.3 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.23 LOCATION: Part Lot 18, Concession 6 (North Norwich), AB-23 (Key Map 52)

8.4.23.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-23 zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

a sawmill, with the type of wood saw used being restricted to a “band saw” only.

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

8.4.23.2.1 LOT AREA

Minimum **0.47 ha** (1.1 ac)

8.4.23.2.2 LOT FRONTAGE

Minimum **21.3 m** (70.0 ft)

8.4.23.2.3 SPECIAL PROVISIONS FOR A SAWMILL

8.4.23.2.3.1 NUMBER OF EMPLOYEES

Farm operator and resident on-farm family members plus three (3) additional non-resident full-time employees.

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

8.4.23.2.3.2 SIZE OF BUILDING FOR SAWMILL OPERATION

Maximum **195.1 m² (2,100 ft²)**

8.4.23.2.4 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.24 LOCATION: Part Lot 17, Concession 4 (North Norwich), AB-24 (Key Map 37)

8.4.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-24 zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

8.4.24.1.1 RESIDENTIAL USES

*a single detached dwelling accessory to a permitted use;
a home occupation.*

8.4.24.1.2 NON-RESIDENTIAL USES

a farm implement repair shop;
a hydraulic equipment repair shop.

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

8.4.24.2.1 RESIDENTIAL USES

8.4.24.2.1.1 LOT AREA

Minimum, cumulative for residential
and non-residential *uses* **0.6 ha (1.5 ac).**

8.4.24.2.1.2 That all the provisions of the AB Zone in Section 8.2 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)

8.4.24.2.2 NON-RESIDENTIAL USES

8.4.24.2.2.1 INTERIOR SIDE YARD

Minimum Width **11.0 m (36.0 ft)**

8.2.24.2.2.2 That all the provisions of the AB Zone in Section 8.2 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.

8.4.25 LOCATION: Part Lot 12, Concession 2 (North Norwich), AB-25 (Key Map 33)

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

8.4.25.1.1 RESIDENTIAL USES

Not permitted.

8.4.25.1.2 NON-RESIDENTIAL USES

a farm implement dealership, including the manufacture and repair of farm gates and penning.

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

8.2.25.2.1 That all the provisions of the AB Zone in Section 8.2 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)

8.4.26 LOCATION: Part Lot 7, Concession 6 (North Norwich), AB-26 (Key Map 54)

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

8.4.26.1.1 RESIDENTIAL USES

A single detached dwelling accessory to a permitted use.

8.4.26.1.2 NON-RESIDENTIAL USES

a nursery;
a trailer sales and service business;
a farm implement dealership;
a farm equipment repair and service shop;
a business office accessory to a permitted use.

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

8.4.26.2.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.27 LOCATION: Part Lot 5, Concession 8 (East Oxford), AB-27 (Key Map 25)

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

8.4.27.1.1 RESIDENTIAL USES

a single detached dwelling accessory to a permitted use.

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

8.4.27.1.2 NON-RESIDENTIAL USES

a *farm implement dealership*;
an agricultural *contractor's shop*.

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

8.4.27.2.1 RESIDENTIAL USES

8.4.27.2.1.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.27.2.2 NON-RESIDENTIAL USES

8.4.27.2.2.1 That all the provisions of the AB Zone in Section 8.2 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*.

8.4.28 LOCATION: Part Lot 19, Concession 7 (East Oxford), AB-28 (Key Map 23)

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

a farm equipment repair and *service shop*;
a *farm implement dealership*;
a contractor's shop for the service repair of fuel equipment; and
a *single detached dwelling accessory to a permitted use*.

8.4.28.2 That all the provisions of the AB Zone in Section 8.2 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*.

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

(Deleted and Replaced by By-Law 1-2018-Z)

January/18

8.4.29 LOCATION: Part Lot 12, Concession 4 (North Norwich) AB-29 (Key Map 38)

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

a welding and vehicle repair operation and accessory office.

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

8.4.29.2.1 LOT AREA

Maximum **0.77 ha** (1.9 ac)

8.4.29.2.2 OPEN STORAGE

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

8.4.29.2.3 NUMBER OF EMPLOYEES

Farm operator and resident on-farm family members plus 3 additional full-time employees.

8.4.29.2.4 SIZE OF BUILDING FOR WELDING AND VEHICLE REPAIR OPERATION AND ACCESSORY OFFICE

Maximum **2,300 m²** (24,757 ft²)

8.4.29.2.5 That all the provisions of the AB Zone in Section 8.2 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

8.4.30 LOCATION: Part Lot 13, Concession 2 (North Norwich), AB-30 (Key Map 33)

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

a farm excavating, drainage and landscaping business;
a *public garage* ancillary and secondary to the principle *use*.

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

8.4.30.2.1 LOTS WITH MORE THAN ONE ZONE

Notwithstanding the provisions of Section 2.3 of the Zoning By-law, those lands zoned as 'AB-30' shall not be considered as separate lot for the purpose of determining zone provisions.

8.4.30.3 That all of the provisions of the AB Zone in Section 8.2 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*.

(Deleted and Replaced by By-Law 16-2020-Z)

8.4.31 LOCATION: Part Lot 9, Concession 8 (South Norwich) AB-31 (Key Map 58)

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

a birdseed operation that shall include the grading, packing, mixing and packaging of birdseed.
an office *accessory* to the *permitted use*.

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

8.4.31.2.1 LOT AREA

Maximum **1.65 ha** (4.08 ac)

8.4.31.2.2 LOT FRONTAGE

Minimum **40 m** (131.2 ft)

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

September/20

8.4.31.2.3 INTERIOR SIDE YARD

Minimum **5.7 m** (18.7 ft)

8.4.31.2.4 REAR YARD

Minimum **4.8 m** (15.7 ft)

8.4.31.2.5 OPEN STORAGE

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

8.4.31.2.6 NUMBER OF EMPLOYEES

Maximum number of full-time employees 10

8.4.31.2.7 That all the provisions of the AB Zone in Section 8.2 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*.

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

**8.4.32 LOCATION: Part Lot 16, Concession 7 (East Oxford), Part 2, Plan 41R-8546,
AB-32 (Key Map 23)**

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

a dairy and cheese factory;

a retail *use accessory* to a dairy and cheese factory, having a maximum *gross floor area* of **92.9 m²** (1000 ft²);

an office *accessory* to a dairy and cheese factory.

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

8.4.32.2.1 LOT AREA

Maximum **1.08 ha** (2.66 ac)

8.4.32.2.2 LOT FRONTAGE

Minimum **9.8 m** (32.15 ft)

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

Mar. 31/21

8.4.32.2.3 INTERIOR SIDE YARD

Minimum **3 m (9.8 ft)**

8.4.32.2.4 OPEN STORAGE

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

8.4.32.2.5 That all the provisions of the AB Zone in Section 8.2 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*.

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

8.4.33 LOCATION: PART LOT 19, CONCESSION 6 (EAST OXFORD), AB-33 (Key Map 17)

8.4.33.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-33 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a truck wash and equipment repair and maintenance facility *accessory* to the farm operation; and
an office *accessory* to a truck wash and equipment repair and maintenance facility.

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

8.4.33.2.1 PROVISIONS FOR A TRUCK WASH AND EQUIPMENT REPAIR AND MAINTENANCE FACILITY

i) GROSS FLOOR AREA

Maximum **2,500 m² (26,910 ft²)**

ii) For the purpose of this subsection, the *gross floor area* of a truck wash and equipment repair and maintenance facility shall not include any *buildings or structures* used for storage purposes.

iii) Notwithstanding any other provisions contained in this Zoning By-Law, the *use* of the truck wash and equipment repair and maintenance facility shall be restricted to only those trucks, vehicles and equipment directly associated with the farm operation.

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

Mar. 31/21

8.4.33.2.2 That all the provisions of the AB Zone in Section 8.2 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*.

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

8.4.34 LOCATION: Part Lot 20 and 21, Concession 1 (North Norwich), AB-34 (Key Map 28)

8.4.34.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-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 8.1 of this Zoning By-Law.

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

8.4.34.2.1 MINIMUM SEPARATION DISTANCE REQUIREMENTS FROM LIVESTOCK BARNS AND MANURE STORAGE SETBACK

Notwithstanding any provision of this Zoning By-Law to the contrary, the Minimum Separation Distance between any *building or structure* on an 'AB-34' zoned property and any *building or structure used* for the housing of livestock or for manure storage shall be **224 m** (735 ft).

8.4.34.3 That all of the provisions of the AB Zone in Section 8.2 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*.

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

8.4.35 LOCATION: Part Lots 11 and 12, Concession 3 (North Norwich), AB-35 (Key Map 39)

8.4.35.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 8.1 of this Zoning By-Law;
a farm.

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

Mar. 31/21

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

8.4.35.2.1 MINIMUM SEPARATION DISTANCE REQUIREMENTS FROM LIVESTOCK BARNS AND MANURE STORAGE SETBACK

Notwithstanding any provision of this Zoning By-Law to the contrary, the Minimum Separation Distance between any *building* or *structure* on an 'AB-35' zoned property used for the housing of poultry or manure storage and any *building* or *structure* on a separate *lot* used for residential purposes shall be **120 m** (393.7 ft).

8.4.35.3 That all of the provisions of the AB Zone in Section 8.2 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.

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

8.4.36 **LOCATION: Part Lot 22, Concession 2 (North Norwich) & Part 1, Plan 41R-9145, AB-36 (Key Map 26)**

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

a small motor sales, service, storage, repair and welding shop;
an accessory single detached *dwelling*.

8.4.36.2 That all the provisions of the AB Zone in Section 8.2 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 19-2014-Z)

8.4.37 **LOCATION: Part Lots 17 & 18, Concession 3 (East Oxford), AB-37 (Key Map 9)**

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

a fueling station for compressed natural gas and compressed bio-methane gas derived from agricultural sources;
all *uses permitted* in Section 8.1 of this Zoning By-law.

8.4.37.2 That all the provisions of the AB Zone in Section 8.2 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 08-2015-Z and approved by
OMB PL 150878 March 23, 2016)

Mar. 31/21

8.4.38 LOCATION: Part Lots 17 & 18, Concession 3 (East Oxford), AB-38 (Key Map 9)

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

the storage of materials *accessory* to a *permitted use* in Section 8.1 of this Zoning By-law;

the processing of agricultural materials *permitted* in Section 8.1 of this Zoning By-Law.

8.4.38.1.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any AB-38 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

WOOD PILE SIZE

Maximum **150 m x 90 m** (492.1 ft x 295.3 ft)

TIME PERIOD FOR THE PROCESSING OF MATERIAL

Maximum **April 13, 2021 to April 13, 2024**

REMOVAL

Upon expiry of the time period, the processing of agricultural materials shall cease operation on the subject lands unless a request is submitted for an extension of the temporary use and approved pursuant to Section 30 of the Planning Act.

8.4.38.2 That all the provisions of the AB Zone in Section 8.2 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 11-2016-Z)

(Deleted and Replaced by By-Law 3-2021-Z)

8.4.39 LOCATION: Part Lot 8, Concession 3 (North Norwich), AB-39 (Key Map 40)

8.4.39.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any AB-39 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following;

a farm implement dealer;

a retail outlet or business office accessory to a permitted use.

April/21

(Added by By-Law 13-2018-Z)

8.4.39.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any AB-39 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

8.4.39.3 LOT COVERAGE FOR BUILDINGS OR STRUCTURES

Maximum **1,412.1 m² (15,200 ft²)**

8.4.39.4 MINIMUM SEPARATION DISTANCE FROM LIVESTOCK BARNs AND MANURE STORAGE STRUCTURES

Minimum **525 m (1,722.5 ft)**

8.4.39.5 That all the provisions of the AB Zone in Section 8.2 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 13-2018-Z)

8.4.40 **LOCATION: Part Lot 4, Concession 3 (North Norwich) AB-40 (Key Map 50)**

8.4.40.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any AB-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following;

a livestock technologies manufacturing facility;
a *business or professional office accessory to a permitted use*.

8.4.40.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any AB-40 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

8.4.40.2.1 SPECIAL PROVISIONS FOR A LIVESTOCK TECHNOLOGIES MANUFACTURING FACILITY

8.4.40.2.2.1 Gross Floor Area

Maximum **270 m² (2,906.3 ft²)**

8.4.40.2.2 SPECIAL PROVISIONS FOR AN ACCESSORY BUSINESS OR PROFESSIONAL OFFICE

8.4.40.2.2.1 Gross Floor Area

Maximum **150 m² (1,614.6 ft²)**

(Added by By-Law 11-2020-Z)

Sept 30/22

8.4.40.3 That all the provisions of the AB Zone in Section 8.2 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 11-2020-Z)

8.4.42 **LOCATION: Part Lot 8, Concession 6 (North Norwich) AB-42 (Key Map 53)**

8.4.42.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any AB-42 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following;

a farm implement dealer;

a retail store or wholesale outlet or business office accessory to a permitted use.

8.4.42.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any AB-42 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

8.4.42.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FROM LIVESTOCK BARNs AND MANURE STORAGE STRUCTURES

8.4.42.2.1.1 Notwithstanding any provision of the Zoning By-law to the contrary, the Minimum Distance Separation between any *building* or *structure* on an 'AB-42' zoned property and any *building* or *structure* used for the housing of livestock or manure storage shall be **270 m (885.8 ft)**.

8.4.42.3 That all the provisions of the AB Zone in Section 8.2 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 19-2020-Z)

Sept 30/22