



Notice of the Passing of a Zoning By-law

By

The Corporation of the Township of Norwich

The Planning Act, R.S.O. 1990, as amended, Chapter P.13, Section 34(18)

Take Notice that the Council of the Corporation of the Township of Norwich passed By-law 21-2024-Z on the 12th day of November 2024 under Section 34 of the Planning Act.

And Take Notice that the applicant, a specified person defined under the Planning Act, a public body or the registered owner of any land to which the by-law would apply, may not later than the 3rd day of December 2024 appeal to the Ontario Land Tribunal by filing with the Clerk of The Corporation of The Township of Norwich a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee of \$1,100.00 as prescribed under the Ontario Land Tribunal Act. Please note: An Appellant may request a reduction of the filing fee to \$400, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal. The Request for Fee Reduction Form is available at:

<https://olt.gov.on.ca/appeals-process/fee-chart/>

The complete by-law together with an explanation of the purpose and effect of the proposed zoning by-law and a description of the land to which the proposed by-law would apply, or, alternately, an explanation as to why a description is not provided are attached.

Only the applicant, a specified person defined under the Planning Act, a public body, or the registered owner of any land to which the by-law would apply may appeal a zoning by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

The land to which the proposed by-law applies is the subject of an application under the Act for an amendment to an official plan, a Minister's zoning order, an approval of a plan of subdivision or a consent: Yes: No: x

File No.: ZN 3-24-11

Dated at the Township of Norwich this 13th day of November, 2024.

Kimberley Armstrong
Director of Corporate Services / Clerk

THE CORPORATION OF THE
TOWNSHIP OF NORWICH
BY-LAW NUMBER 21-2024-Z

A By-Law to amend Zoning By-Law Number 07-2003-Z, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Norwich deems it advisable to amend By-Law Number 07-2003-Z, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Norwich, enacts as follows:

1. That Section 1.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 1.6 in its entirety and replacing it with the following:

"1.6 VALIDITY

If any section, clause or provision of this By-Law, including anything contained in Schedules "A", "B", "C", and "D" attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-Law as a whole or any part thereof other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-Law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid."

2. That Section 1.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 1.9 in its entirety and replacing it with the following:

"1.9 MINOR VARIANCES TO THE ZONING BY-LAW

Notwithstanding subsection 1.9, all minor variances granted during the period two years prior to the adoption of this By-law, for relief from the provisions of By-law 19-84 of the Township of Norwich, and to any amendments thereto, by the Committee of Adjustment for the Township of Norwich or the County of Oxford or by the Ontario Land Tribunal shall remain in full force and effect and shall be considered minor variances to this By-law and a building permit may be issued by the *Chief Building Official* provided that compliance has occurred with the terms and conditions of any decision of the Committee of Adjustment, the County or the Ontario Land Tribunal."

3. That Section 2 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 2.1 in its entirety and replacing it with the following:

“2.1 SCHEDULES TO THE BY-LAW”

The following schedules are included in and form part of this By-Law.

- Schedule "A" - Zone Maps comprised of the Index Map, Key Map Legend, and Key Maps 1 to 86 inclusive
- Schedule "B" - Site Plan comprising Schedule "B-2"
- Schedule "C" - Parking Space Requirements comprising Schedule "C-1", "C-2" and "C-3" inclusive
- Schedule "D" - Airport Height Restrictions Comprising Schedules "D-1" and "D-2" inclusive

4. The Section 2 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 2.5 in its entirety and replacing it with the following:

“2.5 ENVIRONMENTAL PROTECTION OVERLAY”

Mapping data for the Environmental Protection 1 (EP1) Overlay and the Environmental Protection 2 (EP2) Overlays are provided by the Ministry of Natural Resources and the Conservation Authority having jurisdiction. Due to the difference in scale, discrepancies may occur. Such discrepancies shall be resolved through an Environmental Impact Study or at the direction of the Conservation Authority having jurisdiction and/or Ministry of Natural Resources.

The EP1 and EP2 Overlays shall be updated as new data becomes available through Environmental Impact Studies, or from the Ministry of Natural Resources and/or the appropriate Conservation Authority. The extent of the existing EP1 and EP2 Overlays shown on Schedule "A" shall be updated accordingly without the requirement for a zoning by-law amendment.

5. The Section 2 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 2.7 in its entirety and replacing it with the following:

“2.7 MINIMUM DISTANCE SEPARATION FORMULAE I AND II (MDS I AND II)”

- 2.7.1 For the purposes of this By-law, *Minimum Distance Separation Formulae I and II (MDS I and II)* shall be calculated based on the Minimum Distance Separation I and II Guidelines prepared by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and the Ministry of the Environment, Conservation and Parks (MOECP) as amended from time to time. For the purposes of this section, MDS II calculations will use the settlement areas listed in subsection 2.7.1.4. Where there is a discrepancy between these guidelines and this By-law, the provisions

of the By-law shall prevail. Notwithstanding the MDS I and II guidelines, the following will be applied in the calculation of required MDS I and II setbacks:

- 2.7.1.1 Where an agricultural *building or structure*, or manure storage structure, is being *erected, altered* and/or used for the housing of livestock, in an A1 or A2 zone, in the vicinity of an *existing* institutional use, with the exception of a school, the MDS II setbacks shall be calculated using a Type A Land Use.
- 2.7.1.2 Where an agricultural *building or structure*, or manure storage structure, is being *erected, altered* and/or used for the housing of livestock, in an A1 or A2 zone, in the vicinity of an *existing* settlement, as defined in Section 2.7.1.4, or any lot zoned HC or REC, the MDS II setbacks shall be calculated using a Type B Land Use. In all other circumstances, with the exception of calculating *setbacks* from the nearest *side or rear lot line*, nearest road allowance, and subsection 2.7.1.1 above, the MDS II setbacks shall be calculated using a Type A Land Use.
- 2.7.1.3 Notwithstanding any other provision of this By-Law to the contrary, MDS I and MDS II shall apply to *agricultural-related uses* and *on-farm diversified uses* and/or zones, unless otherwise stated in this Zoning By-Law.
- 2.7.1.4 For the purpose of this subsection, settlements are defined as those zoned areas, excluding the lands zoned A1 and A2, shown on Schedule “A”, Key Maps:

Key Maps 3 & 4	Eastwood (Rural Cluster)
Key Map 10	Horn Road (Rural Cluster)
Key Map 11	Greenly Line (Rural Cluster)
Key Map 14	Oxford Centre (Village)
Key Map 19	Curries (Rural Cluster)
Key Map 27	Holbrook (Rural Cluster)
Key Maps 29-32	Burgessville (Village)
Key Maps 41-49	Norwich (Serviced Village)
Key Maps 59-62	Otterville (Village)
Key Map 64	Milldale (Rural Cluster)
Key Map 68	Cornell Road (Rural Cluster)
Key Map 69	New Road (Rural Cluster)
Key Map 70-71	Springford (Village)
Key Map 78	Simcoe Street (Rural Cluster)
Key Map 79	Mall Road (Rural Cluster)
Key Map 84	Hawtrey North (Rural Cluster)
Key Map 85	Hawtrey South (Rural Cluster)”

- 6. That Section 2 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 2.8 and replacing it with the following:

“2.8 **CONSERVATION AUTHORITY REGULATION LIMIT**

Mapping for the Conservation Authority Regulation Limit is provided, the extent of this limit has been estimated, by the Conservation Authority having jurisdiction within the *Corporation* and has been mapped on Schedule "A". The Conservation Authority Regulation Limit may be updated from time to time as new information becomes available from the applicable Conservation Authority and Schedule "A" shall be updated accordingly without the requirement for a zoning by-law amendment.”

7. That Section 2 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting Section 2.9 in its entirety and replacing it with the following:

“2.9 **SOURCE PROTECTION OVERLAYS**

Mapping of the Source Protection Overlays on Schedule “A” of this By-law is intended to reflect the mapping of Well Head Protection Areas (WHPAs) A, B and C in the most recently approved Source Protection Plans that apply to the *Corporation*. The mapping of the Source Protection Overlays on Schedule “A” of this By-Law shall be updated to reflect any updates to the location and/or extent of the Well Head Protection Area in the Source Protection Plan mapping without the requirement of a Zoning By-law amendment. In the case of a conflict between the mapping of the Source Protection Overlays in this By-law and the applicable mapping in an approved Source Protection Plan, the latter shall prevail.”

8. That Section 3.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 3.1.3 in its entirety and replacing it with the following:

“3.1.3 The extent of boundaries of all the said zones are shown on Schedule "A" all of which are attached hereto and form part of this By-Law.”

9. That Section 3.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 3.1.4 in its entirety and replacing it with the following:

“3.1.4 The symbols listed in subsection 3.1.1 of this Section may be used to refer to *buildings* and *structures*, the uses of *lots*, *buildings* and *structures* permitted by this By-Law in the said zones, and whenever in this By-Law the word "Zone" is used, preceded by any of the said symbols, such zones shall mean any area within the *Corporation* within the scope of this By-Law, delineated on Schedule "A" and designated thereon by the said symbol.”

10. That Section 3.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 3.1.5 in its entirety and replacing it with the following:

“3.1.5 Where the Zone symbol designation on certain lands as shown on Schedule "A" is followed by a dash and a number, (for example MR-1), special provisions shall apply to such lands and such special provisions will be found by reference to that section of the By-Law which deals with that particular zone. Lands designated in this manner shall be subject to all the restrictions of the zone except as otherwise provided by the special provisions.

11. That Section 3.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding the following subsection at the end thereof:

“3.1.7 Where the Zone symbol is followed by the symbol “T”, a Temporary Zoning By-law, permitted under Section 39 of the Planning Act, shall apply. Temporary zones or by-laws typically allow a use that would not be permitted otherwise on the applicable lands for a temporary period of time.”

12. That Section 4.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting a definition of a Dwelling and replacing it with the following:

"DWELLING", means a *building* occupied or capable of being occupied as the home or residence of one or more *persons*, but shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein. A *dwelling* may include a *mobile home* for the purposes of an *accessory dwelling* to a *farm* in the A1 or A2 Zones.

13. That Section 4.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting the following definitions and replacing it with the following definitions in alphabetical order:

"DAYCARE CENTRE", means a facility licensed under Provincial statute which accommodates a minimum of 7 children for the purposes of providing temporary care for a period of time not exceeding 24 hours.

"ESTABLISHED BUILDING LINE", means the average setback of existing occupied portion of main dwelling from the street line, where as least two other main buildings on immediately abutting properties have been erected on the same side of a street in either direction from the existing subject main building.

"HOME OCCUPATION", means any occupation or business for gain or profit conducted entirely within a *dwelling* and/or an *accessory building*, by the occupants thereof, which is clearly incidental and secondary to the use of the *dwelling unit* in accordance with Section 5.16, but shall not include an *eating establishment* or a *public garage*.

"LONG TERM CARE FACILITY", means a *building* containing residential accommodations where a broad range of 24-hour personal care, support and health services are provided for persons requiring these services in a supervised setting and that may contain common facilities, such as but not limited to, the preparation and consumption of food, *accessory personal service shop*, retail and recreational uses for the residents.

14. That Section 4.0 to By-Law Number 07-2003-Z, as amended, is hereby further amended by adding the following definitions in alphabetical order:

"DAY CARE, PRIVATE HOME", means the temporary care and custody for reward or compensation of not more than 6 children under thirteen years of age in a private residence, other than the home of a parent or legal guardian of any such child, for a continuous period not exceeding 24 hours.

"RISK MANAGEMENT OFFICIAL", means the *risk management official* appointed under Part IV of the Clean Water Act, S.O. 2006, as amended.

"SEPTIC SYSTEM AND/OR HOLDING TANK", means a sewage system that stores and/or treats human waste on-site and is subject to approval under the Building Code Act, R.S.O. 1992, as amended, or Ontario Water Resources Act, R.S.O. 1991, as amended. These systems shall include, but are not limited to, greywater systems, cesspools, leaching bed systems and associated treatment units, and holding tanks, and shall not include sewage treatment plants."

"SIGNIFICANT DRINKING WATER THREAT", means an activity that adversely affects, or has the potential to adversely affect, the quality and quantity of any water that is or may be used as a source of drinking water and according to a risk assessment, poses or has the potential to pose a significant risk (Source: Clean Water Act, 2006)."

"WELLHEAD PROTECTION AREA", is the area around a municipal drinking water supply well where certain land use activities may have the potential to affect the quality or quantity of water that flows into that well. The location and vulnerability of Wellhead Protection Areas is identified through the Source Protection Plans approved in accordance with Clean Water Act, 2006."

15. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 5.1.1.3.1 in its entirety and replacing it with the following:

"5.1.1.3.1 Notwithstanding any provision of Table 5.1.1.3 to the contrary, the following provisions shall also apply.

- a) on a residentially zoned *lot*, one *accessory building*, not exceeding **15 m²** (161.5 ft²) in *gross floor area* may be excluded from the calculation of total *lot coverage*."

16. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 5.2.1a) and replacing it with the following:

"a) a *cargo container* may only be *permitted* in an Agricultural, Agri-Business or Industrial Zone."

17. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 5.10 in its entirety and replacing it with the following:

“5.10 **CONSERVATION AUTHORITY REGULATION LIMIT**

The Conservation Authority Regulation Limit applies to lands where regulations are in effect pursuant to the Conservation Authorities Act. This area is shown as a dotted line on Schedule “A” of this Zoning By-law.

5.10.1 LIMITATION ON PERMITTED USES

Notwithstanding any provisions of the underlying zone, no *building* or *structure* shall be *erected* or *used* on any lands that are subject to regulations in effect pursuant to the Conservation Authorities Act, unless a permit or other permission has been obtained from the Conservation Authority having jurisdiction.

And further, no new *buildings* or *structures*, with the exception of those designed, used or intended for flood or erosion control purposes, shall be permitted on any lands located within a flood, erosion, unstable soil, and/or other natural hazard area, as identified by the Conservation Authority with jurisdiction.”

18. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 5.13 in its entirety.

19. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.16.10 PARKING

Notwithstanding the parking requirement as detailed in Table 5.21.2, required off-street parking for a *private home day care* or *business or professional office* operated solely by the occupant shall be exempt.”

20. That Section 5.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 5.32.1.1 and replacing it with the following:

“5.32.1.1 Notwithstanding the provisions of Section 5.32.1 the following provisions shall also apply:

No projection is permitted into a required *parking area, driveway or easement*. In a zone in which the *yard setbacks* for the main *building* are less than the minimum *yard setbacks* required by Table 5.32.1 for such *structures*, then they may be *erected* in accordance with *setback* requirements for the main *building*, unless otherwise noted in this Zoning By-Law; and

No part of any *building* or *structure* on any lot shall project beyond any lot or *street line* of such *lot*, except in the case of a projection beyond a *street line*, where an encroachment permit has been approved for such projection by the Township of Norwich or, in the case of a *County Road*, the County of Oxford.”

21. That Section 5.0 to By-law 07-2003-Z, as amended, is hereby further amended by adding the following subsection at the end thereof:

“5.34 SOURCEWATER PROTECTION AREAS

5.34.1 IDENTIFICATION OF SOURCEWATER PROTECTION ZONES

The Source Protection Overlays (SP1 and SP2), shown on Schedule “A’ of this By-Law, identify the portions of the *Wellhead Protection Areas (WHPAs)* associated with the County’s municipal drinking water supply wells where a drinking water threat, as prescribed by the Clean Water Act, 2006, can be a *significant drinking water threat*. The mapping of these areas in this By-Law reflects the WHPA mapping contained in the applicable Source Protection Plans, approved under the Clean Water Act, 2006.

The Source Protection Overlay 1 (SP1) applies to the portion of the WHPA closest to the wellhead, where the majority of the prescribed *significant drinking water threats* can occur. The Source Protection Overlay 2 (SP2) applies to the remainder of the WHPA, where only certain chemical and waste related *significant drinking water threats* can generally occur.

5.34.2 PRESCRIBED DRINKING WATER THREATS

A list of drinking water threats, as prescribed under the Clean Water Act, 2006, is provided below for information purposes:

- Waste disposal sites within the meaning of Part V of the Environmental Protection Act;
- The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage;
- The application of agricultural source material to land;
- The storage and/or management of agricultural source material;
- The application of non-agricultural source material to land;
- The handling and/or storage of non-agricultural source material;
- The application of commercial fertilizer to land;
- The handling and/or storage of commercial fertilizer;
- The application of pesticide to land;
- The handling and/or storage of pesticide;
- The application, handling and/or storage of road salt;
- The storage of snow;

- The handling and storage of fuel;
- The handling and storage of a dense non-aqueous phase liquid;
- The handling and storage of an organic solvent;
- The management of runoff that contains chemicals used in the de-icing of aircraft;
- An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body;
- An activity that reduces the recharge of an aquifer; and
- The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.

These prescribed drinking water threats can only be *significant drinking water threats* under very specific circumstances, as established through the Clean Water Act and associated regulations.

Any land use or activity that is, or would be, a *significant drinking water threat* must conform with all applicable Source Protection Plan policies and, as such, may be prohibited, restricted or otherwise regulated by those policies despite any uses permitted by the zoning by-law. The SPP policies generally prohibit the establishment of new *significant drinking water threats*.

5.34.3 USE PROHIBITIONS AND RESTRICTIONS IN SOURCE PROTECTION OVERLAYS 1 & 2

Notwithstanding the permitted uses of the underlying zone, no new *use, building and/or structure* that requires the issuance of a Building Permit and/or an approval under the Planning Act shall be permitted within the Source Protection Overlays 1 (SP1) or 2 (SP2) unless a notice, in accordance with Section 59 of the Clean Water Act, 2006, has been issued by the *Risk Management Official* in relation to such building permit or approval.

This notice requirement shall not apply to a new *use, building and/or structure* that is exclusively residential or where the *Risk Management Official* has provided written guidance specifying the situations in which the Building Official is permitted to make the determination as to whether a Section 59 notice is required, and they have determined that such notice is not required in accordance with that guidance.

5.34.4 SEPTIC SYSTEMS AND HOLDING TANKS WITHIN SOURCE PROTECTION OVERLAY 1 (SP1)

Notwithstanding the permitted uses of the underlying zone, any use, building and/or structure that would require a new *septic system and/or holding tank* shall be prohibited within a Source Protection Overlay 1 (SP1). This prohibition shall not apply to a new *septic systems and/or holding tank* that is required for a municipal water supply well. For the purposes of this provision the term 'new' shall have the same meaning as in the applicable Source Protection Plan. The Risk Management Official shall make the final determination as to whether a *use, building or structure* to be serviced by an *septic system and/or holding tank* is prohibited in accordance

with this provision and corresponding Source Protection Plan policies. This provision shall in no way supersede the requirement to connect to full municipal services, where available, as set out in Section 5.18 of this By-Law.”

22. That Section 6.2, to By-law 07-2003-Z, as amended, is hereby further amended by deleting Table 6.2 in its entirety, and replacing it with the following:

“TABLE 6.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area, Minimum	<i>Existing</i> at the date of passing of this By-Law or created through a <i>boundary adjustment</i> .		
Lot Frontage, Minimum	<i>Existing</i> at the date of passing of this By-Law or created through a <i>boundary adjustment</i> .		
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the <i>front</i> or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II</i> (MDS II).	5 m (16.4 ft)	15 m (49.2 ft)
Rear Yard, Minimum Depth Interior Side Yard, Minimum Width	Greater of 25 m (82.0 ft) or such minimum distance separation from the <i>rear</i> or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback, Minimum Distance from the Centreline of a County Road.	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front yard</i> , or <i>exterior side yard setback</i> determined through the application of the MDS II.	21 m (68.9 ft)	31 m (101.7 ft)
Setback, Minimum Distance from the property boundary of Highway 401 & 403	14 m (45.9 ft.), except for a <i>single detached dwelling</i> which shall be a minimum of 7.5 m (24.6 ft)		
Height of Building, Maximum	15 m (49.2 ft), except for a <i>single detached dwelling</i> which shall have a maximum <i>height</i> of 11 m (36 ft).		
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		

"TABLE 6.2: ZONE PROVISIONS"			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Special Provisions for Lands within the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 5.15."		

23. That Section 7.0 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting the phrase "31m (85.3 ft)" in Table 7.2: Zoning Provisions, as referenced under "Setback, Minimum Distance from the Centreline of a County Road" and "All Other Buildings and Structures" and replacing it with "31 m (101.7 ft)".

24. That subsection 7.4 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting the following subsections in their entirety:

"7.4.1 **LOCATION: Part Lots 21&22, Concession 4 (East Oxford), A2-G1 (Key Map 9)**"

"7.4.2 **LOCATION: Part Lot 4, Concession 10 (South Norwich), A2-G2, (Key Map 74)**"

"7.4.3 **LOCATION: Part Lot 13, Concession 5 (East Oxford), A2-G3 (Key Map 21)**"

"7.4.5 **LOCATION: Part Lot 5, Concession 5 (North Norwich), A2-G5 (Key Map 54)**"

"7.4.33 **LOCATION: West Part Lot 11, Concession 10 (South Norwich), A2-33 (Key Map 73)**"

25. That subsection 7.6 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting the following subsections:

"7.6.11 **LOCATION: Part Lot 14, Concession 6 (North Norwich), A2-11 (Key Map 53)**

7.6.11.2.4 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.6.11.2.4.1 GROUND FLOOR AREA

Maximum **156 m² (1,680 ft²)**

7.6.11.2.4.2 TIME PERIOD

Maximum **September 13, 2011 to September 13, 2016**

7.6.11.2.4.3 REMOVAL

Upon expiry of the time period, the *garden suite* shall be removed from the subject lands unless a request is submitted for an extension of temporary residential use, and approved pursuant to Section 39 of the Planning Act.

26. That subsection 7.6 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting the following subsections:

“7.6.22 **LOCATION: Part Lot 10, Concession 5 (East Oxford), A2-22 (Key Map 21)**

7.6.22.2.2 SPECIAL PROVISIONS FOR A TEMPORARY DWELLING

Notwithstanding any other provision of this Zoning By-Law to the contrary, 1 temporary dwelling for the purpose of farm help, shall be *permitted* on those lands zoned A2-22.

7.6.22.2.2.2 TIME PERIOD

Maximum April 8, 2014 to April 8, 2017

27. That subsection 7.6 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 7.6.26 LOCATION: Part of Lot 4, Concession 2 (North Norwich) A2-26 (Key Map 35) in its entirety and replacing it with the following subsection at the end thereof:

“7.6.45 **LOCATION: Part Lot 4, Concession 2 (North Norwich), A2-45 (Key Map 35)**

7.6.45.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-45 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following: all uses permitted in Section 7.1 of this Zoning By-Law;

7.6.45.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-45 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

7.6.45.2.1 LOT AREA

Minimum **6.76 ha (16.7 ac)**

7.6.45.3 That all the provisions of the A2 Zone in Section 7.2 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*.

28. That Section 7.6 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding subsection 7.6.33 as follows:

“7.6.33 **LOCATION: West Part Lot 11, Concession 10 (South Norwich), A2-33 (Key Map 73)**

29. That Section 8.4 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 8.4.3 in its entirety and replacing it with the following:

“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 **60 m** (196.9 ft.) of the intersection of Oxford Road 13 and Norwich Road;

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*.”

30. That Section 8.4 to By-law 07-2003-Z, as amended, is hereby further amended by deleting the title for Section 8.4.19 and replacing it with LOCATION: Part Lot 19, Concession 3 (East Oxford), AB-19 (Key Map 12)

31. That Section 9.2 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Table 9.2 in its entirety and replacing it with the following:

“TABLE 9.2: ZONE PROVISIONS	
Zone Provision	All Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	2,800 m ² (30,140 ft ²)

Lot Frontage , Minimum	35 m (114.8 ft)
Lot Depth , Minimum	80 m (262.5 ft)
Front Yard , Minimum Depth Exterior Side Yard , Minimum Width	10 m (32.8 ft)
Rear Yard , Minimum Depth	15.0 m (49.2 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, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).
Setback , Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement and 26 m (85.3 ft) outside of a designated settlement.
Lot Coverage , Maximum	30% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Height of Building , Maximum	11 m (36.1 ft)
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.
Special Provisions for Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 5.15.”

32. That Section 9.5 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection ‘9.5.22 LOCATION: Part of Lot 7, Concession 1 (East Oxford) RR-22 (Key Map 6)’ in its entirety.

33. That Section 9.5 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding subsection 9.5.31 and the end thereof:

“9.5.31 **LOCATION: Part of Lot 7, Concession 1 (East Oxford) RR-31 (Key Map 6)**

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

all *uses permitted* in Section 9.1 of this Zoning By-Law;

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

9.5.31.2.1 Lot Area

Minimum **2,498 m²** (26,889 ft²)

9.5.31.2.2 Lot Frontage

Minimum **24 m (78.7 ft)**

9.5.31.2.3 Lot Depth

Minimum **63 m (206.7 ft)**

9.5.31.2.4 Minimum Distance Separation Requirement From Livestock Barns and Manure Storage Structures

Minimum **40 m (131.2 ft)**

9.5.31.3 That all the provisions of the RR Zone in Section 9.2 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*.”

34. That Section 9.5 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection ‘9.5.23 LOCATION: Part of Lot 7, Concession 1 (East Oxford) RR-23 (Key Map 6)’ in its entirety.

35. That Section 9.5 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding subsection 9.5.32 and the end thereof:

“9.5.32 **LOCATION: Part of Lot 7, Concession 1 (East Oxford) RR-32 (Key Map 6)**

9.5.32.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-32 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 9.1 of this Zoning By-Law;

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

9.5.32.2.1 Lot Area

Minimum **1,598 m² (17,222.8 ft)**

9.5.32.2.2 Lot Depth

Minimum **40 m (131.2 ft)**

9.5.32.2.3 Front Yard

Minimum Depth **9.1 m (29.8 ft)**

9.5.32.2.4 Minimum Distance Separation Requirement From Livestock Barns and Manure Storage Structures

Minimum **40 m (131.2 ft)**

9.5.32.3 That all the provisions of the RR Zone in Section 9.2 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*.”

36. That Section 10.2 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Table 10.2, in its entirety and replacing it with the following:

“TABLE 10.2: ZONE PROVISIONS	
Zone Provision	All Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	<i>Existing</i> at the date of passing of this By-Law or created by a <i>boundary adjustment</i> as defined by this By-Law
Lot Frontage, Minimum	<i>Existing</i> at the date of passing of this By-Law or created by a <i>boundary adjustment</i> as defined by this By-Law
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)
Rear Yard, Minimum Depth	15.0 m (49.2 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, provided that where a garage or carport is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft) .
Setback, Minimum Distance from the Centreline of a County Road	26 m (85.3 feet)
Lot Coverage, Maximum	30% of the <i>lot area</i>
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.
Special Provisions for Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 5.15.”

37. Section 10.5.9, to By-law 07-2003-Z as amended, is hereby further amended by deleting subsection 10.5.9 LOCATION: Part of Lot 63, Plan 396 (North Norwich), RE-9(T), Key Map 55) and adding the following at the end of Section 10.6:

“10.6.16 **LOCATION: Part of Lot 63, Plan 396 (North Norwich), RE-16, (Key Map 55)**

10.6.16.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any RE-16 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following: all uses permitted in Section 10.1 of this Zoning By-Law.

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

10.6.16.2.1 SPECIAL PROVISIONS FOR ACCESSORY BUILDINGS & STRUCTURES

10.6.16.2.2.1 TOTAL LOT COVERAGE

Maximum	280 m ² (3,014 ft ²)
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10.6.16.2.2.2 HEIGHT

Maximum	6.7 m (22 ft)
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10.6.16.3 That all the provisions of the RE Zone in Section 10.2 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.

38. That Section 11.5.34 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection '11.5.34 LOCATION: Part Lots 31 & 32, West of Oxford Street, Plan 43 (South Norwich), R1-34 (Key Map 61)' in its entirety.

39. That Section 11.5 to By-law Number 07-2003-Z, as amended, is hereby further amended by adding subsection 11.5.55 and the end thereof:

“11.5.55 **LOCATION: Part Lots 31 & 32, West of Oxford Street, Plan 43 (South Norwich), R1-55 (Key Map 61)**

11.5.55.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any R1-54 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 11.1 of this Zoning By-law.

11.5.55.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any R1-55 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

11.5.55.2.1 LOT AREA

Minimum	850 m ² (9,149 ft ²)
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11.5.55.2.2 LOT FRONTAGE

Minimum	20 m (65.6 ft)
---------	----------------

11.5.55.2.3 LOT DEPTH

Minimum	40 m (131.2 ft)
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11.5.55.2.4 FRONT YARD

Minimum depth	3 m (9.8 ft)
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11.5.55.2.5 EXTERIOR SIDE YARD

Minimum width	3 m (9.8 ft)
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11.5.55.3 That all the provisions of the R1 Zone in Section 11.2 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.

40. That subsection 12.3.5, to By-law Number 07-2003-Z, is hereby further amended by deleting the sentence '12.3.5 LOCATION: Lot 561, Plan 955, Village of Norwich, R2-4 (Key Map 43)' and it replacing with '12.3.5 LOCATION: Part Lot 537, Judge's Plan 745, Village of Norwich R2-5 (Key Map 46)'.
41. That Section 13.2, to By-law 07-2003-Z, as amended, is hereby further amended by deleting Table 13.2 in its entirety and replacing it with the following.

“TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per <i>dwelling</i>	1 <i>dwelling</i> per <i>lot</i>	no provision	
Lot Area, Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 420 m² (4,521 ft ²)	600 m² (6,458.6 ft ²)	150m² (1,614.6 ft ²) per <i>dwelling unit</i>	for units with an individual <i>garage</i> or <i>driveway</i> 280 m² (3,014 ft ²) per <i>dwelling unit</i> , with communal parking 185 m² (1,991.4 ft ²) per <i>dwelling unit</i>
Lot Frontage, Minimum	8 m (26.2 ft) per <i>dwelling unit</i> or 11 m (36.1 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 18 m (59.1 ft)	20 m (65.5 ft)	30 m (98.4 ft)	20 m (65. ft)
Lot Depth, Minimum	30 m (98.4 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)		10 m (32.8 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum	6 m (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft).	

“TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
		width shall be 1.5 m (4.9 ft).		
Setback , Minimum Distance from the Centreline of a County Road	20.5 m (67.3 ft)			
Lot Coverage , Maximum	35% of lot area			
Landscaped Open Space , Minimum	30% of lot area			
Gross Floor Area per Roomer, Boarder or Dwelling Unit , Minimum	no provision	18.5 m² (199.1 ft ²)	no provision	
Height of Building , Maximum	11 m (36.1 ft)		4 storeys	
Amenity Area , Minimum	no provision		40 m² (430.6 ft²) per dwelling unit	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.”			

42. That Section 13.3 to By-Law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 13.3.1 LOCATION: Lot 677, Plan 955 (Norwich Village) Dufferin Street, R3-1 (Key Map 43) in its entirety and replacing it with the following:

“13.3.1 **LOCATION: Lot 677, Plan 955 (Norwich Village) Dufferin Street, R3-1 (Key Map 43)**

13.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no By-Law shall within any R3-1 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

a multiple unit dwelling.

13.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no By-Law shall within any R3-1 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

13.3.1.2.1 HEIGHT OF BUILDING

Maximum 2 storeys

13.3.1.2.2 NUMBER OF DWELLING UNITS

Maximum 53

13.3.1.2.3 That all the provisions of the R3 Zone in Section 13.2 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.”

43. That Section 14.2 to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Table 14.2 in its entirety and replacing it with the following:

“TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Lot Area: Minimum	2,800 m² (30,140 ft ²)	300 m² (3,230 ft ²)	3,700 m² (39,828 ft ²)	0.4 ha (1 ac)
Lot Frontage: Minimum	35 m (114.8 ft)	no Provision	40 m (131.2 ft)	50 m (164 ft)
Lot Depth: Minimum	50 m (164 ft)	no Provision	92.5 m (303.5 ft)	80 m (262.5 ft)
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	9 m (29.6 ft)			15 m (49.2 ft)
Rear Yard: Minimum Depth	7.5 m (24.6 ft)			10 m (32.8 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, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	no provision or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone	5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
Setback: Minimum Distance from the Centreline of a County Road	20.5 m (67.3 ft)		26 m (85.3 ft)
Lot Coverage: Maximum	30%	no Provision	40% 20%
Landscaped Open Space: Minimum	No Provision		10% 5%
Height of Building: Maximum	11 m (36.1 ft)	no Provision	11 m (36.1 ft)
Number of Dwelling Units per Lot: Maximum	1 <i>dwelling</i>	1 <i>dwelling unit</i>	no Provision
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.”		

44. That Section 14.4.6, to By-law Number 07-2003-Z, as amended is further amended by deleting the title for the section that reads “14.4.6 LOCATION Part Lots 21, 23 & 25, north of Mill Street, Plan 43 (Norwich), V-6 (Key Map 61) to “14.4.6 LOCATION Part Lots 21, 23 & 25, north of Mill Street, Plan 43 (Norwich), V-6 (Key Map 60)”
45. That Section 15.2, to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting Table 15.2 in its entirety and replacing it with the following:

TABLE 15.2: ZONE PROVISIONS			
Zone Provision	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Area: Minimum	No provision	450 m² (4,843.9 ft ²)	2,025 m² (21,797.6 ft ²)

TABLE 15.2: ZONE PROVISIONS			
Zone Provision	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Lot Frontage: Minimum	No provision		45 m (147.6 ft)
Lot Depth, Minimum	No provision	30 m (98.4 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	No Provision		15 m (49.2 ft)
Rear Yard, Minimum Depth	5 m (16.4 ft)		10 m (32.8 ft)
Interior Side Yard, Minimum Width	No provision, or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential Zone		5 m (16.4 ft), or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential Zone
Setback, Minimum Distance from the Centreline of a County Road	No provision		26 m (85.3 ft)
Lot Coverage, Maximum	No provision	60%	20%
Landscaped Open Space, Minimum	No provision		5%
Height of Building, Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)
Number of Dwelling Units per Lot, Maximum	The <i>gross floor area</i> of the residential <i>dwelling</i> s shall not exceed the <i>gross floor area</i> of the commercial <i>uses</i> in the <i>building</i> .	No Provision	

TABLE 15.2: ZONE PROVISIONS			
Zone Provision	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		

46. That Section 16.3, to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 16.3.9 LOCATION: Part Lot 8 Concession 8 (South Norwich), Township of Norwich, HC-10 (Key Map 58) and replacing it with the following subsection at the end thereof:

“16.3.10 **LOCATION: Part Lot 8, Concession 8 (South Norwich), Township of Norwich, HC-10 (Key Map 58)**

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

*all uses permitted in Section 16.1; and
a contractor’s shop or yard.*

16.3.10.2 That all the provisions of the HC Zone in Section 16.2 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*.”

47. That Section 17.3, to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 17.3.1 LOCATION: Lot 12, Concession 1 (East Oxford), MR-1 (Key Map 2) in its entirety.

48. That Section 17.3., to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 17.3.2.1.2 and replacing it with the following:

17.3.2.1.2 **NON-RESIDENTIAL USES**

a contractor’s shop or yard

49. That Section 18.4, to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 18.4.10.1 and replacing it with the following:

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

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

50. That Section 18.4, to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 18.4.11.2 and replacing it with the following:

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

51. That Section 18.4, to By-law Number 07-2003-Z, as amended, is hereby further amended by deleting subsection 18.4.12.2 and replacing it with the following:

“18.4.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MG-12 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:”

52. That Section 20.3, to By-law 07-2003-Z, as amended, is hereby further amended by deleting subsection 20.3.4 LOCATION: Part Lot 11, Concession 1 (East Oxford), D-4(T) (Key Map 1) in its entirety.

53. That Section 21.2, to By-law 07-2003-Z, as amended, is hereby further amended by deleting phrase “50 m (303.5 ft.)”, from Table 21.2: Zone Provisions, referenced under “Lot Depth” and “Non-Residential Use” and replacing it with “50 m (164 ft.)”.

54. That By-Law Number 07-2003-Z, is hereby amended by deleting Schedule “A” Key Maps 6, 9, 10, 11, 17, 21, 35, 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 50, 54, 56, 58, 61, 63, 70, 73, 74, 76, 77 and 79 and replacing them with the revised Schedule “A” Key Maps 6, 9, 10, 11, 17, 21, 35, 38, 39, 40, 41, 42, 43, 44, 46, 47, 48, 50, 54, 56, 58, 61, 63, 70, 73, 74, 76, 77 and 79 attached hereto.

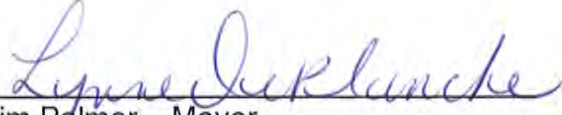
55. That Schedule “C-3” to By-law 07-2003-Z, as amended, is hereby added.

56. That Schedule “E” to By-law 07-2003-Z, as amended, is hereby deleted in its entirety.

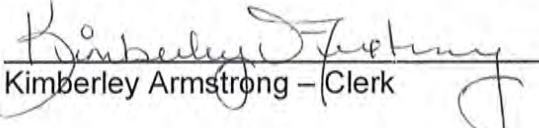
57. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 12th day of November, 2024.

READ a third time and finally passed this 12th day of November, 2024.



Jim Palmer – Mayor
Lynne DeBlanche – Deputy Mayor



Kimberley Armstrong – Clerk

ZN 3-24-11

TOWNSHIP OF NORWICH
BY-LAW NUMBER 21-2024-Z
EXPLANATORY NOTE

The purpose of By-law Number 21-2024-Z applies to all lands in the Township of Norwich and no description of a specific property or key map is provided.

The purpose of the by-law is to make a number of general amendments to the Township's Comprehensive Zoning By-law 07-2003-Z to implement a number of housekeeping matters that will provide administrative updates for clarification and update provisions that are reflective of recently amended Provincial policy.

These amendments include:

- Amend definitions for the purposes of clarification and grammatical modification (Multiple Unit Dwelling & Gross Floor Area).
- Amend definitions & provisions affecting a Private Home Day Care facility (Home Occupation) and Day Care Centre.
- Amend provisions for accessory uses, buildings and structures (Section 5.1) for greater clarity and consistency.
- Amendments to 'Limited Agricultural Zone (A1)' zone provisions respecting limitations on maximum number of nutrient units.
- Delete various temporary zonings that have expired.

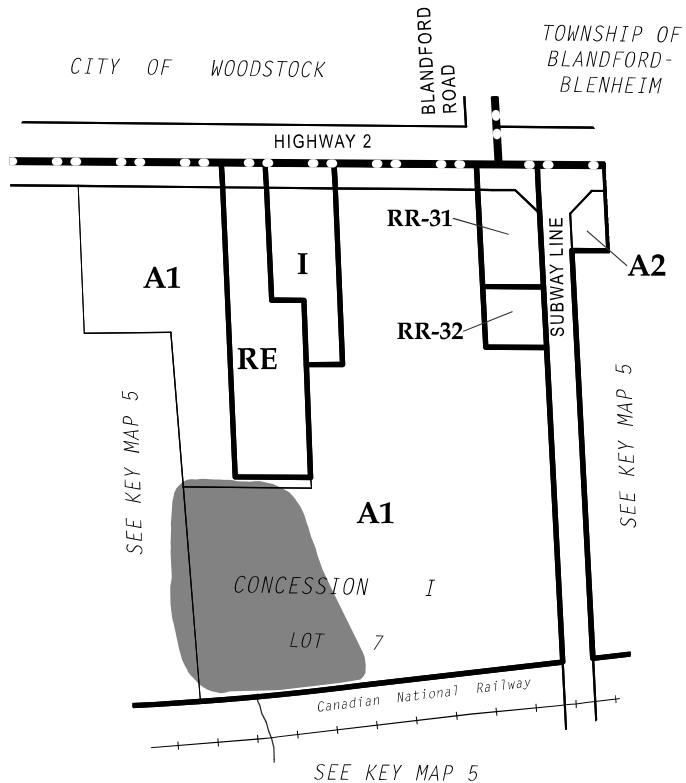
The Township of Norwich, after conducting the public hearing necessary to consider the application, adopted amending By-law Number 21-2024-Z. The public hearing was held on September 10, 2024 and Council did not receive any comments from the public respecting this application.

Any person wishing further information regarding Zoning By-Law Number 21-2024-Z may contact the undersigned.

Kimberley Armstrong
Clerk
Township of Norwich
285767 Airport Road
Norwich, Ontario
N0J 1P0

Telephone: 519-667-2000







File: ZN3-24-11 (Township of Norwich - Housekeeping)
Report No: 2024-288



LATEST AMENDING BY-LAW:

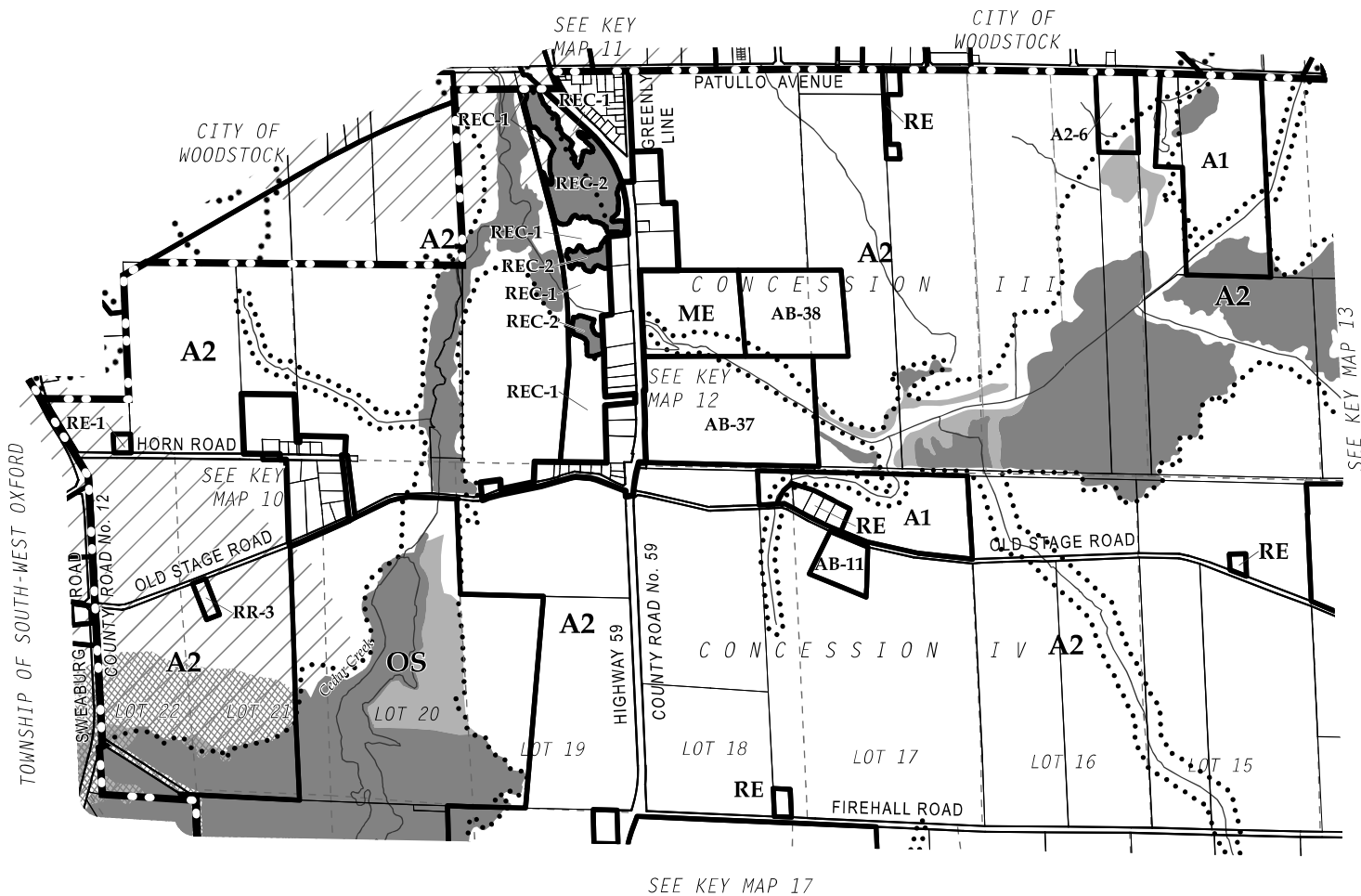
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 AND THE PROVINCE OF ONTARIO, Copyright 2024.



-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
-  30 METRE SETBACK
See General Provisions 5.8








SCHEDULE "A"
KEY MAP 6
 TOWNSHIP OF NORWICH
 EAST OXFORD
 SCALE 1:5,000
 Oct 31, 2024



SEE KEY MAP 17

LATEST AMENDING BY-LAW:

NOTES: ALL DIMENSIONS ARE IN METRES.
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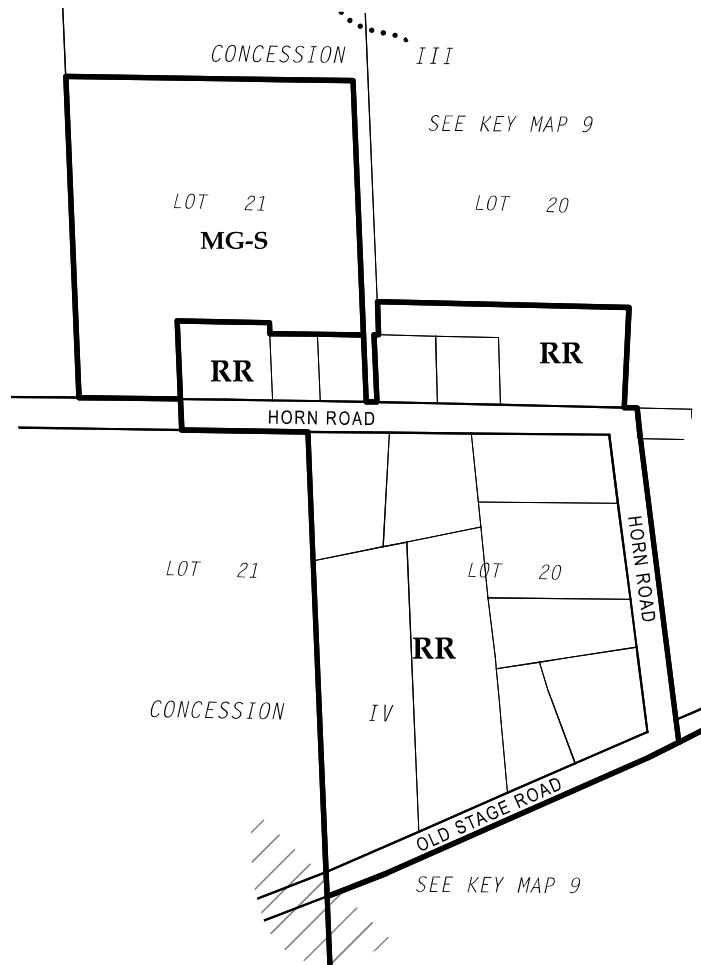
-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

 30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 9
 TOWNSHIP OF NORWICH
 EAST OXFORD
 SCALE 1:25,000
 Oct 31, 2024

HORN ROAD



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ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

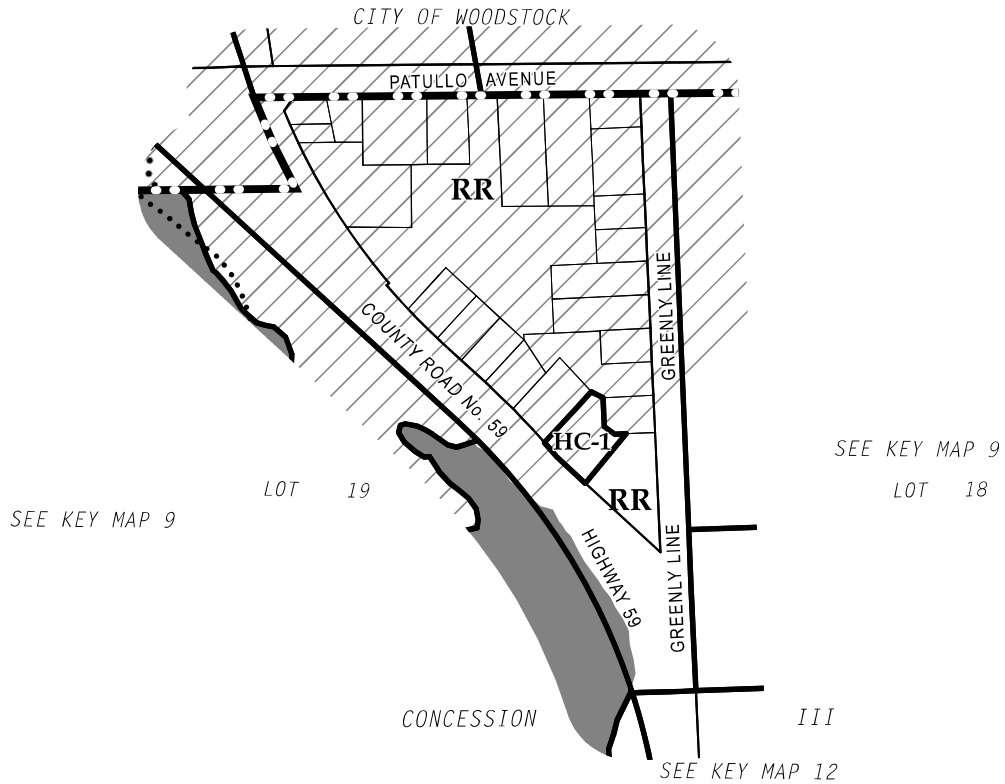
REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

30 METRE SETBACK
 See General Provisions 5.8



SCHEDULE "A"
KEY MAP 10
 TOWNSHIP OF NORWICH
 EAST OXFORD
 SCALE 1:5,000
 Oct 31, 2024

GREENLY LINE



LATEST AMENDING BY-LAW:


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 ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

 ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

 SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

 SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

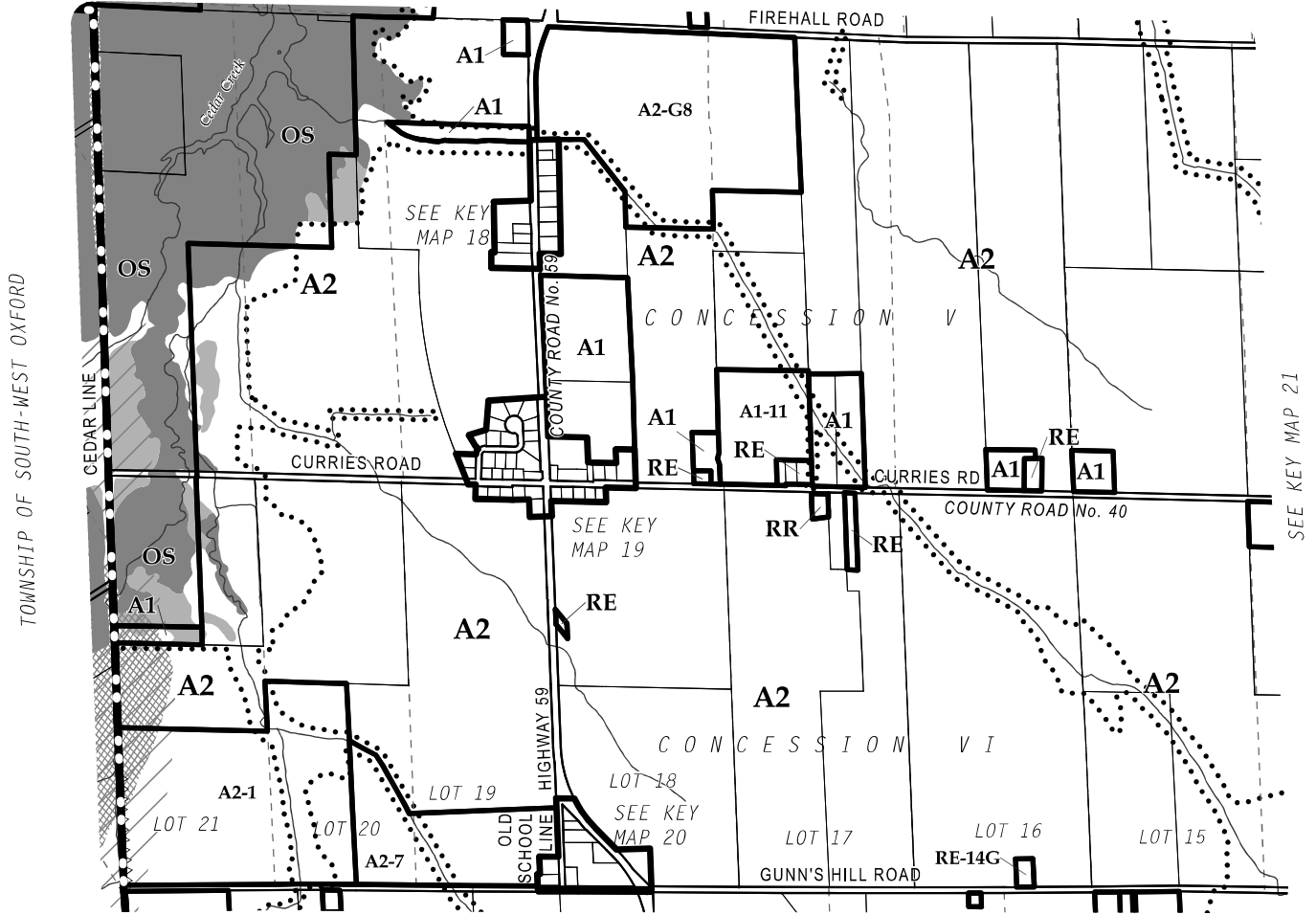
 REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

 30 METRE SETBACK
 See General Provisions 5.8



SCHEDULE "A"
KEY MAP 11
 TOWNSHIP OF NORWICH
 EAST OXFORD
 SCALE 1:5,000
 Oct 31, 2024

SEE KEY MAP 9




SEE KEY MAP 23

LATEST AMENDING BY-LAW:


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 ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1

 ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2

 SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2

 SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2

 REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

 30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 17

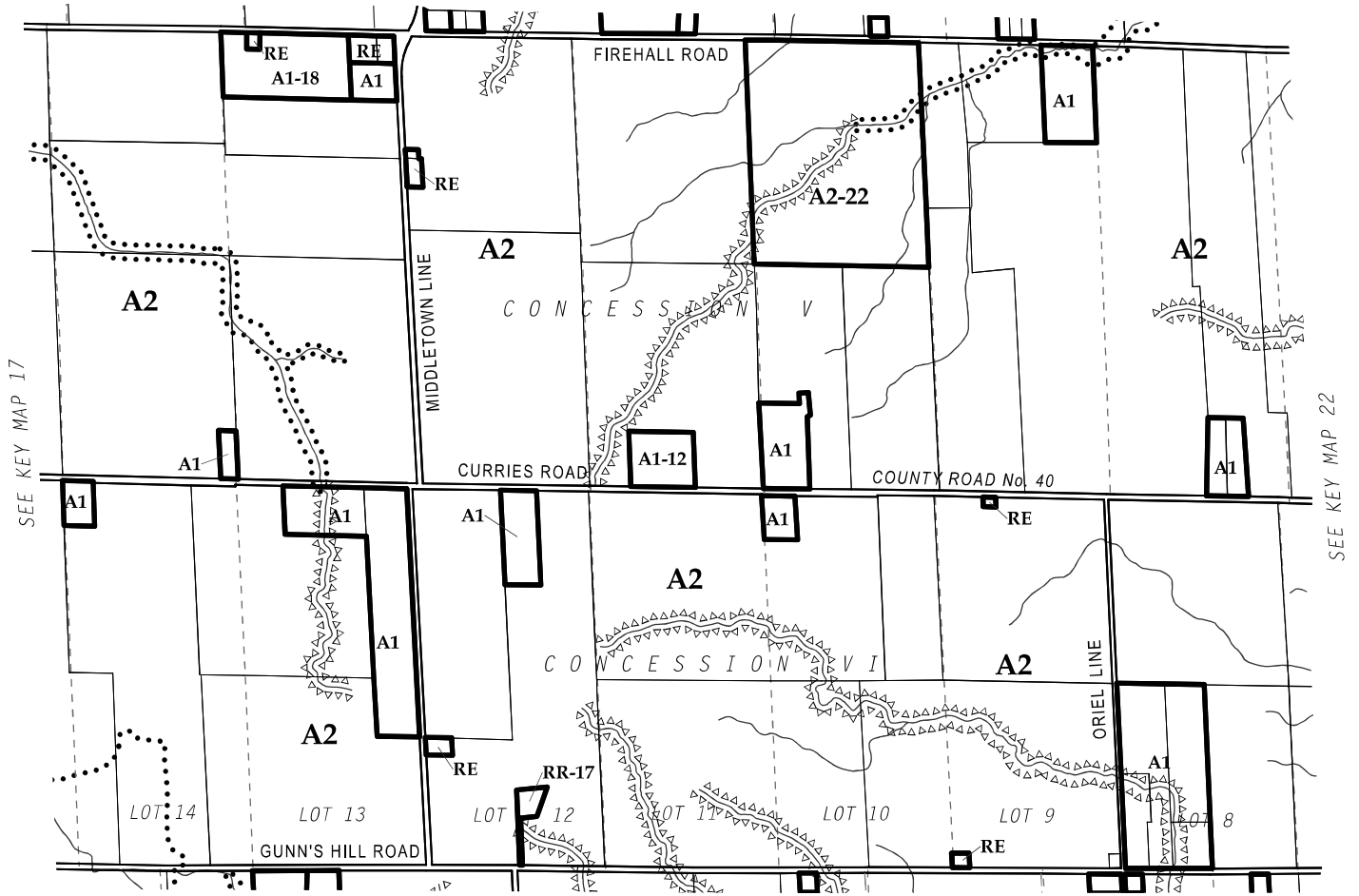
TOWNSHIP OF NORWICH

EAST OXFORD

SCALE 1:25,000

Oct 31, 2024

SEE KEY MAP 13









SEE KEY MAP 24

LATEST AMENDING BY-LAW:

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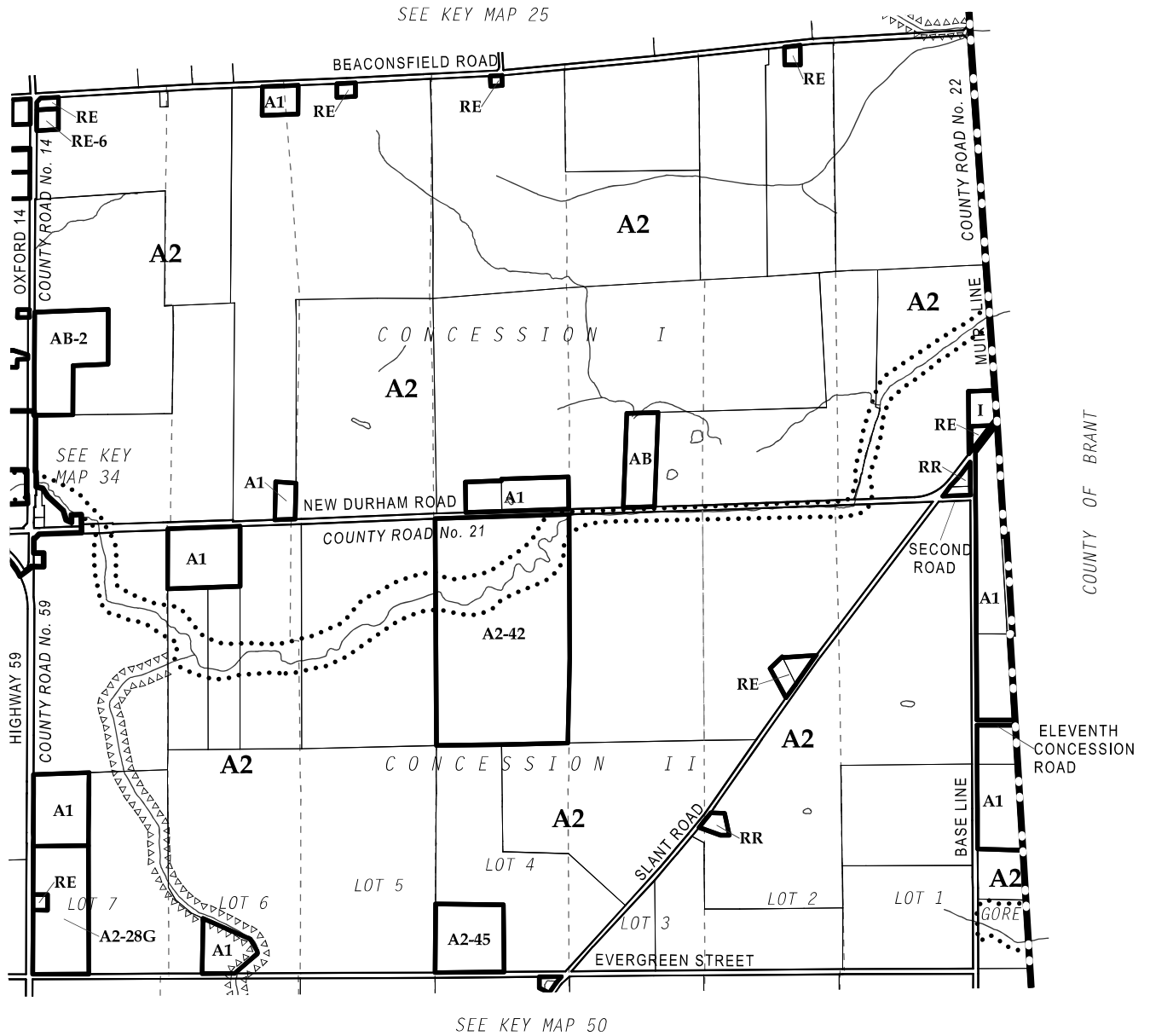


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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
-  30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 21
 TOWNSHIP OF NORWICH
 EAST OXFORD
 SCALE 1:25,000
 Oct 31, 2024



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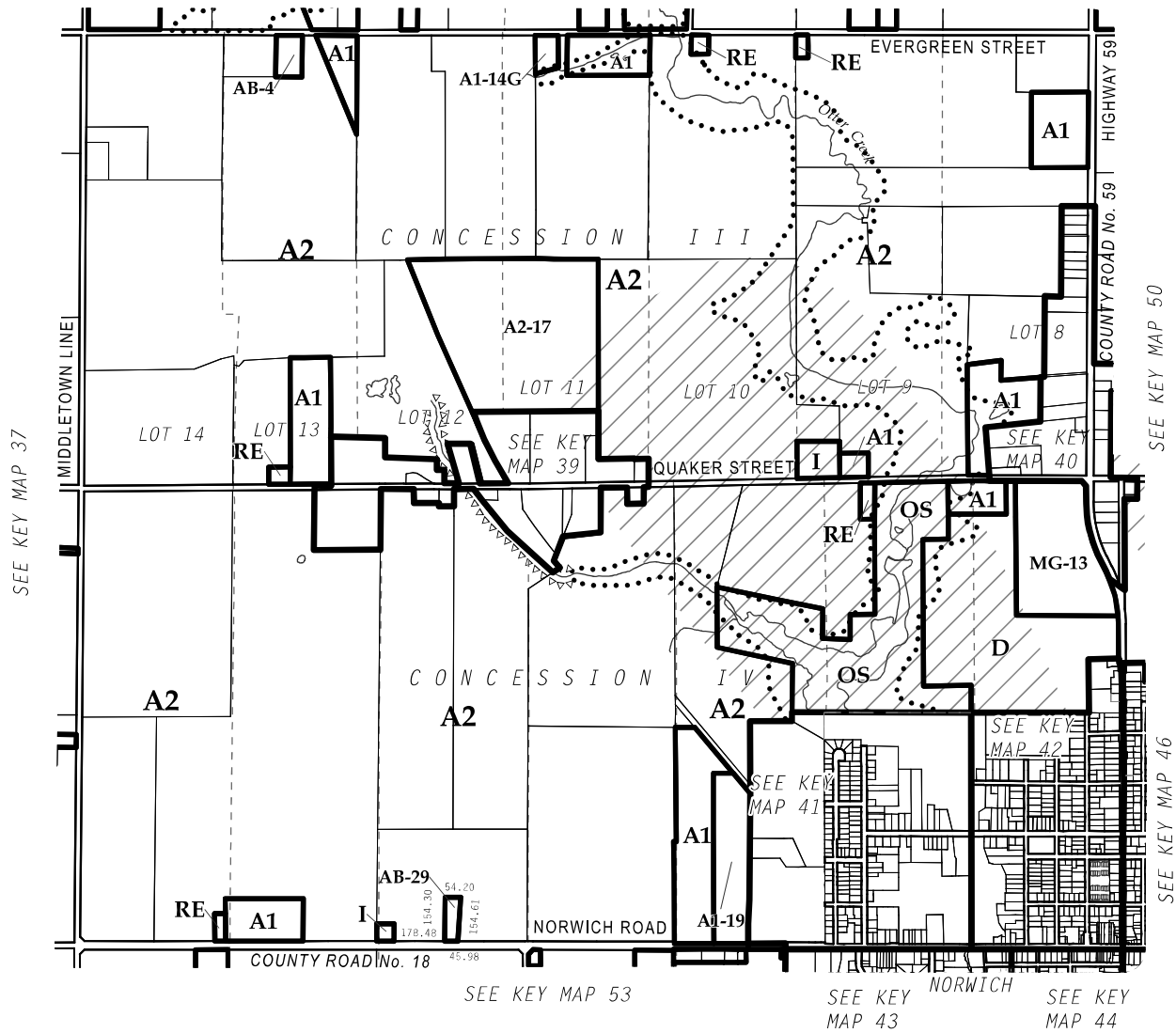
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- ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
- ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
- REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
- 30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 35
 TOWNSHIP OF NORWICH
 NORTH NORWICH
 SCALE 1:25,000
 Oct 31, 2024

SEE KEY MAP 33



SEE KEY MAP 37

SEE KEY MAP 50

SEE KEY MAP 46

SEE KEY MAP 53

SEE KEY MAP 43

SEE KEY MAP 44

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ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

30 METRE SETBACK
 See General Provisions 5.8



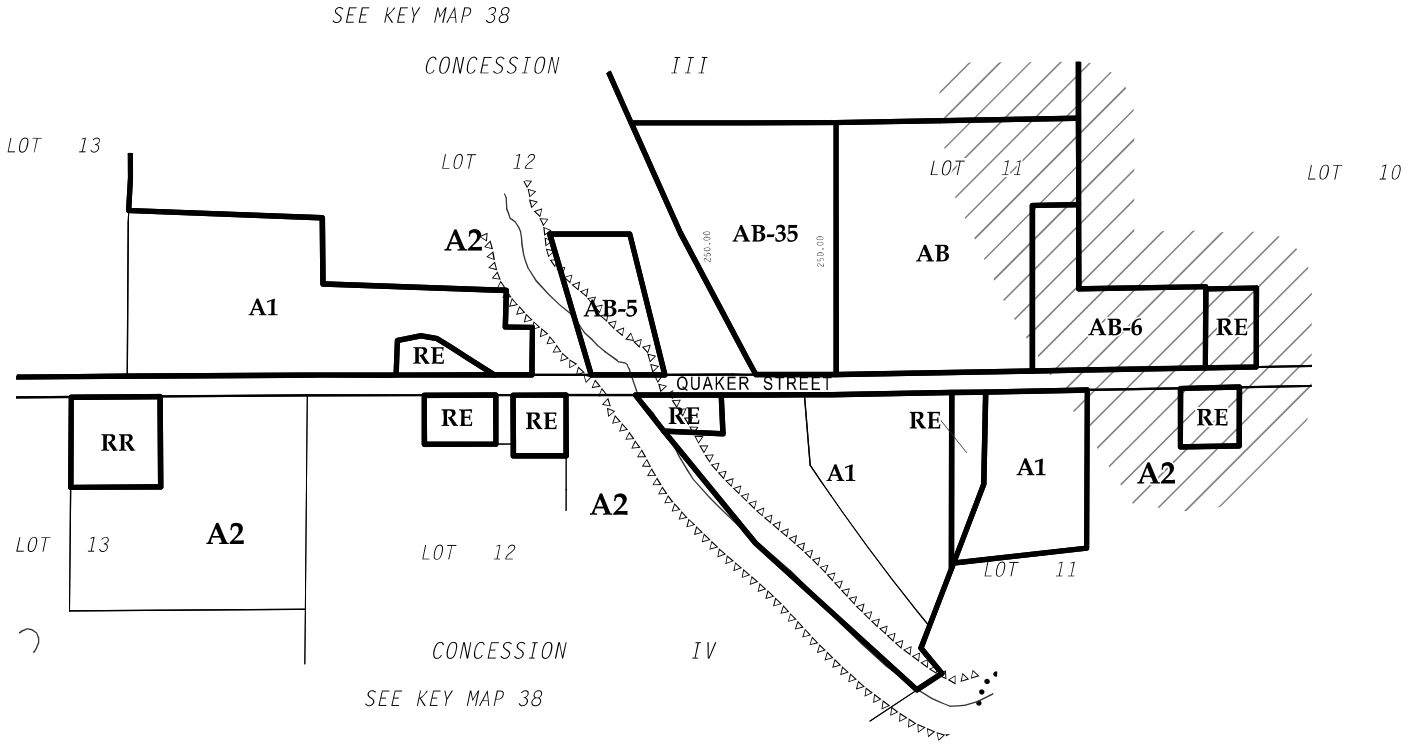
SCHEDULE "A" KEY MAP 38

TOWNSHIP OF NORWICH

NORTH NORWICH

SCALE 1:25,000

Oct 31, 2024




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 ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

 ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

 SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

 SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

 REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

 30 METRE SETBACK
 See General Provisions 5.8



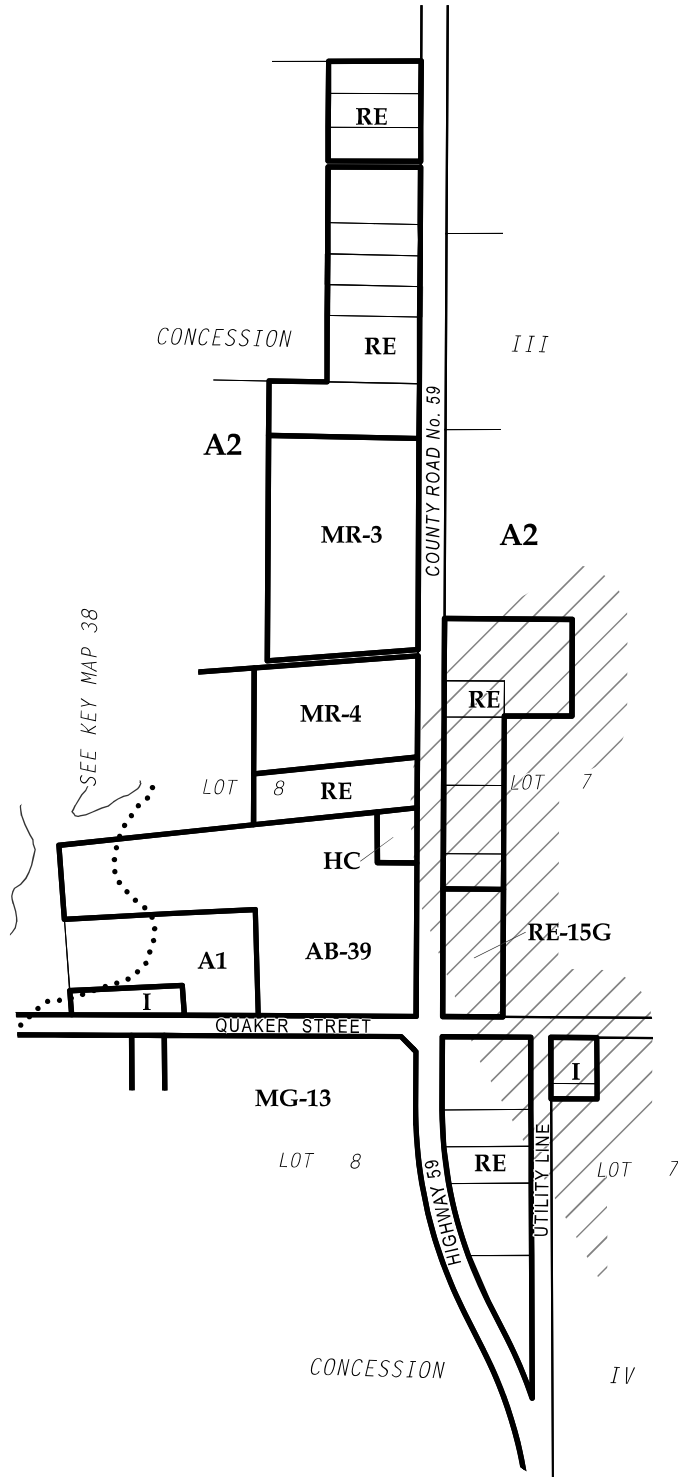
SCHEDULE "A"
KEY MAP 39

TOWNSHIP OF NORWICH

NORTH NORWICH

SCALE 1:7,500

Oct 31, 2024



SEE KEY MAP 38


SEE KEY MAP 50

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 ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

 ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

 SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

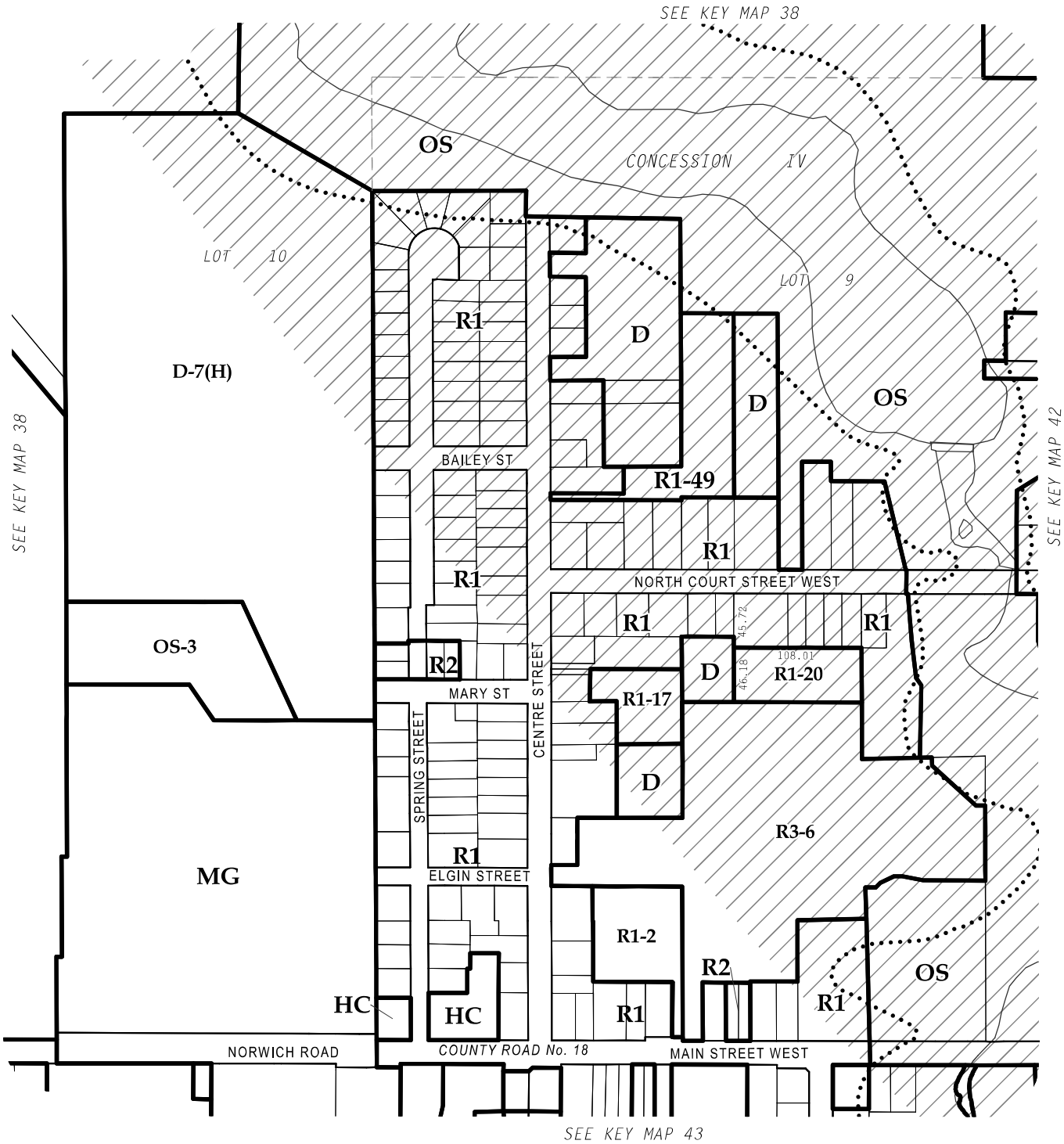
 SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

 REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

 30 METRE SETBACK
 See General Provisions 5.8



SCHEDULE "A"
KEY MAP 40
 TOWNSHIP OF NORWICH
 NORTH NORWICH
 SCALE 1:7,500
 Oct 31, 2024








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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

 30 METRE SETBACK
See General Provisions 5.8



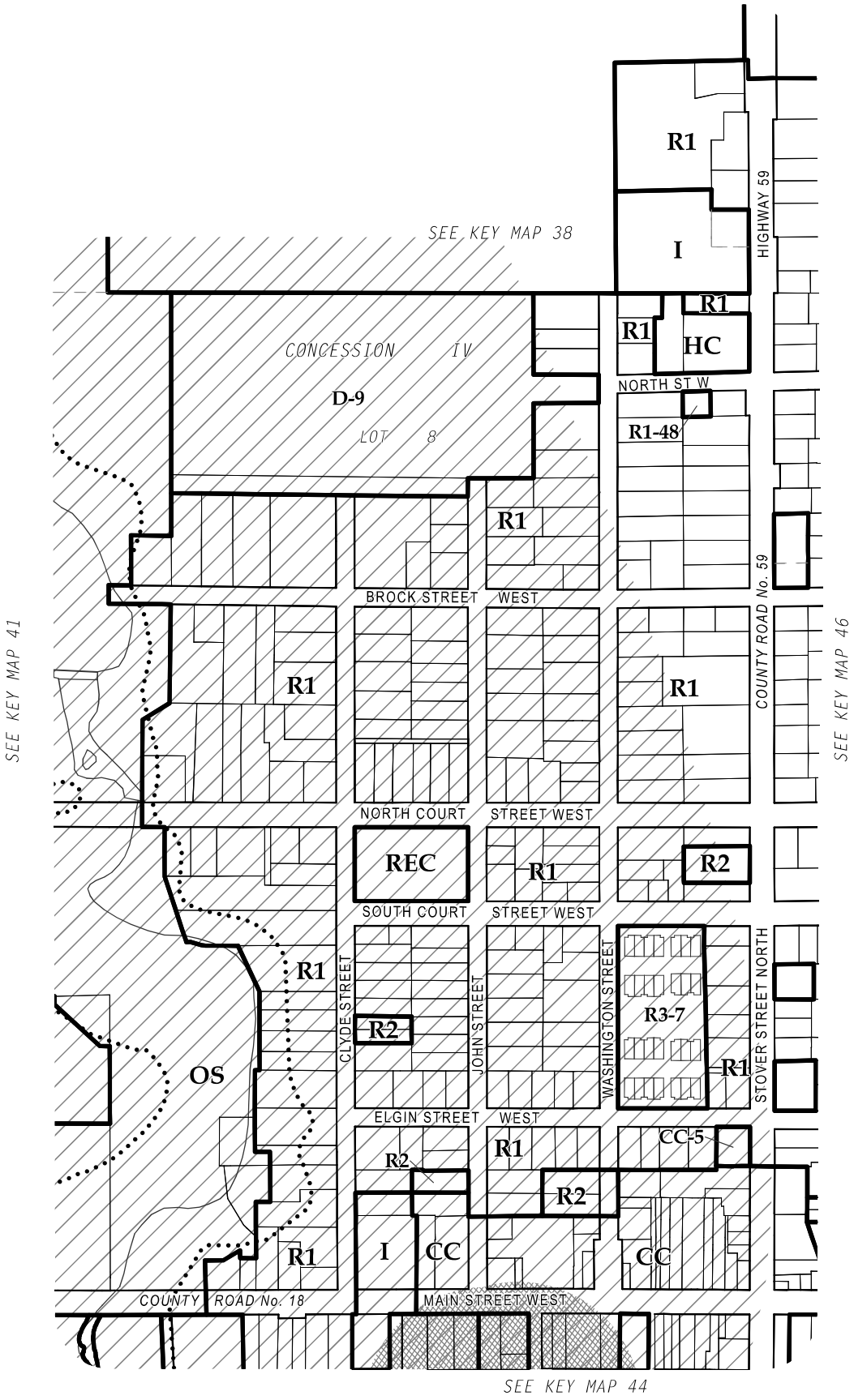
SCHEDULE "A"
KEY MAP 41

TOWNSHIP OF NORWICH

VILLAGE OF NORWICH

SCALE 1:5,000

Oct 31, 2024









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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
-  30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 42

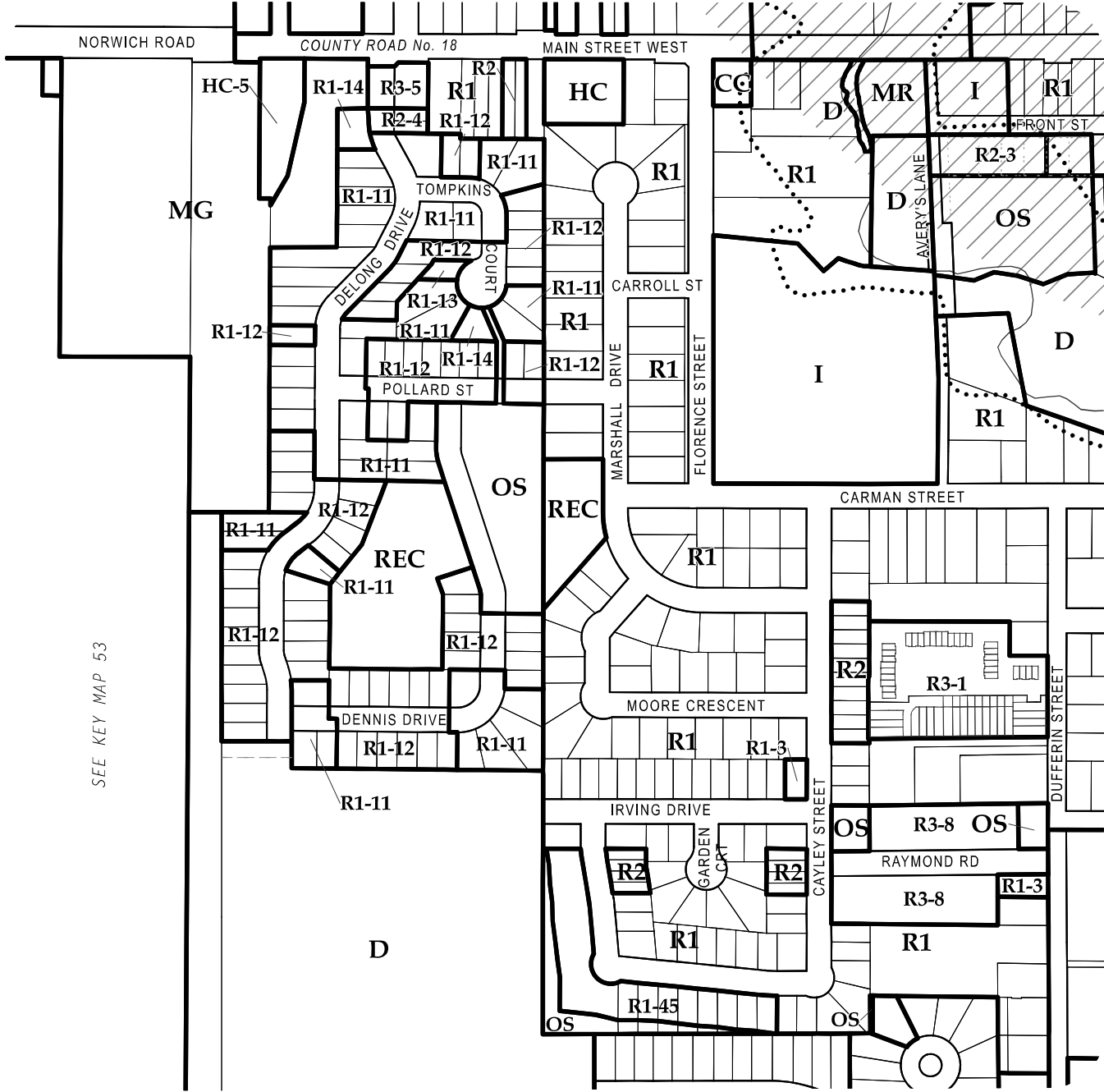
TOWNSHIP OF NORWICH

VILLAGE OF NORWICH

SCALE 1:5,000

Oct 31, 2024

SEE KEY MAP 41



SEE KEY MAP 53

SEE KEY MAP 44

SEE KEY MAP 45

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ENVIRONMENTAL PROTECTION 1 OVERLAY See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1) See General Provisions 5.13.2

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2) See General Provisions 5.13.2

REGULATORY FLOOD AND FILL LINES See General Provisions 5.8

30 METRE SETBACK See General Provisions 5.8



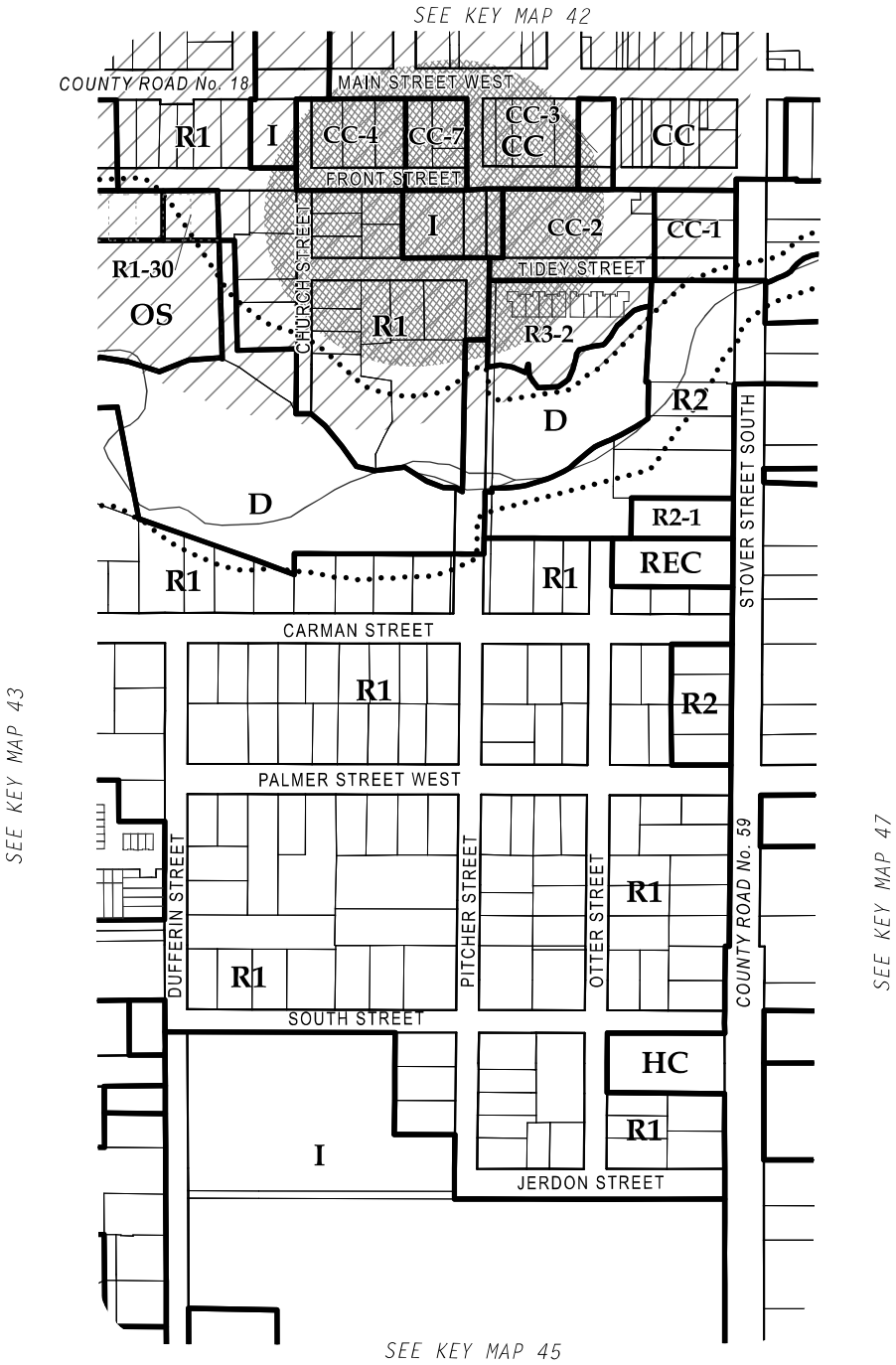
SCHEDULE "A" KEY MAP 43

TOWNSHIP OF NORWICH

VILLAGE OF NORWICH

SCALE 1:5,000







Oct 31, 2024



LATEST AMENDING BY-LAW:

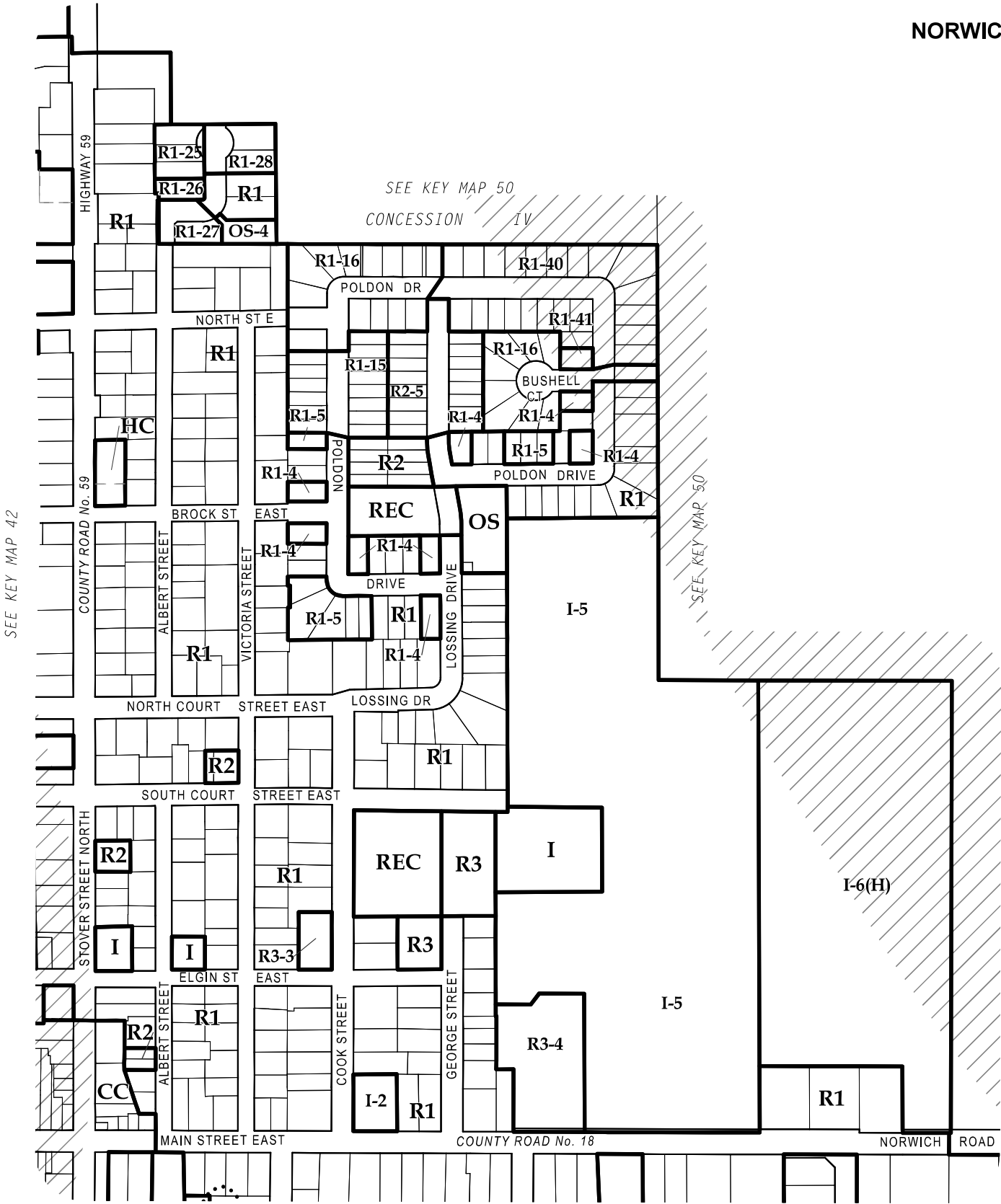
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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
-  30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 44
 TOWNSHIP OF NORWICH
 VILLAGE OF NORWICH
 SCALE 1:5,000
 Oct 31, 2024



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ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

30 METRE SETBACK
 See General Provisions 5.8



SCHEDULE "A"
KEY MAP 46

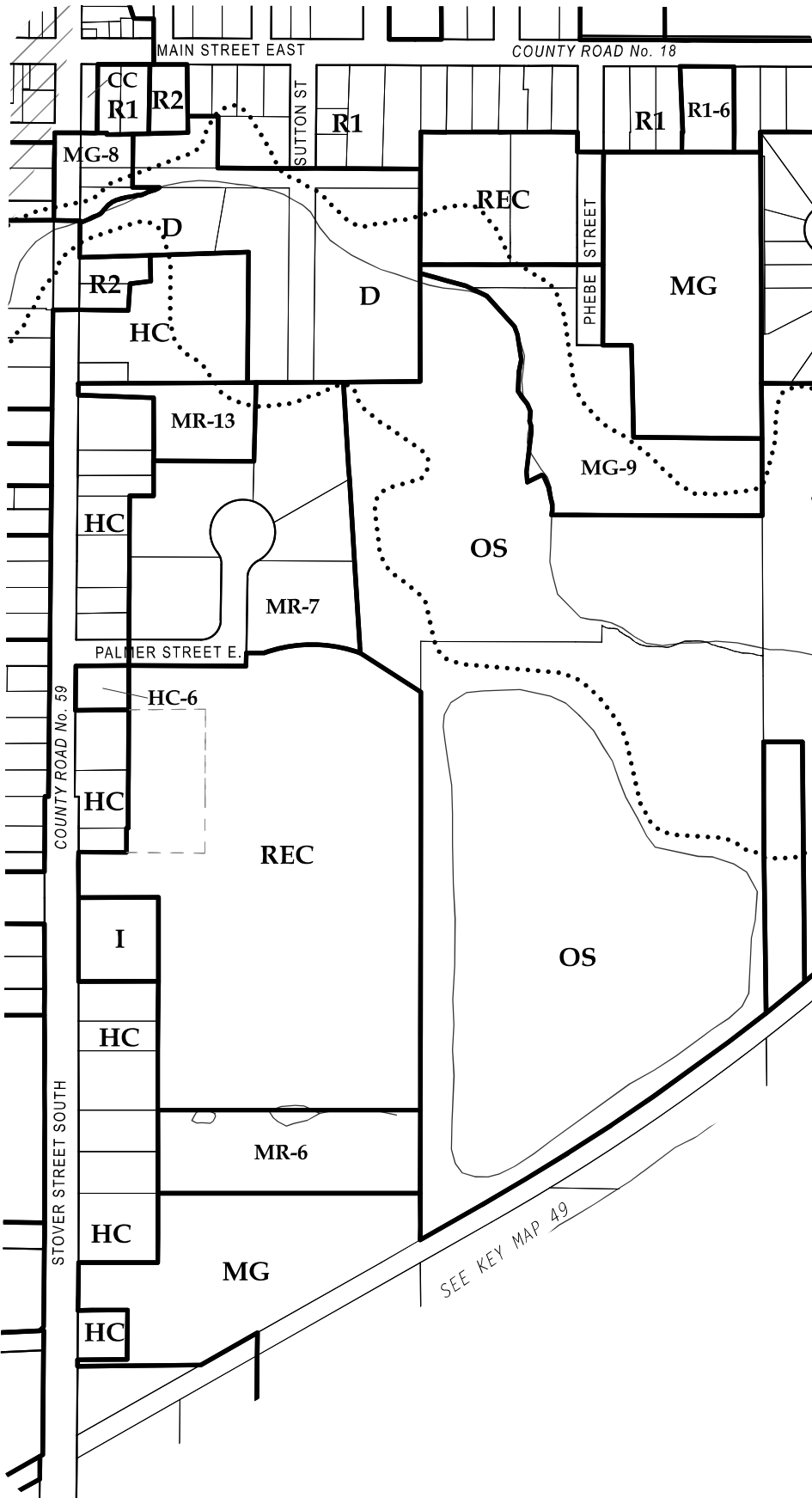
TOWNSHIP OF NORWICH

VILLAGE OF NORWICH

SCALE 1:5,000

Oct 31, 2024

SEE KEY MAP 46



NORWICH

SEE KEY MAP 44

SEE KEY MAP 48

SEE KEY MAP 49

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 ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1

 ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2

 SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2

 SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2

 REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

 30 METRE SETBACK
See General Provisions 5.8



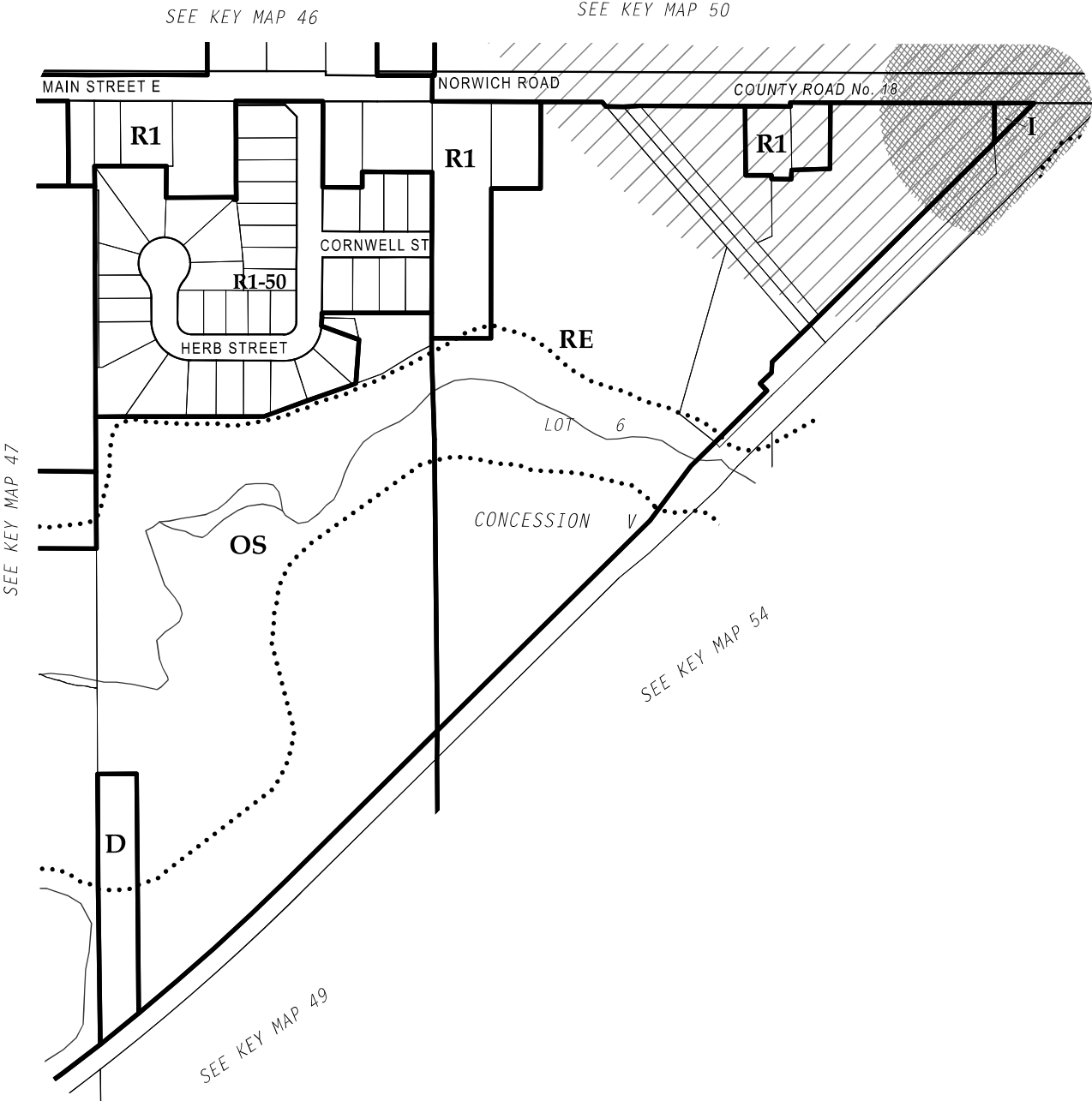
SCHEDULE "A" KEY MAP 47

TOWNSHIP OF NORWICH

VILLAGE OF NORWICH

SCALE 1:5,000

Oct 31, 2024



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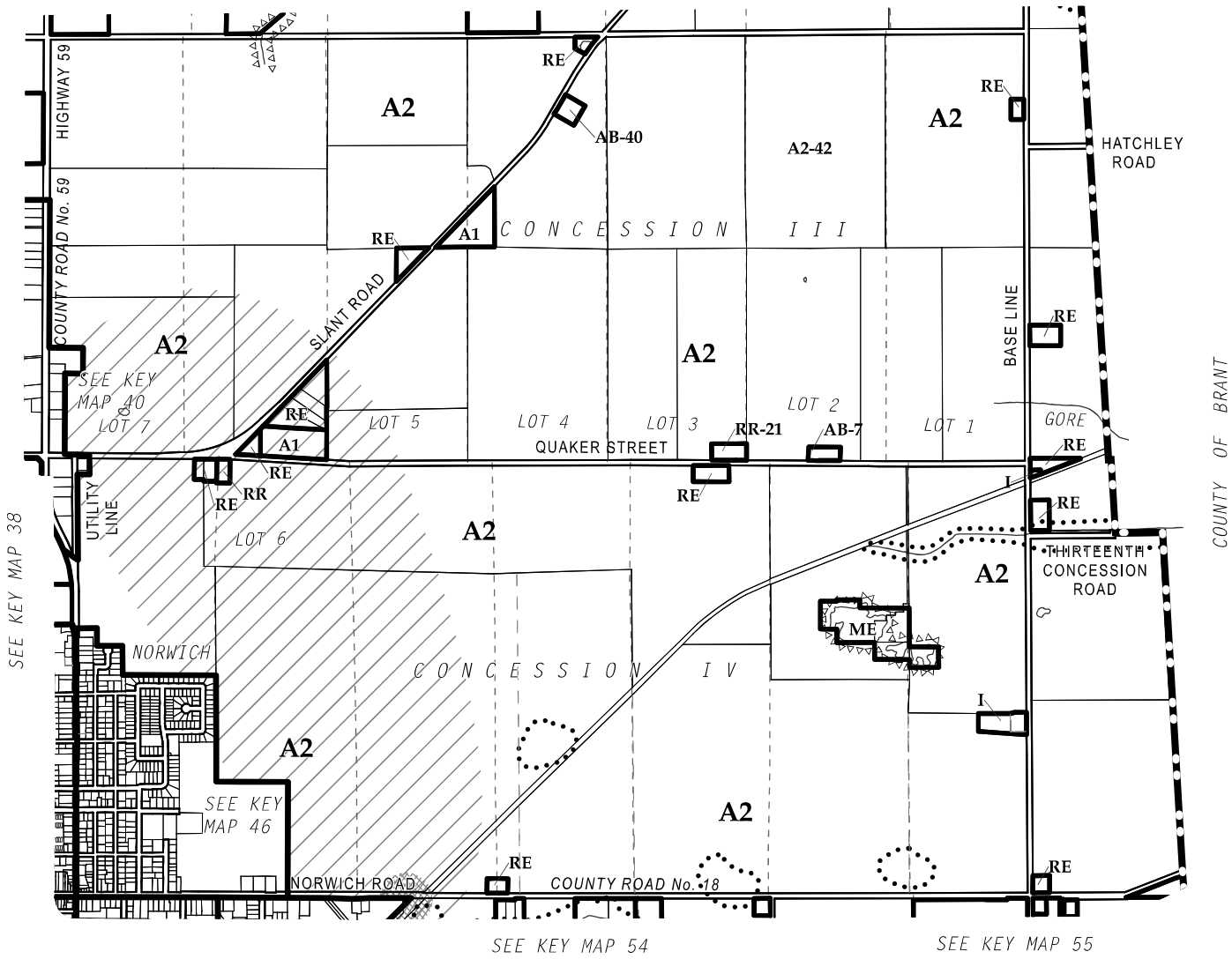
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- ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
- ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
- SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
- SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
- REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
- 30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 48
 TOWNSHIP OF NORWICH
 NORTH NORWICH
 SCALE 1:5,000
 Oct 31, 2024

SEE KEY MAP 35



SEE KEY MAP 38







SEE KEY MAP 54

SEE KEY MAP 55

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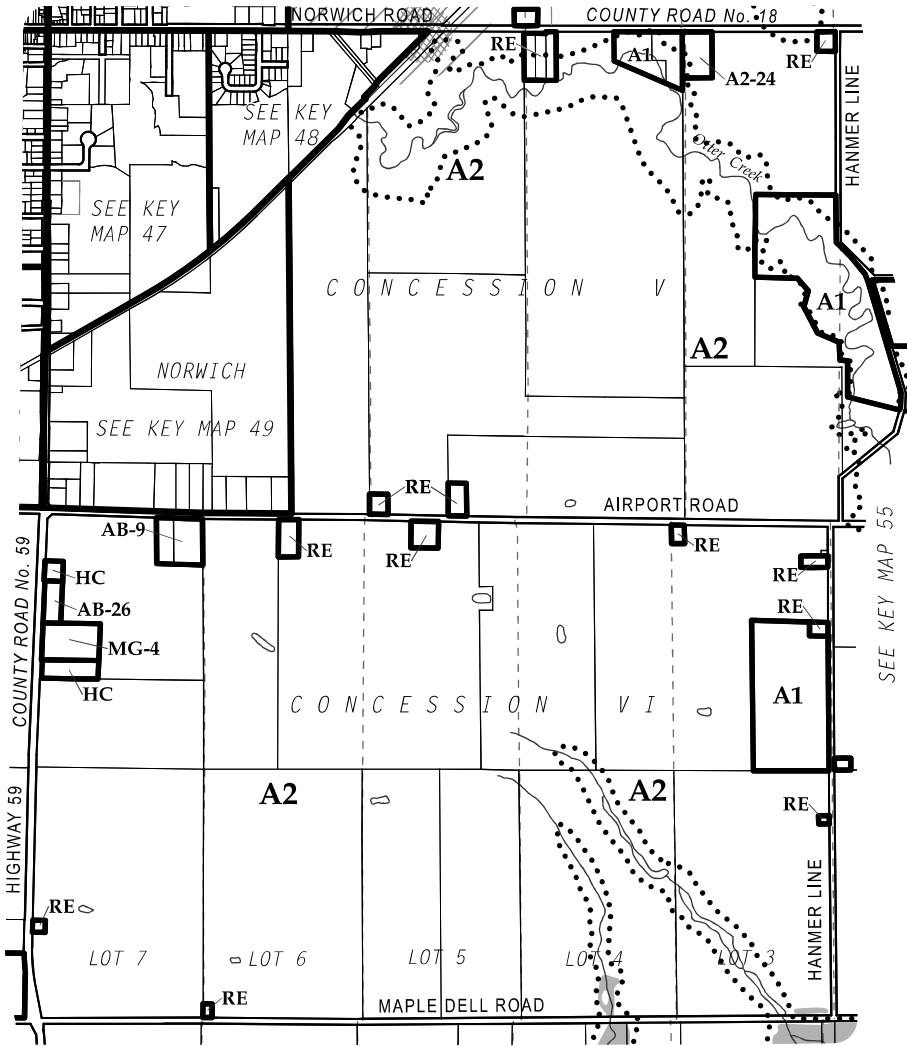


-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
-  30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 50
 TOWNSHIP OF NORWICH
 NORTH NORWICH
 SCALE 1:25,000
 Oct 31, 2024

SEE KEY MAP 50



SEE KEY MAP 53

SEE KEY MAP 55


SEE KEY MAP 63

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 ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1

 ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2

 SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2

 SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2

 REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

 30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A" KEY MAP 54

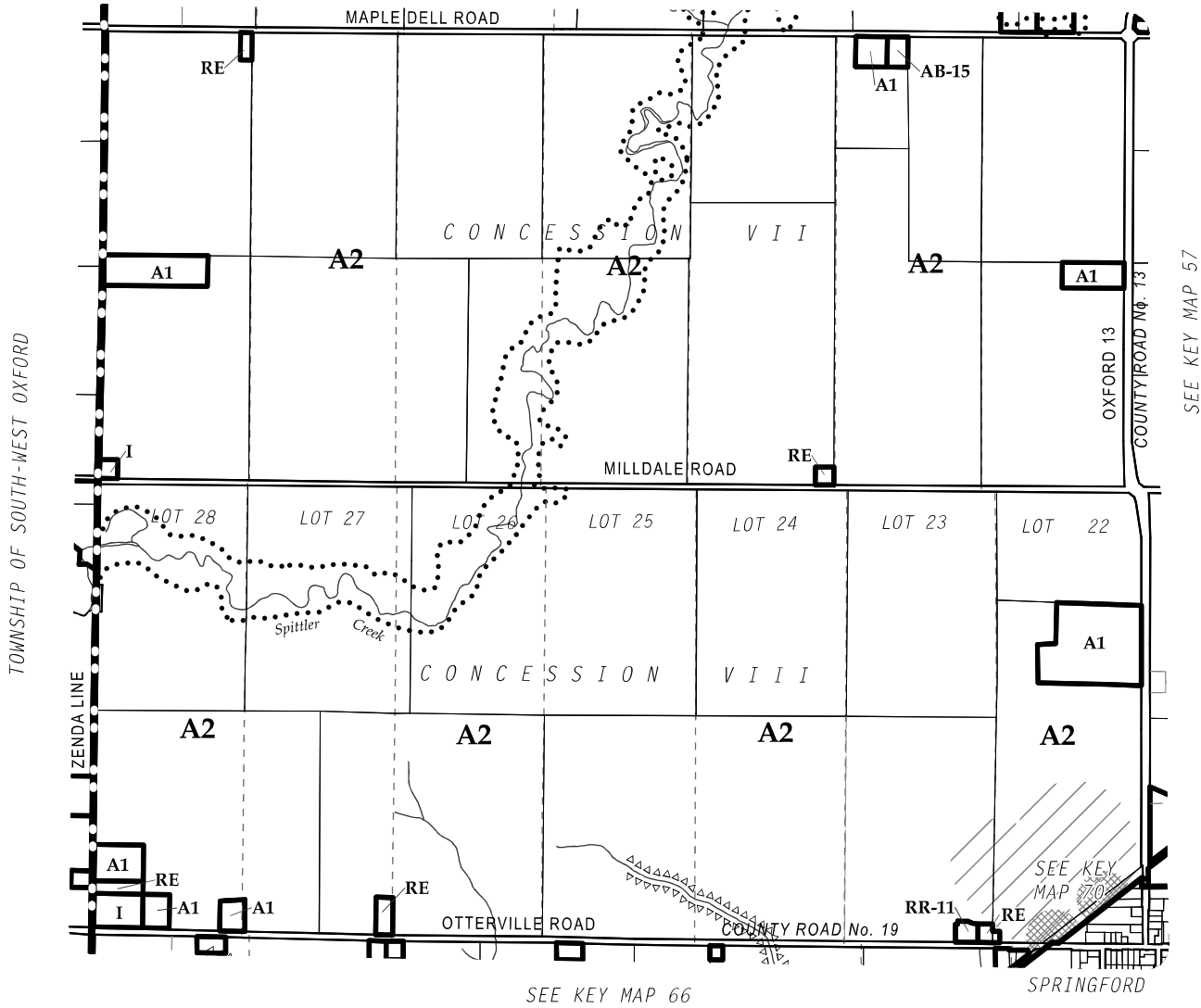
TOWNSHIP OF NORWICH

NORTH NORWICH

SCALE 1:25,000

Oct 31, 2024

SEE KEY MAP 51



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ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

30 METRE SETBACK
 See General Provisions 5.8



SCHEDULE "A" KEY MAP 56

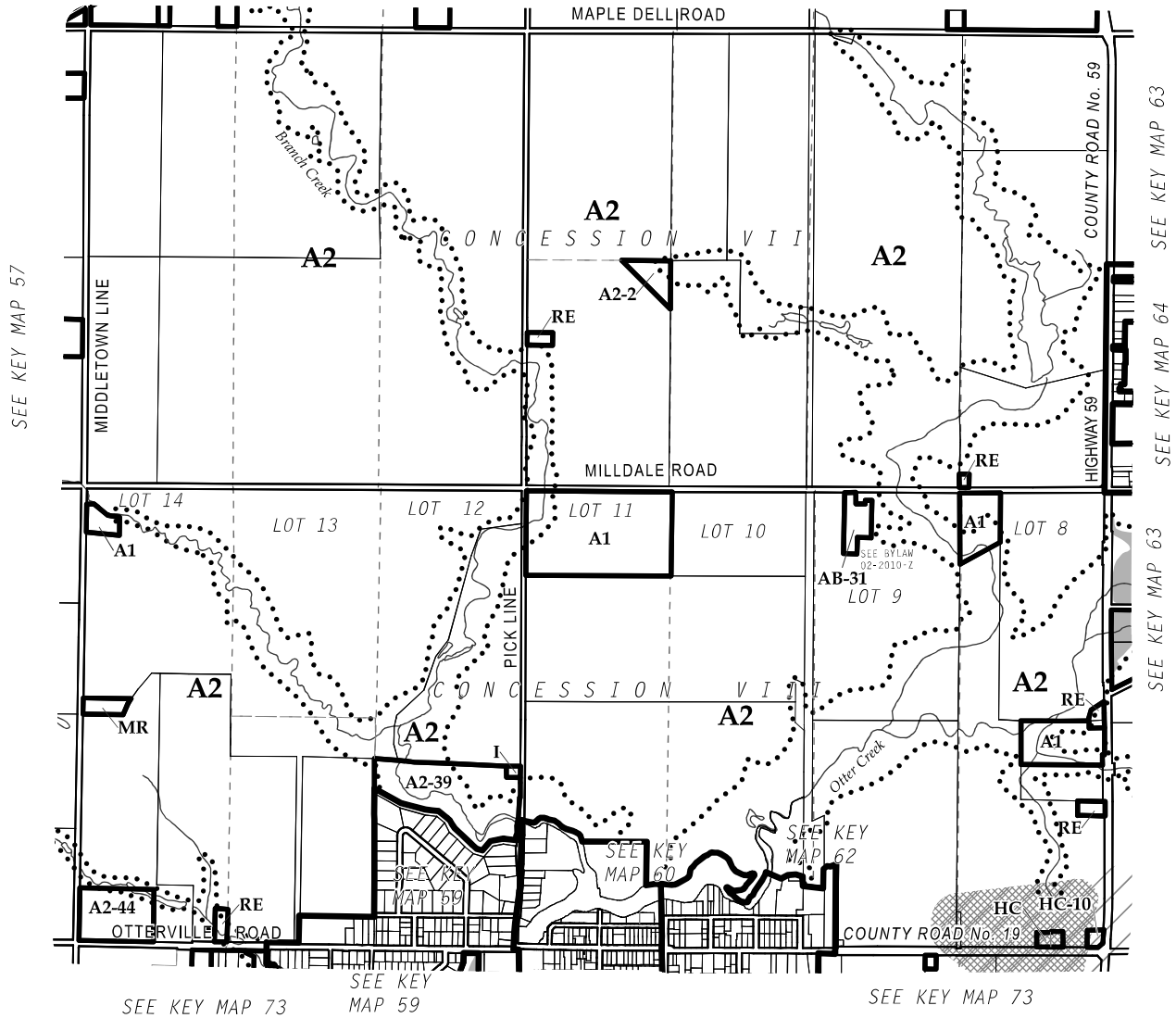
TOWNSHIP OF NORWICH

SOUTH NORWICH

SCALE 1:25,000

Oct 31, 2024

SEE KEY MAP 53




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 ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

 ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

 SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

 SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

 REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

 30 METRE SETBACK
 See General Provisions 5.8



SCHEDULE "A"
KEY MAP 58

TOWNSHIP OF NORWICH

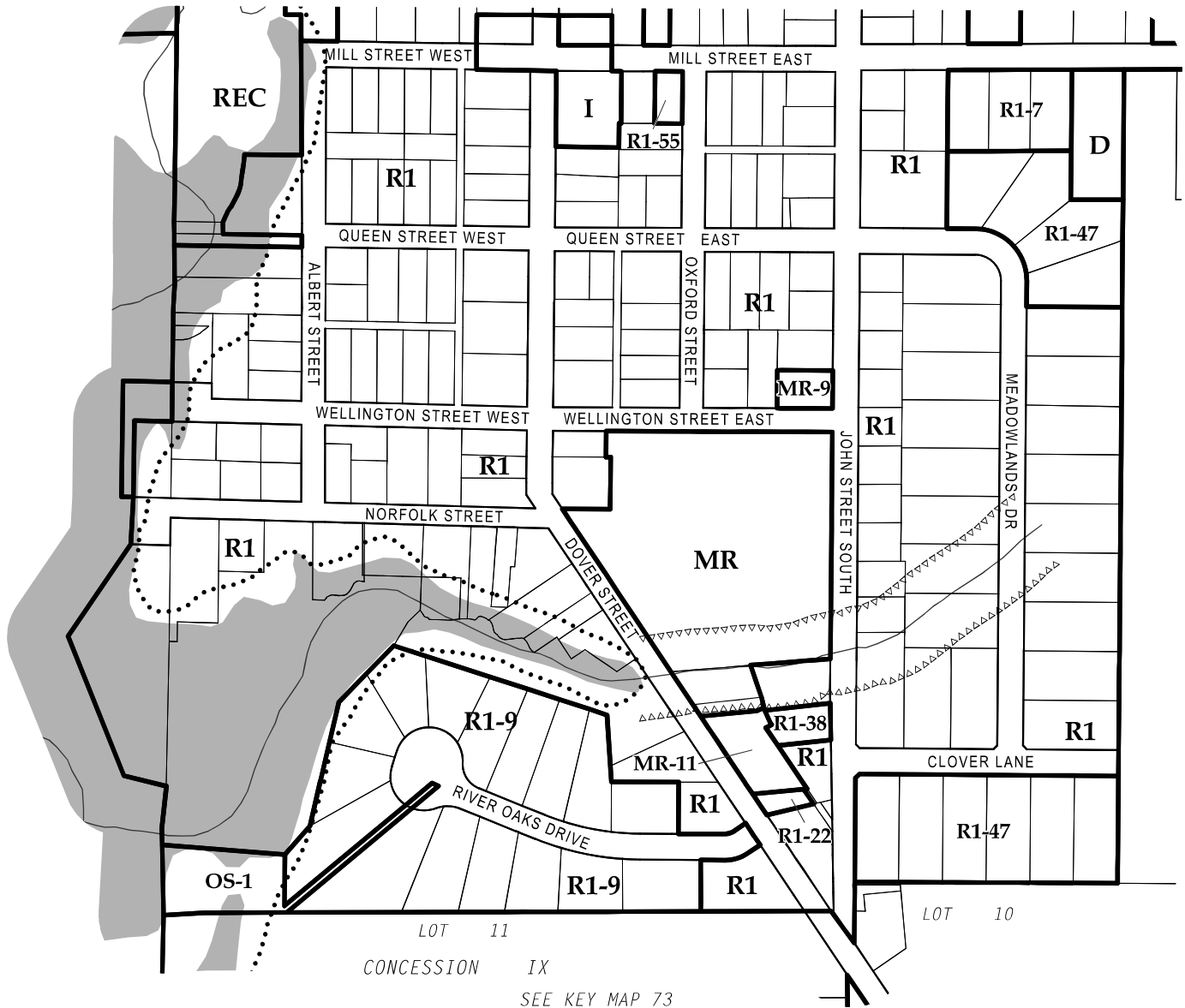
SOUTH NORWICH

SCALE 1:25,000

Nov 05, 2024

SEE KEY MAP 60

SEE KEY MAP 62








LOT 11
CONCESSION IX
SEE KEY MAP 73

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-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

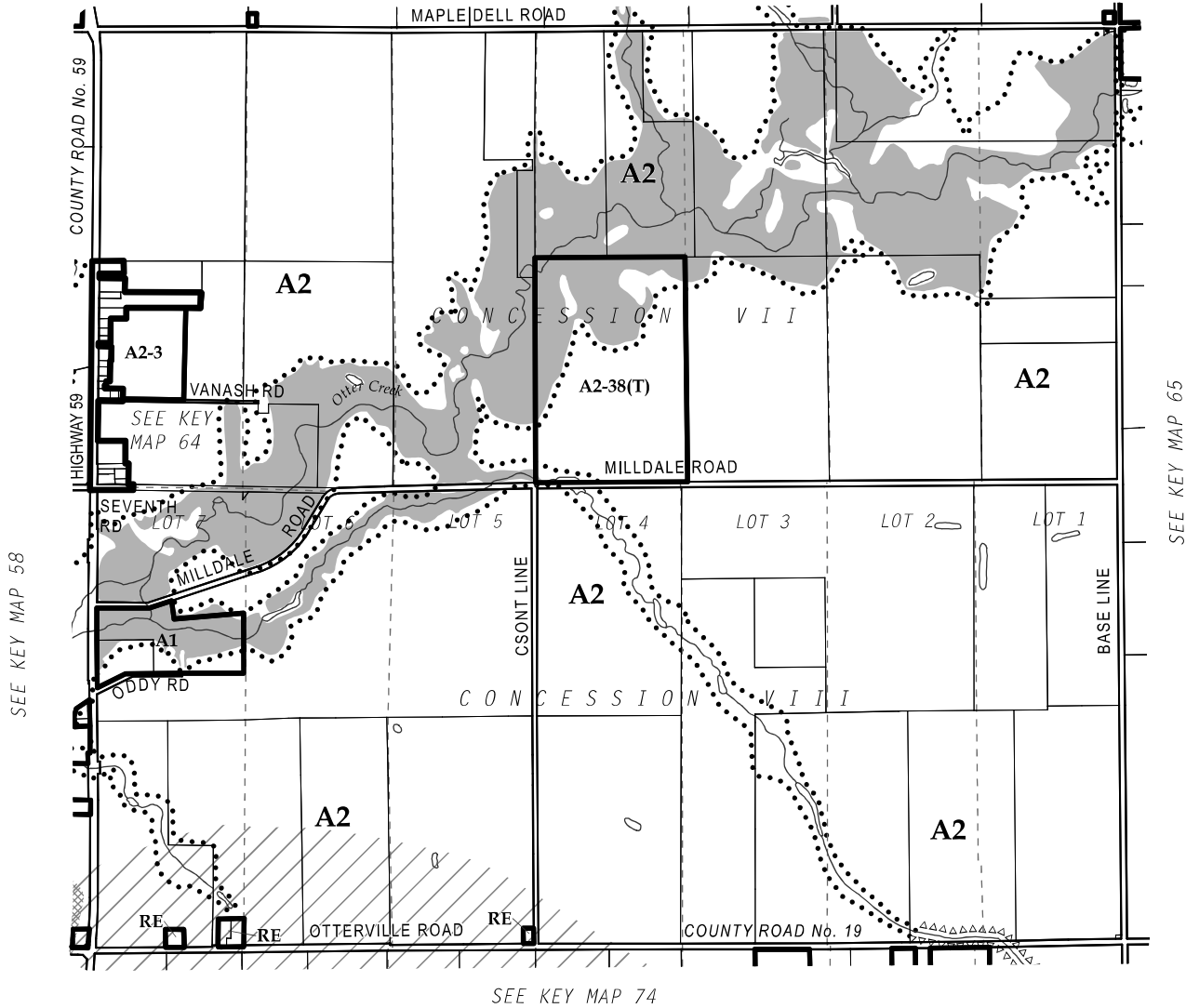
 30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 61
TOWNSHIP OF NORWICH
SOUTH NORWICH
SCALE 1:5,000
Oct 31, 2024

SEE KEY MAP 54

SEE KEY MAP 55



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ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2

REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

30 METRE SETBACK
See General Provisions 5.8



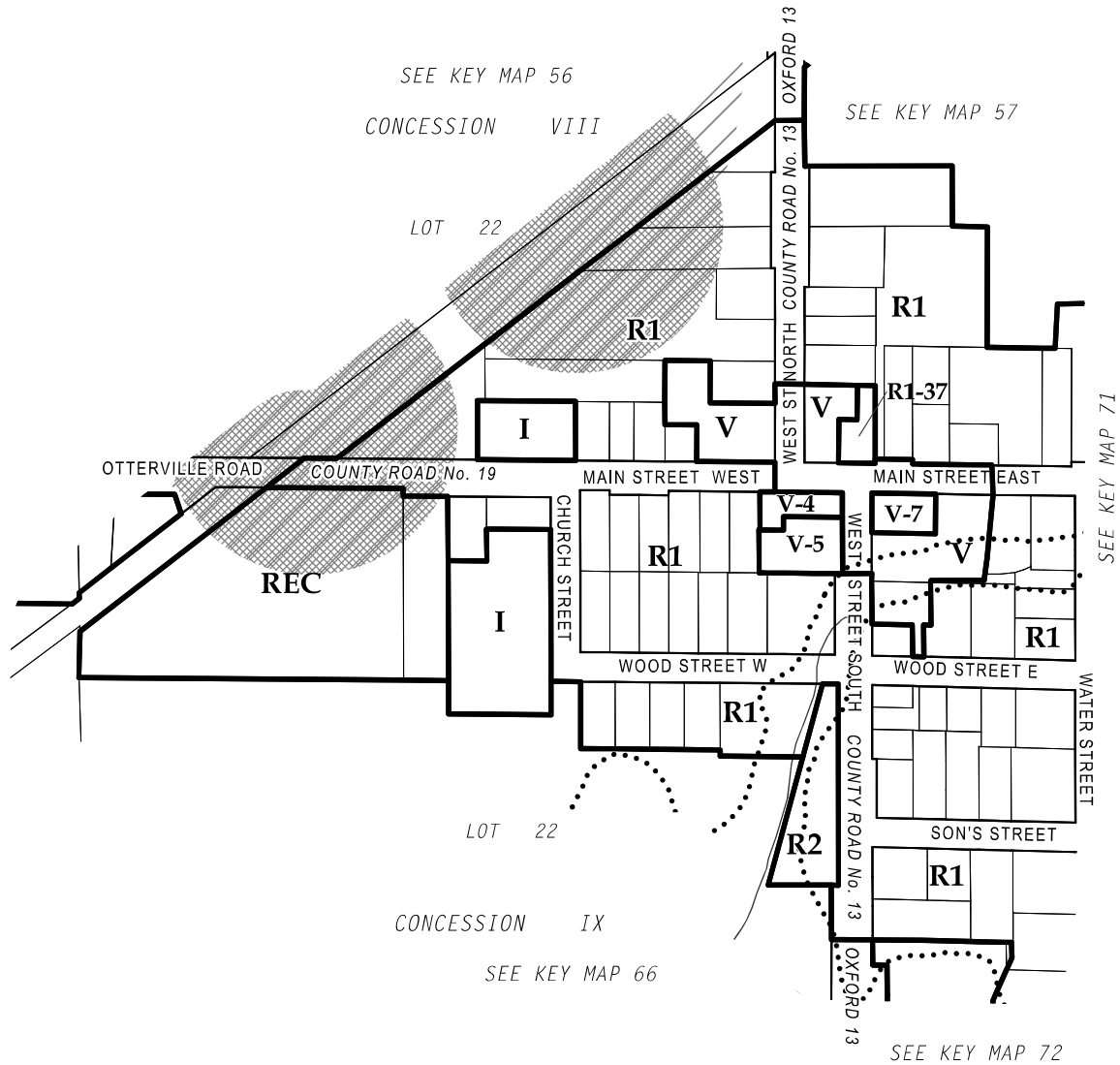
SCHEDULE "A"
KEY MAP 63

TOWNSHIP OF NORWICH

SOUTH NORWICH

SCALE 1:25,000

Oct 31, 2024



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ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2

REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

30 METRE SETBACK
See General Provisions 5.8

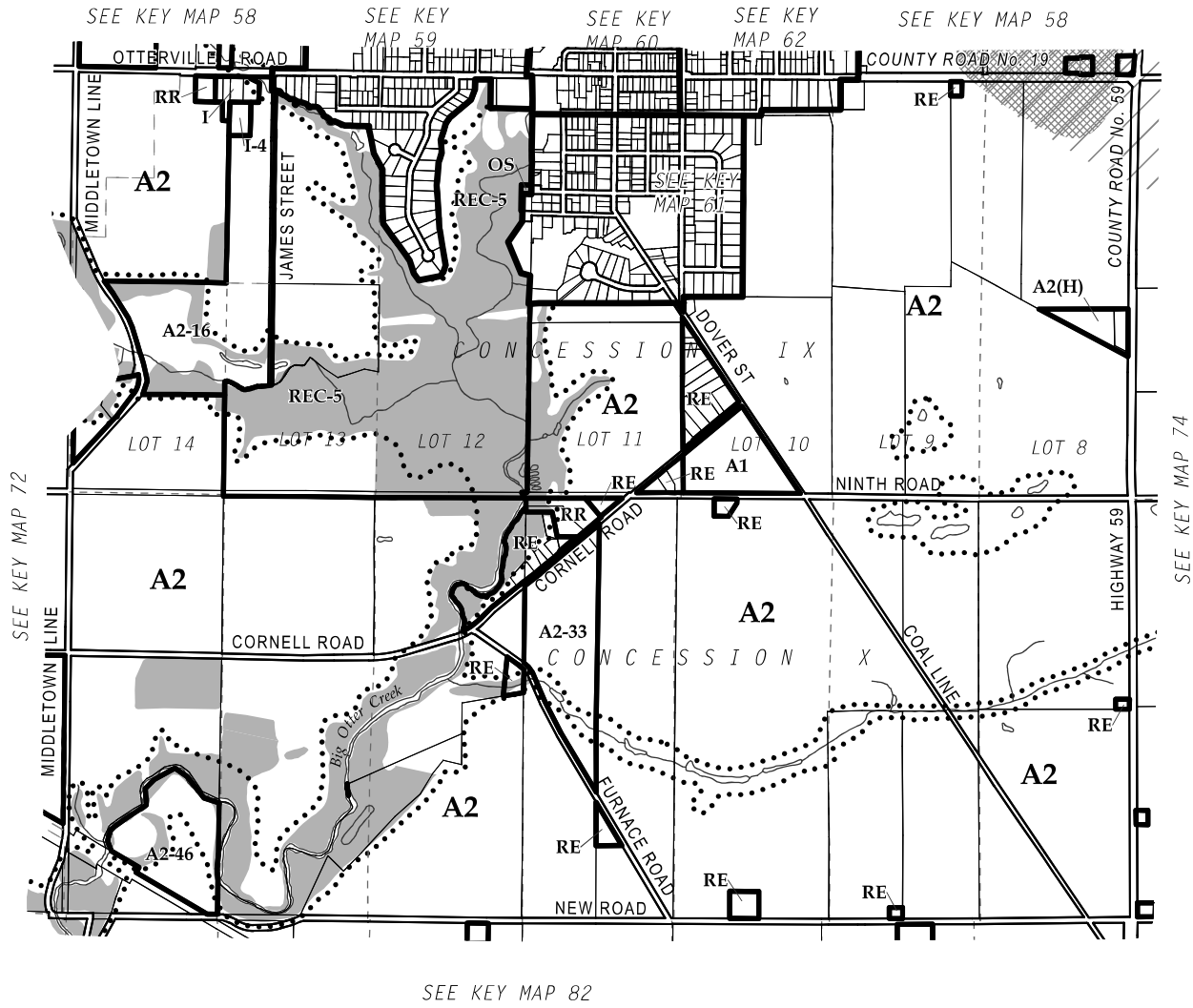


SCHEDULE "A"
KEY MAP 70
TOWNSHIP OF NORWICH

SOUTH NORWICH

SCALE 1:5,000

Oct 31, 2024








SEE KEY MAP 82

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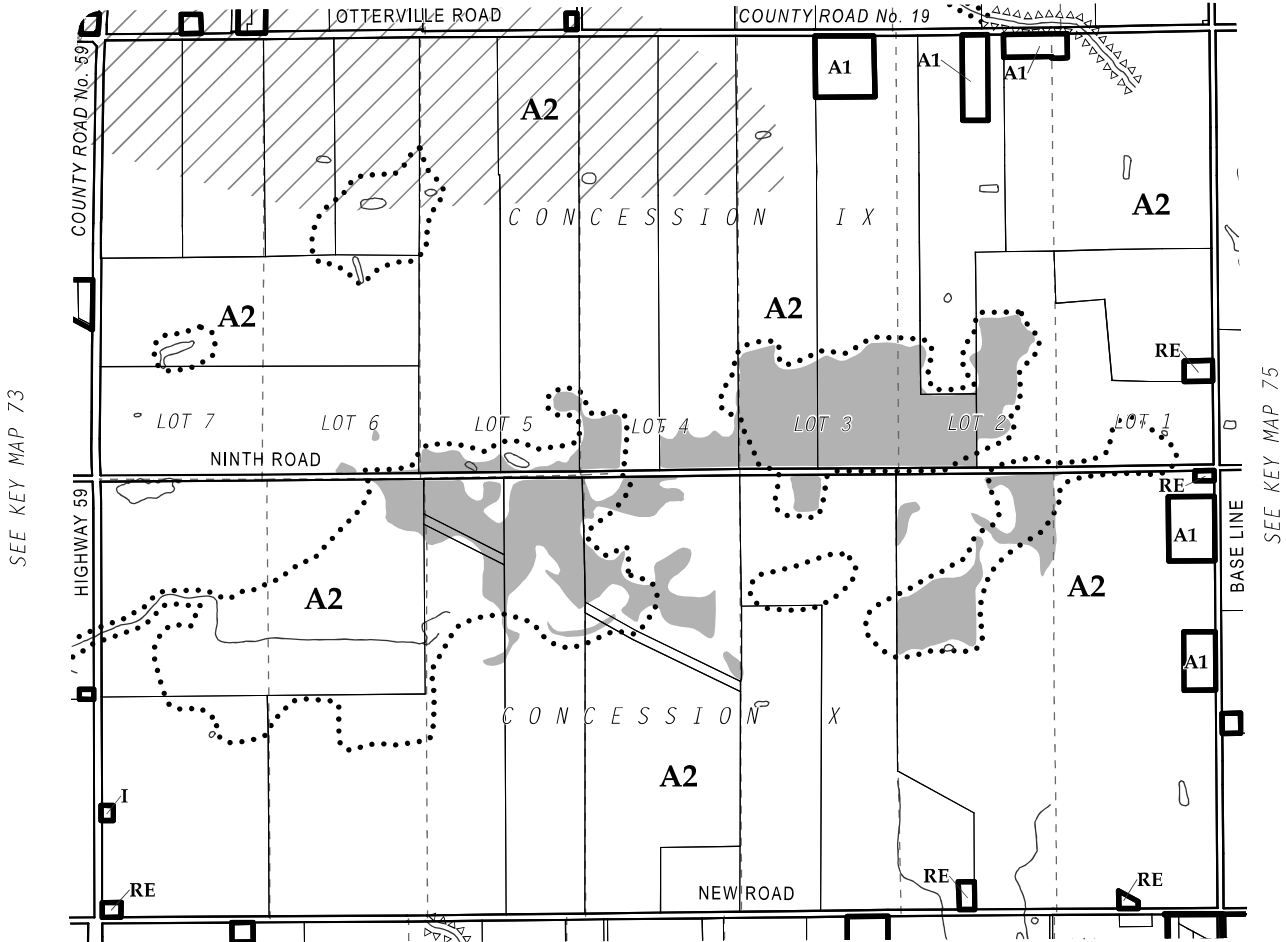
-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

 30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 73
 TOWNSHIP OF NORWICH
 SOUTH NORWICH
 SCALE 1:25,000
 Oct 31, 2024

SEE KEY MAP 63



SEE KEY MAP 73







SEE KEY MAP 75

SEE KEY MAP 83

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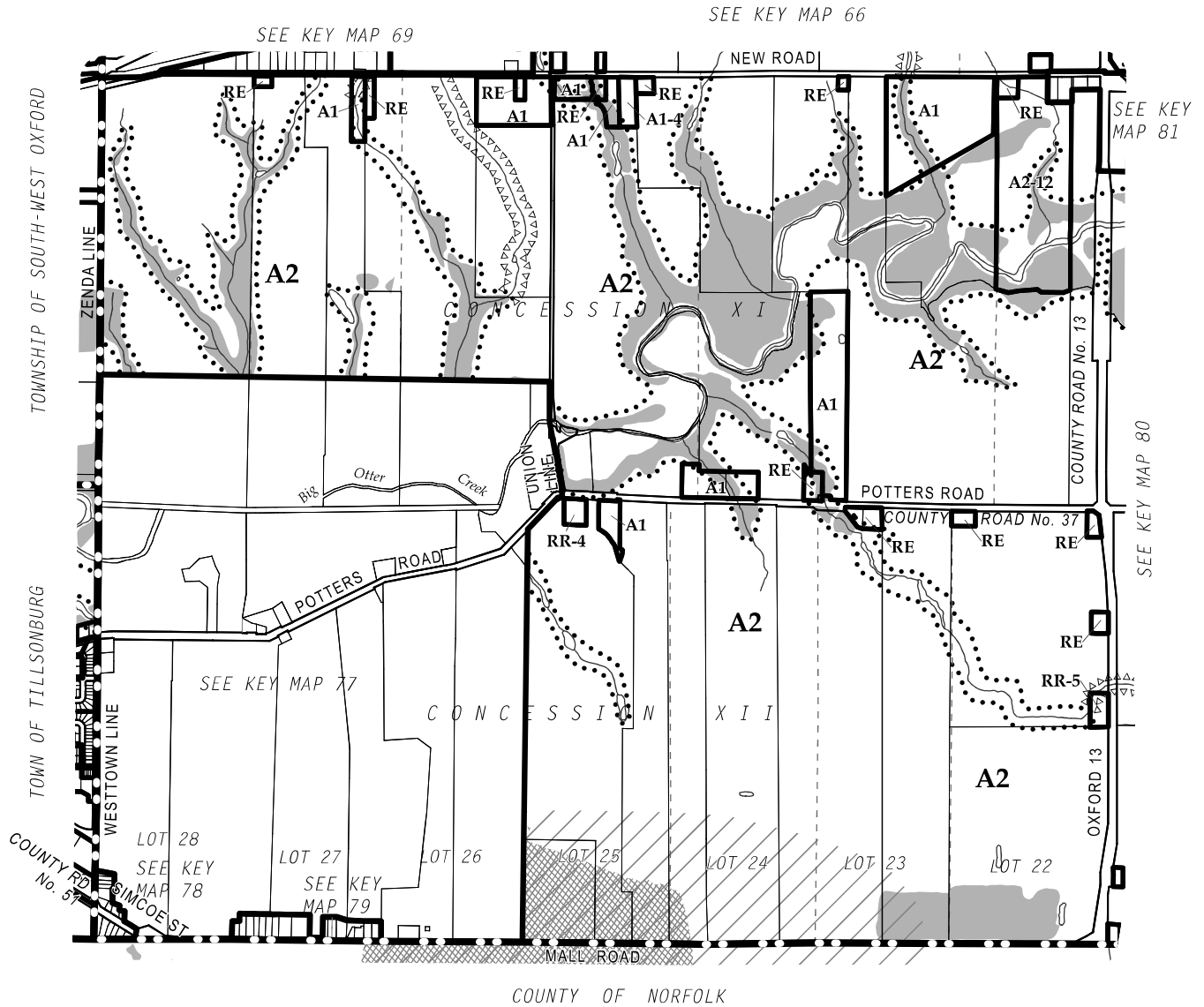


-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
-  30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 74

TOWNSHIP OF NORWICH
 SOUTH NORWICH
 SCALE 1:25,000
 Oct 31, 2024








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-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8

 30 METRE SETBACK
See General Provisions 5.8



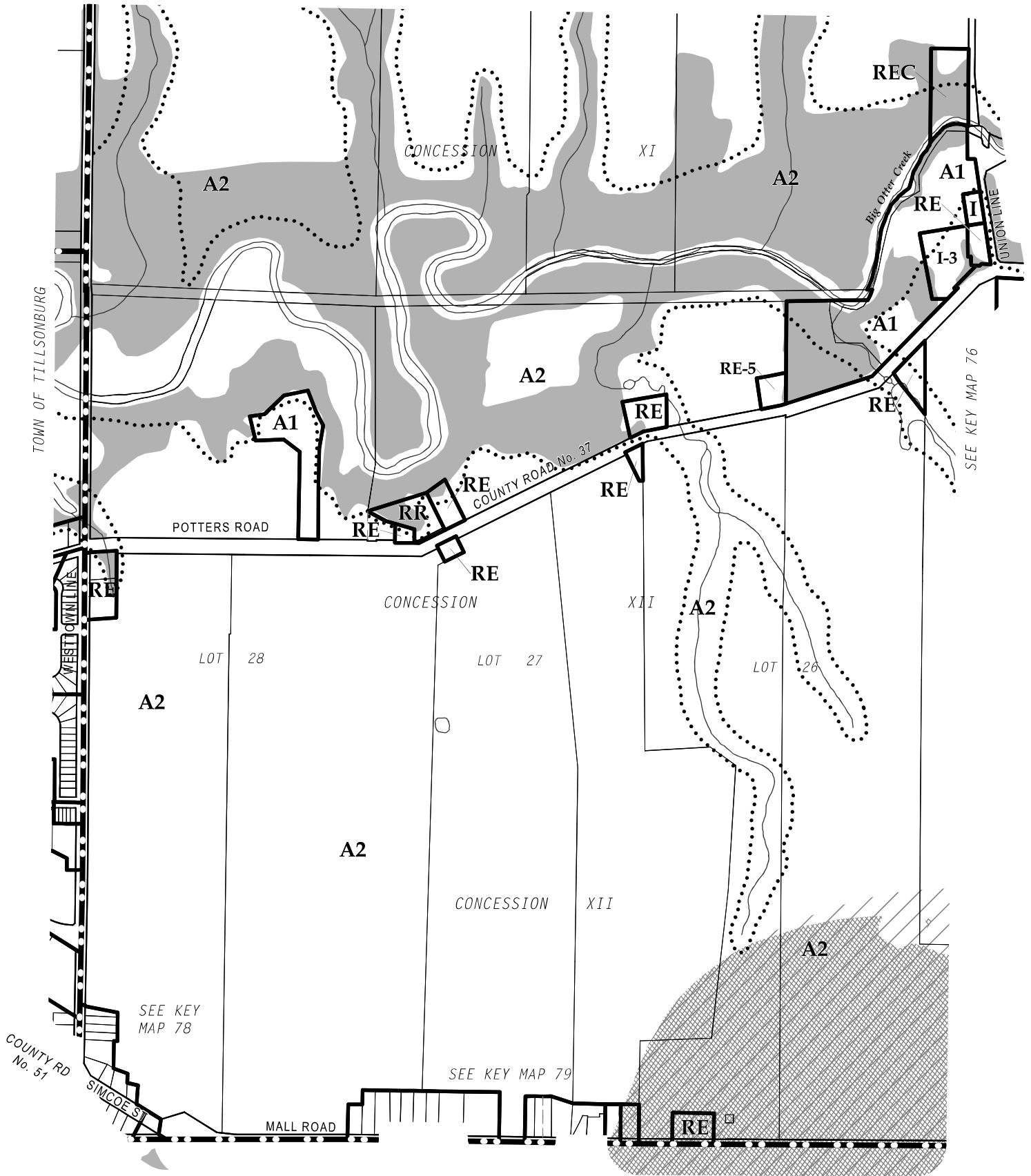
**SCHEDULE "A"
 KEY MAP 76**

TOWNSHIP OF NORWICH

SOUTH NORWICH

SCALE 1:25,000

Oct 31, 2024



SEE KEY MAP 76







SEE KEY MAP 78

SEE KEY MAP 79

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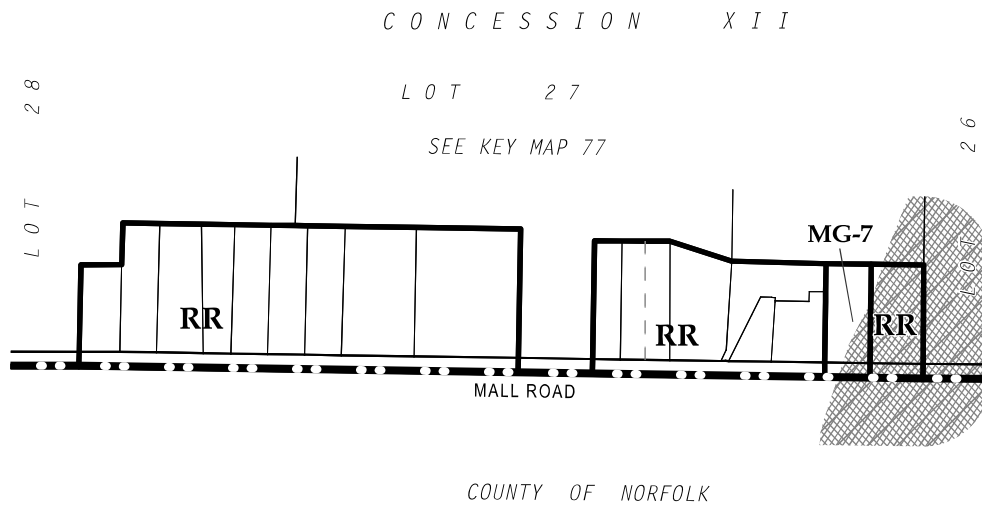
-  ENVIRONMENTAL PROTECTION 1 OVERLAY
See General Provisions 5.25.1
-  ENVIRONMENTAL PROTECTION 2 OVERLAY
See General Provisions 5.25.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
See General Provisions 5.13.2
-  SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
See General Provisions 5.13.2
-  REGULATORY FLOOD AND FILL LINES
See General Provisions 5.8
-  30 METRE SETBACK
See General Provisions 5.8



SCHEDULE "A"
KEY MAP 77

TOWNSHIP OF NORWICH
 SOUTH NORWICH
 SCALE 1:10,000
 Oct 31, 2024

MALL ROAD



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ENVIRONMENTAL PROTECTION 1 OVERLAY
 See General Provisions 5.25.1

ENVIRONMENTAL PROTECTION 2 OVERLAY
 See General Provisions 5.25.2

SOURCEWATER PROTECTION OVERLAY ZONE 1 (SP1)
 See General Provisions 5.13.2

SOURCEWATER PROTECTION OVERLAY ZONE 2 (SP2)
 See General Provisions 5.13.2

REGULATORY FLOOD AND FILL LINES
 See General Provisions 5.8

30 METRE SETBACK
 See General Provisions 5.8



SCHEDULE "A"
KEY MAP 79
 TOWNSHIP OF NORWICH
 SOUTH OXFORD
 SCALE 1:5,000
 Oct 31, 2024