

16.1 USES PERMITTED

No person shall within any HC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the HC *uses* presented in Table 16.1:

TABLE 16.1: USES PERMITTED
• an auction establishment;
• an <i>automobile service station</i> ;
• a <i>dwelling unit</i> in a non-residential <i>building</i> if <i>accessory</i> to a permitted <i>use</i> on the <i>lot</i> ;
• an <i>eating establishment</i> ;
• a <i>farm implement dealer</i> ;
• a farm produce retail outlet;
• a <i>home occupation</i> , in accordance with Section 5.16;
• a <i>hotel</i> or <i>motel</i> ;
• a laundromat;
• a motor vehicle washing establishment;
• a motor vehicle sales establishment;
• a <i>nursery</i> ;
• a <i>parking lot</i> ;
• a <i>public garage</i> ;
• a public <i>use</i> , in accordance with the provisions of Section 5.23;
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> <i>accessory</i> to a permitted <i>use</i> ;
• a <i>veterinary clinic</i> , excluding any outside kennels or runs;
• a <i>wholesale outlet</i> .

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

16.2 **ZONE PROVISIONS**

No person shall within any HC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 16.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non-residential *use*.

TABLE 16.2: ZONE PROVISIONS					
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station or Public Garage	Hotel or Motel
Lot Area: Minimum, where a <i>municipal sewage system</i> is not available	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)	0.4 ha (1 ac) provided that an additional 200 m² (2,152.9 ft ²) of <i>lot area</i> is provided for each <i>guest room</i> in excess of 4 <i>guest rooms</i>
Lot Area: Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	No provision	550 m² (5,920.3 ft ²)		
Lot Frontage: Minimum, where a <i>municipal sewage system</i> is not available	40 m (131.2 ft)	No provision	40 m (131.2 ft)	50 m (164 ft)	50 m (164 ft)
Lot Frontage: Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	18 m (59.1 ft)	No provision	18 m (59.1 ft)	45 m (147.6 ft)	45 m (147.6 ft)
Lot Depth: Minimum, where a <i>municipal sewage system</i> is not available	50 m (164 ft)	No provision	30 m (98.4 ft)	80 m (262.5 ft)	

TABLE 16.2: ZONE PROVISIONS					
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station or Public Garage	Hotel or Motel
Lot Depth: Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	30 m (98.4 ft)	No provision	30 m (98.4 ft)	45 m (147.6 ft)	
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	10 m (32.8 ft)			15 m (49.2 ft)	10 m (32.8 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	5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential Zone			7.5 m (24.6 ft)
Setback: Minimum Distance from the Centreline of a County Road	23 m (75.5 ft)			28 m (91.9 ft)	23 m (75.5 ft)
Lot Coverage for All Buildings: Maximum	40%			20%	
Landscaped Open Space: Minimum	No Provision		10%		30%
Gross Floor Area: Minimum	93 m² (1,001 ft ²)	70 m² (753.5 ft ²)	No provision		
Height of Building: Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)		15 m (49.2 ft)
Number of Dwelling Units per Lot: Maximum	1 <i>dwelling</i>	1 <i>dwelling unit</i>	No provision		

TABLE 16.2: ZONE PROVISIONS					
Zone Provision	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building	Non-Residential Uses	Automobile Service Station or Public Garage	Hotel or Motel
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.				

(Amended by By-Law 12-2024-Z)

16.2.1 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.

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)

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

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

16.2.3 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:

- 16.2.3.1 such *open storage* is *accessory* to the *use* of the principal non-residential *building* on the *lot*;
- 16.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 16.2.3.3 such *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least **1.8 m** (5.9 ft) in *height* from the ground, constructed of new materials.
- 16.2.3.4 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.

16.2.4 REQUIREMENTS FOR PUMP ISLANDS

Notwithstanding any other provisions of this Zoning By-Law to the contrary, a *pump island* may be located within any *front yard* or *exterior side yard* provided:

- 16.2.4.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 16.2.4.2 where the *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the *front lot line* and a point in the *exterior side lot line*, each such point being distant **15 m** (49.2 ft) from the intersection of such lines.

16.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS

Notwithstanding the provisions of Section 5.21 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 16.2.5.1 there shall be a minimum of 2 *driveways* per *lot*;
- 16.2.5.2 the minimum width of a *driveway*, measured along the sidewalk, where such exists, and along the *street line* shall be **5 m** (16.4 ft);
- 16.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);
- 16.2.5.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such *driveway*, shall be **15 m** (49.2 ft);
- 16.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft).

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

16.3 SPECIAL PROVISIONS

16.3.1 LOCATION: PART LOT 19, CONCESSION 19 (EAST OXFORD), HC-1 (KEY MAP 11)

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

an *accessory single detached dwelling*;
a tea room;
a retail craft outlet.

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

16.3.1.2.1 GROSS FLOOR AREA

Maximum for tea room
and craft sales area **65 m²** (699.7 ft²)

- 16.3.1.2.2 That all the provisions of the HC Zone in Section 16.2 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)

16.3.2 LOCATION: PART LOT 18, CONCESSION 6 (EAST OXFORD), HC-2 (KEY MAP 20)

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

an accessory single detached dwelling;
a home occupation;
a service shop accessory to a main permitted use;
a sole proprietor truck transport business.

16.3.23 That all provisions of the HC Zone in Section 16.2 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)

16.3.3 LOCATION: PART LOT 147, PLAN 253; STOVER STREET SOUTH (COUNTY ROAD 59), VILLAGE OF NORWICH, HC-3 (KEY MAP 45)

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

all *uses* permitted in section 16.1 of the By-Law.

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

16.3.3.2.1 LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS

Setback of Parking from
a *front or rear lot line* **1.0 m (3.28 ft).**

16.3.3.2.2 That all of the provisions of the HC Zone in Section 16.2 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)

16.3.4 **LOCATION: PT LTS 10, 11 & 12, SOUTH OF DUNDAS ST AND PT OF LTS 13, 14 & 15, NORTH OF JOHN ST AND PART OF BROADWAY ST, PLAN 91 (EAST OXFORD), HC-4 (KEY MAP 3)**

16.3.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any HC-4 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 16.2 to this Zoning By-Law;
a truck transport terminal provided that a maximum of 15 trucks are permitted on the *lot*
 at any one time and further provided that no refrigerated trucks are allowed on the *lot*.

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

16.3.4.2.1 The parking of trucks shall not be considered as *open storage* under the provisions of Section 16.2.3 to this Zoning By-Law and shall meet the Parking Requirements of Section 5 to this Zoning By-Law.

16.3.4.2.2 That all the provisions of the 'HC' Zone in Section 16.2 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 16-2005-Z)

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

16.3.5 **LOCATION: PART LOT 7, CONCESSION 5 (NORTH NORWICH), VILLAGE OF NORWICH, HC(H) (KEY MAP 49)**

16.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any HC(H) 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 16.1.

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

16.3.5.2.1 PERMITTED HC(H) USES

Notwithstanding the provision of Section 16.3.5.1 to this Zoning By-Law, no *person* shall within any HC(H) Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except for such purposes *existing* as of the date of passing of this Zoning By-Law, until such time as the Holding symbol (H) is removed.

16.3.5.2.3 REMOVAL OF HOLDING SYMBOL (H)

Development for any *use* in Section 16.1 shall be permitted at such time as the County of Oxford and the Township of Norwich have allocated adequate *sanitary and water services* to service the development, and the Holding symbol (H) has been removed in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended.

16.3.5.2.4 That all the provisions of the HC Zone in Section 16.2 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 10-2006-Z)

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

16.3.6 LOCATION: PT LT 557, PLAN 955 (NORWICH VILLAGE), HC-5 (KEY MAP 43)

16.3.6.1 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any HC-5 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except in accordance with the following:

all *uses* permitted in Section 16.1 of this Zoning By-Law.

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

16.3.6.2.1 INTERIOR SIDE YARD

Minimum **0.55 m (1.8 ft)**

16.3.6.2.2 That all of the provisions of the HC Zone in Section 16.2 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 14-2008-Z)

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

**16.3.7 LOCATION: LOT 702, PLAN 955; 45 STOVER STREET SOUTH (COUNTY ROAD 59),
VILLAGE OF NORWICH, HC-6 (KEY MAP 47)**

16.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any HC-6 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 16.2 to this Zoning By-Law;
a business office or professional office;
a personal service establishment;
a recreational facility or club for indoor sports.

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

16.3.7.2.1 FRONT YARD

Minimum Depth **5.0 m (16.4 ft).**

16.3.7.2.2 EXTERIOR SIDE YARD

Minimum Depth **5.0 m (16.4 ft).**

16.3.7.2.3 SETBACK

Minimum Distance to
Centerline of a *County Road* **15.0 m (49.2 ft).**

16.3.7.2.4 PARKING

Minimum 19 spaces

16.3.7.2.5 LOCATION OF PARKING AREAS

Notwithstanding the provisions of Section 5.21.3 – LOCATION OF PARKING AREAS to the contrary, the *parking area setbacks* to the *interior lot line* and to the *rear lot line* shall be as *existing* at the time of passing of the By-Law.

16.3.7.2.6 That all the provisions of the 'HC' Zone in Section 16.2 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 02-2006-Z)

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

16.3.8 **LOCATION: PART LOT 8, CONCESSION 5 (NORTH NORWICH), HC-8 (KEY MAP 45)**

16.3.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any HC-8 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

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

16.3.8.2.1 PARKING

Minimum 1 space per 23 m² (247.6 ft²)
gross floor area, or 182
spaces, whichever is lesser

16.3.8.3 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.

(Added by By-Law 17-2021-Z)

16.3.9 **LOCATION: PART LOT 6, CONCESSION 1 (EAST OXFORD), HC-9 (KEY MAPS 5 & 8)**

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

a woodworking studio;

a *dwelling unit* in a portion of a non-residential *building*, if *accessory* to a *permitted use*.

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

16.3.9.2.1 Yard REQUIREMENTS AND SETBACKS

For the purpose of this section, the minimum *front yard depth* shall be the *front yard depth* of the building *existing* as of February 28, 2023.

- 16.3.9.3 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*.

(Added by By-Law 05-2023-Z)

16.3.10 LOCATION: PT LT 8, CONC. 8 (SOUTH 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*.

(Added by By-Law 19-2024-Z)

(Amended by By-Law 21-2024-Z)