

17.1 USES PERMITTED

No *person* shall within any MR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the MR *uses* presented in Table 17.1:

TABLE 17.1: USES PERMITTED	
• an assembly plant;	
• a <i>contractor's shop or yard</i> ;	
• a fabricating plant;	
• an industrial mall;	
• a manufacturing plant;	
• a packaging plant;	
• a <i>parking lot</i> ;	
• a printing plant;	
• a processing plant;	
• a <i>public garage</i> ;	
• a public <i>use</i> , in accordance with the provisions of Section 5.23;	
• a retail or <i>wholesale outlet</i> or a <i>business office accessory</i> to a permitted <i>use</i> ;	
• a <i>service shop</i> ;	
• a <i>warehouse</i> .	
• a <i>wayside sand or gravel pit</i> , outside of a designated settlement, in accordance with the provisions of Section 5.33.	

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

17.2 ZONE PROVISIONS

No *person* shall within any MR Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 17.2:

TABLE 17.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Area: Minimum, where a <i>municipal sewage system</i> is not available	3,700 m² (39,828 ft ²)
Lot Area: Minimum, where served by sanitary sewers	1,000 m² (10,764 ft ²)

TABLE 17.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Frontage: Minimum, where a <i>municipal sewage system</i> is not available	40 m (131.2 ft)
Lot Frontage: Minimum, where served by sanitary sewers	30 m (98.4 ft)
Lot Depth: Minimum, where a <i>municipal sewage system</i> is not available	50 m (164 ft)
Lot Depth: Minimum, where served by sanitary sewers	35 m (114.8 ft)
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	15 m (49.2 ft)
Rear Yard: Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard: Minimum Width	7.5 m (24.6 ft)
Setback: Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement or 26 (85.3 ft) outside of a designated settlement.
Landscaped Open Space: Minimum	10%
Height of Building: Maximum	15 m (49.2 ft) or in accordance with the provisions of Section 5.32.
Parking, Accessory Buildings, Etc.	In accordance with the provisions of Section 5

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

17.2.1 LOCATION OF NEW BUILDINGS OR STRUCTURES

Buildings or *structures* hereafter *erected* outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

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

17.2.2 USE OF FRONT AND EXTERIOR SIDE YARDS

Required front and *exterior side yards* shall be kept open and unobstructed by any *structure* or *parking area* for *motor vehicles*, except for visitor *parking areas*.

17.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials shall only be permitted within the *rear yard* and in accordance with the following:

- 17.2.3.1 such *open storage* is *accessory* to the *use* of the principal *building* on the *lot*;
- 17.2.3.2 such *open storage* complies with the yard and *setback* requirements of this Section;
- 17.2.3.3 such *open storage* does not cover more than 35% of the *lot area*;
- 17.2.3.4 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* must be enclosed by a permanent, opaque fence forming a solid visual barrier except for gates necessary for access;
- 17.2.3.5 the fence described in the foregoing subsection is at least **1.8 m** (5.9 feet) in *height* from the ground, the said fence shall comply with the yard and *setback* requirements of this Section, and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;
- 17.2.3.6 any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

17.2.4 ACCESSORY RETAIL, WHOLESALE OR BUSINESS OFFICE SPACE

Retail, wholesale or *business office* space *accessory* to a permitted industrial *use* shall occupy no more than 20% of the *gross floor area* of the main industrial *building* on the *lot*.

17.3 SPECIAL PROVISIONS

17.3.1 LOCATION: LOT 12, CONCESSION 1 (EAST OXFORD), MR -1 (KEY MAP 2)

(Amended by By-Law 7-2014-Z)
(Amended by City of Woodstock By-Law 9246-18)
(Deleted by By-Law 21-2024-Z)

17.3.2 LOCATION: LOT 21, CONCESSION 1 (NORTH NORWICH), MR-2 (KEY MAP 27)

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

17.3.2.1.1 RESIDENTIAL USES

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

17.3.2.1.2 NON-RESIDENTIAL USES

a *contractor's shop* or *yard*.

- 17.3.2.3 That all the provisions of the MR Zone in Section 17.2 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)
(Amended by By-Law 21-2024-Z)

17.3.3 LOCATION: LOT 8, CONCESSION 3 (NORTH NORWICH), MR-3 (KEY MAP 40)

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

an assembly plant for windows and doors;
 a *warehouse* for windows and doors;
 a retail showroom or *wholesale outlet accessory* to a permitted use;
 a *business office accessory* to a permitted use;
 a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person*, employed on the *lot* on which such *dwelling* is located, and their family.

17.3.3.2 That all the provisions of the MR Zone in Section 17.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

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

(Deleted and Replaced by By-Law 17-2020-Z)

17.3.4 LOCATION: PART LOT 8, CONCESSION 3 (NORTH NORWICH), MR-4 (KEY MAP 40)

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

17.3.4.1.1 RESIDENTIAL USES

a maximum of two *accessory residential dwelling units* attached to the main *building*

17.3.4.1.2 NON-RESIDENTIAL USES

all *uses* permitted In Section 17.1.

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

17.3.4.2.1 RESIDENTIAL USES

17.3.4.2.1.1 DWELLING UNIT AREA

Minimum for a bachelor *dwelling unit* **38 m²** (409 ft²)

Minimum for a *dwelling unit* containing one bedroom **55 m²** (592 ft²)

Minimum for a *dwelling unit* containing two bedrooms **65 m²** (699.7 ft²)

Minimum for a *dwelling unit* containing three bedrooms **75 m²** (807.3 ft²)

Minimum for a *dwelling unit* containing more than three bedrooms

75 m² (807.3 ft²) plus **10 m²** (107.6 ft²) for each bedroom in excess of three

- 17.3.4.2.1.2 That all the provisions of the MR Zone in Section 17.2 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*.

17.3.4.2.2 NON-RESIDENTIAL USES

- 17.3.4.2.2.1 That all the provisions of the MR Zone in Section 17.2 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)

17.3.5 LOCATION: PART LOT 8, CONCESSION 5 (NORTH NORWICH), MR-5 (KEY MAP 45)

- 17.3.5.1 Notwithstanding any provisions of By-Law Number 19-84 to the contrary, no *person* shall within any MR-5 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

17.3.5.1.1 RESIDENTIAL USES

a *single detached dwelling accessory* to a permitted non-residential use if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, including members of said *person's* family.

17.3.5.1.2 NON-RESIDENTIAL USES

all uses permitted in Section 17.1 of this Zoning By-Law.

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

17.3.5.2.1 RESIDENTIAL USES

That all the provisions of the RR Zone in Section 9.2 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 provision herein contained shall continue to apply *mutatis mutandis*.

17.3.5.2.2 NON-RESIDENTIAL USES

That all the provisions of the MR Zone in Section 17.2 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 provision herein contained shall continue to apply *mutatis mutandis*.

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

17.3.6 LOCATION: PART LOT 7, CONCESSION 5 (NORTH NORWICH), MR-6 (KEY MAP 47)

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

a contractor's or tradesmith's shop;
a public garage;
a service shop.

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

17.3.6.2.1 LOCATION OF PUBLIC GARAGE

Notwithstanding any provisions of this Zoning By-Law to the contrary, a *public garage* shall not be located within **60 m** (196.9 ft) from the boundary line between the MR-6 Zone and a Commercial Zone.

17.3.6.2.2 That all the provisions of the MR Zone in Section 17.2 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)

17.3.7 LOCATION: VILLAGE OF NORWICH INDUSTRIAL PARK, PALMER ST E, MR-7 (KEY MAP 47)

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

an assembly plant;
a business or professional office;
an electrical, plumbing and/or heating *contractor's shop and yard*;
a fabricating plant;
an industrial mall;
a manufacturing plant;
a packaging plant;
a printing plant;
a processing plant;
a public *use* in accordance with the provisions of Section 5.23 hereof;
a retail outlet, a wholesale outlet or a *business office accessory* to a permitted *use*;
a scientific research establishment;
a service shop;
a warehouse.

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

- 17.3.7.2.1 that a planting strip is provided and maintained wholly within the area designated "Planting Strip" on Schedule "B-2". For the purposes of this by-law, a planting strip shall consist of staggered rows of coniferous and deciduous trees, planted so as to provide a visual obstruction of the industrial development from any residential *uses*;
- 17.3.7.2.2 that a privacy fence is located wholly within the area designated "Privacy Fence" on Schedule "B-2". For the purposes of this by-law, a privacy fence shall consist of a solid fence at least **1.5 m** (4.9 ft) high and which must be kept in a good state of repair;
- 17.3.7.2.3 ENCLOSED OPERATIONS
- Notwithstanding any other provisions of this Zoning By-Law to the contrary, the operation of the *uses* permitted in subsection 17.3.7.1 hereof, shall be conducted and wholly contained within an enclosed *building*;
- 17.3.7.2.4 OPEN STORAGE
- open storage* of goods or materials is permitted outside a *building* subject to the following provisions:
- 17.3.7.2.4.1 such *open storage* is *accessory* to the *use* of the main *building* on the *lot*;
- 17.3.7.2.4.2 such *open storage* complies with the yard and *setback* requirements of Section 17.2 hereof to this Zoning By-Law and further that no *open storage* shall be permitted in any yard adjacent to a Residential Zone or a residential *use* in a Development Zone, and that no *open storage* shall be permitted in any *front yard* or *exterior side yard*;
- 17.3.7.2.4.3 such *open storage* does not cover more than 30% of the *lot area* or twice the gross floor area of the main *building* on the *lot*, whichever is lesser;
- 17.3.7.2.4.4 any portion of a *lot* used for *open storage* is screened from streets adjoining the *lot* by *buildings* or by fencing, shrub planting or similar screening;
- 17.3.7.2.5 OFFENSIVE TRADES
- Notwithstanding any provisions of this Section to the contrary, no *use* shall be permitted which from its nature or operation creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration; or by reason of the emission of gas fumes, dust or objectionable odour or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other materials.
- 17.3.7.2.6 That all the provisions of the MR Zone in Section 17.2 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)
- 17.3.8 **LOCATION: LOT 1, CONCESSION 5 (NORTH NORWICH), MR-8 (KEY MAP 55)**
- 17.3.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-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 17.1 to this Zoning By-Law; a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, and his family.

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

17.3.8.2.1 REAR YARD

Minimum depth **12 m** (39.4 ft)

17.3.8.2.2 INTERIOR SIDE YARD

Minimum width for Industrial *uses* **5.0 m** (16.4 ft)

Minimum width for
single detached dwelling **9.0 m** (29.5 ft)

17.3.8.2.3 SETBACK

Minimum distance from centreline of **20 m** (65.6 ft)
Township road for *single detached dwelling*

- 17.3.8.2.4 That all the provisions of the MR Zone in Section 17.2 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 here in contained shall continue to apply mutatis mutandis.

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

17.3.9 **LOCATION: WELLINGTON AND JOHN STREETS (SOUTH NORWICH), OTTERVILLE, MR-9 (KEY MAP 61)**

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

PROHIBITED USES

open storage of goods or materials.

PERMITTED USES

a contractor's shop;
a packaging plant;
a parking lot;
a public use;
a retail or wholesale outlet or *a business office accessory* to a permitted use;
a service shop;
a tool and die machine shop;
a warehouse.

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

17.3.9.2.1 LOT FRONTAGE

Minimum **29.2 m** (95.8 ft)

17.3.9.2.2 LOT AREA

Minimum **1,250 m²** (13,454.9 ft²)

17.3.9.2.3 FRONT YARD

Minimum **8.6 m** (28.2 ft)

17.3.9.2.4 EXTERIOR SIDE YARD

Minimum **6.8 m** (22.3 ft)

17.3.9.2.5 LOT DEPTH

Minimum **42.6 m** (139.8 ft)

17.3.9.2.6 INTERIOR SIDE YARD

Minimum **1.3 m** (4.3 ft)

17.3.9.2.7 PARKING

Minimum 8 spaces

17.3.9.2.8 That all of the provisions of the MR Zone in Section 17.2 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)

17.3.10 **LOCATION: PART LOTS 6 & 7, CONCESSION 5 (NORTH NORWICH), MR-10, (KEY MAP 49)**

17.3.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any MR-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 17.1 of this Zoning By-Law;

a *dwelling unit* attached and *accessory* to a *permitted use* in Section 17.1 of this Zoning By-Law;

a *single detached dwelling accessory* to a *permitted use* in Section 17.1 of this Zoning By-Law.

- 17.3.10.2 That all of the provisions of the MR Zone in Section 17.2 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 17-2013-Z)

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

(Deleted and Replaced by By-Law 04-2016-Z)

- 17.3.11 **LOCATION: LOTS 1 – 6, EAST OF ALMA STREET, PLAN 97 AND PTS 3, 5 & 10, 41R-9108, OTTERVILLE, MR-11 (KEY MAP 61)**

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

all *uses* permitted in Section 17.1 of this Zoning By-law;

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

- 17.3.11.2.1 LOT AREA

Minimum, where *sanitary sewers* are not available

2,700 m² (29,062.6 ft²)

- 17.3.11.2.2 LOT DEPTH

Minimum, where *sanitary sewers* are not available

40 m (131.2 ft)

- 17.3.11.2.3 LOCATION OF EXISTING WORKSHOP

- 17.3.11.2.3.1 INTERIOR SIDE YARD WIDTH

Minimum

0.6 m (2 ft)

- 17.3.11.2.3.2 REAR YARD DEPTH

Minimum

0.6 m (2 ft)

- 17.3.11.3 That all the provisions of the MR Zone in Section 17.2 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 01-2015-Z)

- 17.3.13 **LOCATION: PART LOT 710, PLAN 955, VILLAGE OF NORWICH, MR-13 (KEY MAP 47)**

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

a *warehouse*.

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

17.3.13.2.1 *LOT FRONTAGE*

as *existing* at the date of passing of this By-law, or created through a *boundary adjustment*

- 17.3.13.3 That all the provisions of the MR Zone in Section 17.2 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 03-2022-Z)

17.3.14 **LOCATION: PART LOT 6, CONCESSION 1 (EAST OXFORD), MR-14 (KEY MAP 7)**

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

a *public garage*; and
open *storage* accessory to a permitted use.

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

17.3.14.2.1 *LOT AREA*

as *existing* at the date of passing of this By-law.

17.3.14.2.2 *MINIMUM WIDTH ONE-WAY ACCESS*

Notwithstanding the *driveway* width provisions of Section 5.21.1.7.1, for a one-way ingress and egress *driveway*, the *driveway* width measured along the *street line* shall be at least 3.0 m (9.8 ft) in width and no more than 20 m (65.6 ft) in width.

17.3.14.2.3 *LOCATION OF EXISTING BUILDING*

17.3.14.2.3.1 *FRONT YARD SETBACK*

Minimum	12 m (39.3 ft)
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17.3.14.2.3.2 *INTERIOR SIDE YARD WIDTH*

Minimum	3.5 m (11.48 ft)
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17.3.14.2.3.3 *SETBACK FROM TOP OF OPEN MUNICIPAL DRAIN*

Minimum	16.7 m (54.79 ft)
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17.3.14.2.4 OPEN STORAGE

open storage of goods or materials is permitted outside a *building* subject to the following provisions:

17.3.14.2.4.1 LOCATION OF OPEN STORAGE

as *existing* at the date of passing of this By-law.

17.3.14.3 That all the provisions of the MR Zone in Section 17 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 18-2023-Z)