

21.1 USES PERMITTED

No person shall within any I Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the I uses presented in Table 21.1:

TABLE 21.1: USES PERMITTED	
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada;	
• an archive;	
• a cemetery;	
• a community centre;	
• a <i>daycare centre</i> ;	
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> , if <i>accessory</i> to a permitted use on the same <i>lot</i> ;	
• a <i>fraternal lodge</i> or <i>institutional hall</i> ;	
• a <i>group home</i> , in accordance with the provisions of Section 5.14;	
• a <i>home occupation</i> in accordance with the provisions of Section 5.16;	
• a <i>long term care facility</i> ;	
• a <i>medical centre</i> ;	
• a museum;	
• a <i>parking lot</i> ;	
• a <i>place of worship</i> ;	
• a <i>public or private school</i> ;	
• a public use in accordance with the provisions of Section 5.23;	
• a <i>public or private hospital</i> ;	
• a <i>public library</i> ;	
• a <i>single detached dwelling</i> accessory to a permitted use.	

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

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

21.2 ZONE PROVISIONS

No *person* shall within any I Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 21.2. The *lot area* and *lot frontage* provisions for residential *uses* in Table 21.2 are cumulative with the *lot area* and *lot frontage* provisions for non-residential *uses* in Table 21.2 when such single detached *dwelling* is located on the same *lot* with a permitted non-residential *use*.

TABLE 21.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
Number of Dwellings Per Lot: Maximum	1 dwelling	1 dwelling	Not Applicable
Lot Area: Minimum, where a <i>municipal sewage system</i> is not available	2,800 m ² (30,140 ft ²)	300 m ² (3,229 ft ²)	3,700 m ² (39,828 ft ²)
Lot Area: Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	450 m ² (4,844 ft ²) or 600 m ² (6,458.6 ft ²) in the case of a <i>corner lot</i>	no provision	2,000m ² (21,528.5 ft ²)
Lot Frontage: Minimum, where a <i>municipal sewage system</i> is not available	30 m (98.4 ft)		40 m (131.2 ft)
Lot Frontage: Minimum where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>		30 m (98.4 ft)
Lot Depth: Minimum where a <i>municipal sewage system</i> is not available	No provision		50 m (164 ft)
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	10 m (32.8 ft)		
Rear Yard: Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	

TABLE 21.2: ZONE PROVISIONS

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Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
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).		5 m (16.4 ft)
Setback: Minimum Distance from the Centreline of a County Road	23 m (75.5 ft)		
Landscaped Open Space: Minimum	No provision	30% of <i>lot area</i>	
Gross Floor Area: Minimum	93 m ² (1,001 ft ²)	70 m ² (753.5 ft ²)	No provision
Height of Building: Maximum	11 m (36.1 ft)	15 m (49.2 ft), or in accordance with the provisions of Section 5.32.	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		

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

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

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

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

21.2.2 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

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

Existing dwellings, *buildings* or *structures* located outside of a settlement, as defined in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

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

21.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (I-C)

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

21.4 SPECIAL PROVISIONS21.4.1 LOCATION: DUFFERIN STREET, PLAN 226 (NORWICH VILLAGE), I-1 (KEY MAP 45)

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

all *uses* permitted in Section 21.1 to this Zoning By-Law;
a school bus garage and depot.

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

21.4.1.2.1 REAR YARD

Minimum depth **3 m** (9.8 ft)

21.4.1.2.2 That all the provisions of the I Zone in Section 21.2 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)

21.4.2 LOCATION: PART LOT 6, CONCESSION 4 (NORTH NORWICH), I-2

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

21.4.2 LOCATION: LOTS 526 - 528, PLAN 745 (NORWICH VILLAGE), I-2 (KEY MAP 46)

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

21.4.2.1.1 RESIDENTIAL USES

a single detached dwelling.

21.4.2.1.2 NON-RESIDENTIAL USES

a long term care facility containing a maximum of 36 residents.

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

21.4.2.2.1 RESIDENTIAL USES

21.4.2.2.1.1 That all the provisions of the R1 Zone in Section 11.2 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.

21.4.2.2.2 NON-RESIDENTIAL USES

21.4.2.2.2.1 REAR YARD

Minimum depth **5 m (16.4 ft)**

21.4.2.2.2.2 SETBACK

Minimum **20 m (65.6 ft)**

21.4.2.2.2.3 That all the provisions of the I Zone in Section 21.2 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)

21.4.3 **LOCATION: LOTS 25 & 26, CONCESSION 11 (SOUTH NORWICH), I-3 (KEY MAP 77)**

21.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any I-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 21.1 to this Zoning By-Law;
a theatre and related *uses*.

21.4.3.2 That all the provisions of the I Zone in Section 21.2 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)

21.4.4 **LOCATION: LOTS 516-519, PART LOTS 489 & 490, PLAN 745, I-4**
(Deleted by By-Law 01-2012-Z)21.4.4 **LOCATION: PT LT 10, WEST OF JAMES STREET, PLAN 129 AND PT LT 133, PLAN 388, I-4 (KEY MAP 73)**

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

a cemetery.

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

21.4.4.2.1 LOT FRONTAGE

Minimum as *existing* on the date of passage of this Zoning By-Law.

21.4.4.2.2 That all of the provisions of the I Zone in Section 21.2 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 05-2008-Z)

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

21.4.5 LOCATION: PT LT 119, PLAN 388 (SOUTH NORWICH), OTTERVILLE, I-5

(Deleted by By-Law 05-2012-Z)

21.4.5 LOCATION: PT LTS 537, 551 & 555, LTS 552, 554 & 555, PLAN 745, PT LT 6, CONC. 4 (NORTH NORWICH), I-5 (KEY MAP 46)

21.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any I-5 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 21.1 to this Zoning By-Law;
two *single detached dwellings*.

21.4.5.2 That all of the provisions of the I-5 Zone in Section 21.2 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 6-2014-Z)

21.4.6 LOCATION: PT LTS 4-6, CONC. 4 (NORTH NORWICH) I-6(H), (KEY MAP 50)

21.4.6.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any I-6(H) Zone use any *lot*, or *erect*, alter or use and *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 21.1 to this Zoning By-law.

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

21.4.6.2.1 HOLDING PROVISIONS

Where the symbol "H" appears on a zoning map following the zone symbol I-6, no new development or expansion of existing development shall be permitted until such time as this Zoning By-law has been amended to remove the relevant "H" symbol.

21.4.6.2.2 CRITERIA OF THE REMOVAL OF THE HOLDING PROVISION

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

21.4.6.3 That all provisions of the I Zone in Section 21.2 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this Zoning By-law, as amended, that are consistent with the provisions herein shall continue to apply, mutatis mutandis.

(Added by By-Law 01-2022-Z)

21.4.7 LOCATION: PT LT 7, CONC. 5 (NORTH NORWICH), 55 STOVER ST S; I-7 (KEY MAP 47)

21.4.7.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any 'I-7' Zone use any lot, or erect, alter or use and building or structure for any purpose except for the following:

all uses permitted in Section 21.1 of this Zoning By-law;
an outdoor patio.

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

21.4.7.2.1 OUTDOOR PATIO AREA

Maximum **508 m² (5,468 ft²)**

21.4.7.3 That all the provisions of the 'I' Zone in Section 21.2 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 09-2025-Z)