

11.1 USES PERMITTED

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 11.1:

TABLE 11.1: USES PERMITTED	
•	within the Serviced Village of Norwich, an <i>additional residential unit</i> within the <i>principal dwelling</i> or within a detached <i>accessory building</i> on the <i>lot</i> , in accordance with the provisions of Section 5.6;
•	outside of the Serviced Village of Norwich, an <i>additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.6;
•	an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.11;
•	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 public <i>use</i> in accordance with the provisions of Section 5.23;
•	a <i>single detached dwelling</i> .

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

11.2 ZONE PROVISIONS

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 11.2:

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	All Uses
Number of Single Detached Dwellings Per Lot , Maximum	1
Lot Area , Minimum, where a <i>municipal sewage system</i> is not available	2,800 m² (30,140 ft ²)
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>
Lot Frontage , Minimum, where a <i>municipal sewage system</i> is not available	35 m (114.8 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>

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	All Uses
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 and public water supply	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)
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	20.5 m (67.3 ft)
Lot Coverage , Maximum	30% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Gross Floor Area , Minimum	93 m² (1,001 ft ²)
Height of Building , Maximum	11 m (36.1 ft)
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.

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

11.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)

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

11.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (R1-G)

Lots zoned R1-G may contain a *garden suite*, in accordance with the provisions of Section 5.11, and/or any *use* permitted in Section 11.1, in accordance with the provisions of Section 11.2 of this Zoning By-Law. Upon expiry of the temporary *use* by-law, the *garden suite* shall be removed unless a request for an extension of the *use* is submitted and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

11.5 SPECIAL PROVISIONS**11.5.1 LOCATION: CENTRE STREET (NORWICH VILLAGE), R1-1 (KEY MAP 41)**

11.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *contractor's shop*.

11.5.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.1.2.1 LOT FRONTAGE

Minimum **22.8 m** (74.8 ft)

11.5.1.2.2 LOT DEPTH

Minimum **30 m** (98.4 ft)

11.5.1.2.3 LOT AREA

Minimum **696 m²** (7,491.6 ft²)

11.5.1.2.4 The *building existing* on the property at the date of passing of this Zoning By-Law shall not be expanded or enlarged in size.

11.5.1.2.5 Municipal water and sewer shall not be provided to the *contractor's shop*.

11.5.1.2.6 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.

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

11.5.2 **LOCATION: LOTS 100 THROUGH 103 & LOT 112, PLAN 745 (NORWICH VILLAGE) R1-2 (KEY MAP 41)**

11.5.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;

a *home occupation*;

a public *use* in accordance with the provisions of subsection 5.21 hereof.

11.5.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.2.2.1 LOT FRONTAGE

Minimum **9 m** (29.5 ft)

11.5.2.2.2 INTERIOR SIDE YARD

Minimum width **17.8 m** (58.4 ft)

11.5.2.2.3 REAR YARD

Minimum depth **10 m (32.8 ft)**

- 11.5.2.2.4 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.

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

- 11.5.3 **LOCATION: CAYLEY STREET (NORWICH VILLAGE), R1-H**

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

- 11.5.3 **LOCATION: CAYLEY AND DUFFERIN STREETS (NORWICH VILLAGE), R1-3 (KEY MAP 43)**

- 11.5.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling;

a home occupation;

a public use in accordance with the provisions of subsection 5.23 hereof

- 11.5.3.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 11.5.3.2.1 LOT FRONTAGE

Minimum **17 m (55.8 ft)**

- 11.5.3.2.2 EXTERIOR SIDE YARD

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

- 11.5.3.2.3 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.

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

- 11.5.4 **LOCATION: PART LOT 537, PLAN 745 (NORWICH VILLAGE), R1-4 (KEY MAP 46)**

- 11.5.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling;

a home occupation;

a public use in accordance with the provisions of subsection 5.23 hereof.

- 11.5.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.4.2.1 LOT FRONTAGE

Minimum **18 m** (59.1 ft)

11.5.4.2.2 EXTERIOR SIDE YARD

Minimum **4.5 m** (14.8 ft)

11.5.4.2.3 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.

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

11.5.5 **LOCATION: PART LOT 537, PLAN 745 (NORWICH VILLAGE), R1-5 (KEY MAP 46)**

11.5.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling;

a home occupation;

a public use in accordance with the provisions of subsection 5.23 hereof.

11.5.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-5 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.5.2.1 LOT FRONTAGE

Minimum **12 m** (39.4 ft)

11.5.5.2.2 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.

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

11.5.6 **LOCATION: LOT 736, PART LOTS 739 - 740, R.P. 955 (NORWICH VILLAGE), R1-6 (KEY MAP 47)**

11.5.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 to this Zoning By-Law.

11.5.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.6.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

11.5.6.2.1.1 The *accessory structure* used to house the *home occupation* shall not exceed **225 m²** (2421.9 ft²).

11.5.6.2.1.2 The *accessory structure* used to house the *home occupation* shall be *setback* a minimum of **3 m** (9.8 ft) from the *interior side yard* and rear *lot lines*.

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

11.5.6.2.2 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*.

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

11.5.7 **LOCATION: PART LOTS 2, 3 AND 4, PLAN 204 (OTTERVILLE), MILL STREET, R1-7 (KEY MAP 61)**

11.5.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.7.2.1 LOT FRONTAGE

Minimum **31 m** (101.7 ft)

11.5.7.2.2 LOT AREA

Minimum **2000 m²** (21,530 ft²)

11.5.7.2.3 That all of 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*.

(Added by By-Law 02-2003-Z)

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

11.5.8 **LOCATION: PT LT 6, S. OF MAIN ST, PLAN 168, VILLAGE OF OTTERVILLE, N/W CORNER OF BUCHAN ST AND MILL ST, R1-7**

(Added by By-Law 1-2004-Z)

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

11.5.8 LOCATION: PART LOT 15, CONCESSION 1 (NORTH NORWICH), R1-8 (KEY MAP 29)

11.5.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.8.2.1 LOT DEPTH

Minimum **34 m (111.5 ft)**

11.5.8.2.2 That all of 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.

(Added by By-Law 10-2004-Z)

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

11.5.9 LOCATION: PT LTS 163 & 164, PLAN 388; PTS 1 & 5, 41R-4662 AND PT LT 11, CONC. 9 (S. NORWICH), DOVER STREET, R1-9 (KEY MAP 61)

11.5.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.9.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.9.2.1 LOT FRONTAGE

Minimum, where *sanitary*
sewers are not available **24.0 m (78.7 ft)**

11.5.9.2.2 LOT AREA

Minimum, where *sanitary*
sewers are not available **2,030 m² (21,851 ft²)**

11.5.9.2.3 LOT DEPTH

Minimum, where *sanitary*
sewers are not available **40.0 m (131.2 ft)**

- 11.5.9.2.4 That all of 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*.

(Added by By-Law 15-2004-Z)
(Amended by By-Law 7-2014-Z)

11.5.10 **LOCATION: LOT 151, PLAN 253, 30 DUFFERIN STREET, R1-10 (KEY MAP 45)**

- 11.5.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-10 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.

- 11.5.10.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.10.2.1 LOT FRONTAGE FOR EXISTING SINGLE DETACHED DWELLING

Minimum **30.4 m (100 ft)**

11.5.10.2.2 SPECIAL PROVISIONS FOR EXISTING ACCESSORY STRUCTURES

11.5.10.2.2.1 LOT COVERAGE

Maximum *As existing* on the date of passage of this Zoning By-Law.

11.5.10.2.2.2 BUILDING HEIGHT

Maximum *As existing* on the date of passage of this Zoning By-Law.

- 11.5.10.2.3 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*.

(Added by By-Law 04-2005-Z)
(Amended by By-Law 7-2014-Z)

11.5.11 **LOCATION: LOT 560 PLAN 955 AND PT LT 9, CONC. 5 (N. NORWICH), R1-11 (KEY MAP 43)**

- 11.5.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-11 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.

11.5.11.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.11.2.1 FRONT YARD SETBACK

Minimum **6.0 m (19.8 ft)**

11.5.11.2.2 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 shall continue to apply mutatis mutandis.

(Added by By-Law 19-2005-Z)

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

(Amended by By-Law 08-2016-Z)

11.5.12 **LOCATION: LOT 560 PLAN 955 AND PT LT 9, CONC. 5 (N. NORWICH), R1-12 (KEY MAP 43)**

11.5.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-12 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.

11.5.12.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.12.2.1 FRONT YARD SETBACK

Minimum **6.0 m (19.8 ft)**

11.5.12.2.2 LOT COVERAGE

Maximum (all *buildings* and *structures*) **40%**

11.5.12.2.3 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.

(Added by By-Law 19-2005-Z)

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

(Amended by By-Law 08-2016-Z)

11.5.13 **LOCATION: LOT 560, PLAN 955 AND PT LT 9, CONC. 5 (N. NORWICH), R1-13 (KEY MAP 43)**

11.5.13.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-13 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.

- 11.5.13.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.13.2.1 FRONT YARD SETBACK

Minimum **6.0 m** (19.8 ft)

11.5.13.2.2 LOT COVERAGE

Maximum 40%

11.5.13.2.3 LOT DEPTH

Minimum **28.0 m** (91.8 ft)

- 11.5.13.2.3 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.

(Added by By-Law 19-2005-Z)

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

11.5.14 **LOCATION: LOT 560 PLAN 955 AND PT LT 9, CONC. 5 (N. NORWICH), R1-14 (KEY MAP 43)**

- 11.5.14.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-14 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.

- 11.5.14.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.14.2.1 FRONT YARD SETBACK

Minimum **6.0 m** (19.8 ft)

11.5.14.2.2 LOT DEPTH

Minimum **25.0 m** (82.0 ft)

- 11.5.14.2.3 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.

(Added by By-Law 19-2005-Z)

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

11.5.15 LOCATION: LOT 537 PLAN 745, LOSSING DRIVE AND POLDON DRIVE, R1-15
(KEY MAP 46)

11.5.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-15 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.

11.5.15.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.15.2.1 LOT AREA

Minimum **405 m² (4,359 ft²)**

11.5.15.2.2 LOT FRONTAGE

Minimum	12.1 m (39.7 ft)
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11.5.15.2.3 INTERIOR SIDE YARD SETBACK

Minimum **1.2 m (3.9 ft)**

11.5.15.2.4 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.

(Added by By-Law 13-2006-Z)

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

11.5.15 LOCATION: SONS STREET AND PT LT 21, CONC. 9 (S. NORWICH), VILLAGE OF SPRINGFORD, R1-15 (KEY MAP 69)

(Added by By-Law 23-2006-Z)

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

11.5.16 LOCATION: LT 537, PLAN 745, POLDON DRIVE AND TRILLIUM COURT, R1-16
(KEY MAP 46)

11.5.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-16 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.

11.5.16.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-16 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.16.2.1 INTERIOR SIDE YARD SETBACK

Minimum 1.2 m (3.9 ft)

11.5.16.2.2 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.

(Added by By-Law 13-2006-Z)

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

11.5.17 LOCATION: PT LTS 87 AND 88 AND LT 89, PLAN 745, CENTRE STREET, R1-17 (KEY MAP 41)

11.5.17.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.17.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-17 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.17.2.1 SPECIAL PROVISIONS FOR EXISTING ACCESSORY STRUCTURES

LOT COVERAGE

Maximum 112.0 m² (1205 ft²)

SIDE YARD SETBACK

Minimum 1.0 m (3.28 ft)

11.5.17.2.2 That all of 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.

(Added by By-Law 26-2006-Z)

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

11.5.18 LOCATION: 42 MILL STREET EAST, VILLAGE OF OTTERVILLE, R1-18 (KEY MAP 62)

11.5.18.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-18 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.18.2.1 LOT AREA

Minimum **2,115 m²** (22,766 ft²).

11.5.18.2.2 That all of 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.

(Added by By-Law 04-2007-Z)

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

11.5.19 **LOCATION: PT LT 15, CONC. 2 (N. NORWICH) AND PT LT 1, PLAN 239, MAIN STREET S, VILLAGE OF BURGESSVILLE, R1-19 (KEY MAP 30)**

11.5.19.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purposed except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.19.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.19.2.1 LOT FRONTAGE

Minimum **27.4 m** (90.0 ft)

11.5.19.2.2 That all of the provisions of the R1 Zone in Section 11 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 01-2008-Z)

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

11.5.20 **LOCATION: 33 NORTH COURT STREET WEST, VILLAGE OF NORWICH, R1-20 (KEY MAP 41)**

11.5.20.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-20 Zone use any *lot*, or *erect* or use any *building* or *structure* for any purpose except the following:

all *use* permitted in Section 11.1 of this Zoning By-Law.

11.5.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.20.2.1 SPECIAL PROVISIONS FOR ACCESSORY STRUCTURES

LOT COVERAGE

Maximum **143.0.m²** (1,540 ft²)

- 11.5.20.2.2 That all of 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.

(Added by By-Law 08-2008-Z)
(Amended by By-Law 7-2014-Z)

11.5.20 **LOCATION: LOT 1 & PT LT 6, PLAN 41M-152, OTTERVILLE, R1-20 (KEY MAP 60)**

(Added by By-Law 10-2008-Z)
(Amended by By-Law 7-2014-Z)

11.5.21 **LOCATION: PT LT 7, CONC. 4 (N. NORWICH), NORWICH, R1-21 (KEY MAP 46)**

(Added by By-Law 03-2010-Z)
(Amended by By-Law 03-2012-Z)

11.5.21 **LOCATION: LOTS 316, 317, 318 & 319, PLAN 745, NORWICH, R1-21 (KEY MAP 42)**

- 11.5.21.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-21 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 11.1 of this Zoning By-Law.

- 11.5.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-21 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.21.2.1 SETBACK FROM NORTHERN LOT LINE

Minimum **21.3 m** (70 ft)

- 11.5.21.3 That all of 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.

(Added by By-Law 08-2010-Z)
(Amended by By-Law 7-2014-Z)

11.5.22 **LOCATION: LOT 8 AND PART LOT 7, REGISTERED PLAN 97, VILLAGE OF OTTERVILLE, R1-22 (KEY MAP 61)**

- 11.5.22.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-22 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 11.1 of this Zoning By-Law.

11.5.22.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.22.2.1 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of the passing of By-Law 2-2010-Z (January 12, 2010).

11.5.22.2.2 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage existing* at the time of the passing of By-Law 2-2010-Z (January 12, 2010).

11.5.22.2.3 LOT DEPTH

The minimum *lot depth* shall be the *lot depth existing* at the time of the passing of By-Law 2-2010-Z (January 12, 2010).

11.5.22.3 That all of 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*.

(Added by By-Law 2-2010-Z, as approved by
OMB PL100172, August 11, 2010)
(Amended by By-Law 7-2014-Z)

11.5.23 **LOCATION: PART LOTS 21, 23 AND 25, NORTH OF MILL STREET, PLAN 43, VILLAGE OF OTTERVILLE, R1-23 (KEY MAP 60)**

11.5.23.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-23 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 11.1 of this Zoning By-Law.

11.5.23.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.23.2.1 LOT AREA

Minimum **609.35 m²** (6,559 ft²)

11.5.23.2.2 LOT FRONTAGE

Minimum **15.24 m** (50 ft)

11.5.23.2.3 LOT DEPTH

Minimum **40.79 m** (133.83 ft)

- 11.5.23.3 That all of 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.

(Added by By-Law 04-2010-Z)
(Amended by By-Law 7-2014-Z)

11.5.24 **LOCATION: PT LTS 20 & 21, CONC. 8, NORTH OF MAIN STREET EAST, VILLAGE OF SPRINGFORD, R1-24 (KEY MAP 71)**

- 11.5.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-24 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 11.1 of this Zoning By-Law.

- 11.5.24.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-24 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.24.2.1 LOT AREA

Minimum **2,508 m²** (26,997 ft²)

11.5.24.2.2 LOT FRONTAGE

Minimum **32.9 m** (107.9 ft)

- 11.5.24.3 That all of 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.

(Added by By-Law 01-2011-Z)
(Amended by By-Law 7-2014-Z)

11.5.24 **LOCATION: N. SIDE OF MAIN ST, E. OF WEST ST N, SPRINGFORD, R1-24 (KEY MAP 70)**

(Added by By-Law 09-2011-Z)
(Amended by By-Law 7-2014-Z)

11.5.25 **LOCATION: PART OF LOT 7, CONCESSION 4 (NORTH NORWICH), R1-25 (KEY MAP 46)**

- 11.5.25.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

- 11.5.25.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.25.2.1 FRONT YARD SETBACK

Minimum **24.5 m** (80.5 ft)

Said setback shall be measured from the centre point of the cul-de-sac at the terminus of Albert Street;

And;

Minimum **7.5 m** (24.6 ft)

Said *setback* shall be measured from the *front lot line*.

With respect to the above, whichever *setback* is greater, shall apply.

11.5.25.2.2 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m** (3.9 ft)

11.5.25.3 That all of 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.

(Added by By-Law 03-2012-Z)

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

11.5.26 **LOCATION: PART OF LOT 7, CONCESSION 4 (NORTH NORWICH), R1-26 (KEY MAP 46)**

11.5.26.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-26 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.26.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-26 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.26.2.1 LOT FRONTAGE

Minimum **19 m** (62.3 ft)

11.5.26.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **5 m** (16.4 ft)

11.5.26.2.3 INTERIOR SIDE YARD WIDTH

Minimum **1.2 m** (3.9 ft)

11.5.26.3 That all of 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.

(Added by By-Law 03-2012-Z)

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

11.5.27 LOCATION: PART OF LOT 7, CONCESSION 4 (NORTH NORWICH), R1-27 (KEY MAP 46)

- 11.5.27.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-27 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

- 11.5.27.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-27 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.27.2.1 LOT FRONTAGE

Minimum	18 m (59 ft)
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11.5.27.2.2 EXTERIOR SIDE YARD WIDTH

Minimum **5 m (16.4 ft)**

- 11.5.27.3 That all of 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.

(Added by By-Law 03-2012-Z)
(Amended by By-Law 7-2014-Z)

11.5.28 LOCATION: PART OF LOT 7, CONCESSION 4 (NORTH NORWICH), R1-28 (KEY MAP 46)

- 11.5.28.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-28 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

- 11.5.28.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-28 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.28.2.1 FRONT YARD SETBACK

Minimum **24.5 m (80.5 ft)**

Said *setback* shall be measured from the centre point of the cul-de-sac at the terminus of Albert Street:

And,

Minimum	7.5 m (24.6 ft)
---------	-----------------

Said *setback* shall be measured from the *front lot line*.

With respect to the above, whichever *setback* is greater, shall apply.

- 11.5.28.3 That all of 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*.

(Added by By-Law 03-2012-Z)

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

- 11.5.29 **LOCATION: PT LT 119, PLAN 338, VILLAGE OF OTTERVILLE, R1-29 (KEY MAP 59)**

- 11.5.29.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-29 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;
a *bed & breakfast establishment*.

- 11.5.29.2 SPECIAL PROVISIONS FOR BED & BREAKFAST ESTABLISHMENT

Maximum Number of Rooms **4**

- 11.5.29.3 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-29 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

- 11.5.29.3.1 LOT AREA

Minimum **1 890 m²** (20,370 ft²)

- 11.5.29.3.4 LOT DEPTH

Minimum **42 m** (137.80 ft)

- 11.5.29.3.5 REAR YARD

Minimum Depth **4 m** (13.12 ft)

- 11.5.29.4 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*.

(Added by By-Law 05-20125-Z)

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

- 11.5.30 **LOCATION: PT LOT 616, PLAN 955, SOUTH SIDE OF FRONT STREET, VILLAGE OF NORWICH, R1-30 (KEY MAP 43)**

- 11.5.30.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-30 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

- 11.5.30.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-30 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.30.2.1 SPECIAL PROVISION FOR A RESIDENTIAL DWELLING

- 11.5.30.2.1.1 No portion of the *dwelling unit area*, including a *basement* or cellar in any residential *dwelling* shall be permitted below an elevation of **258 metres** G.S.C.

- 11.5.30.3 That all of 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 shall continue to apply mutatis mutandis.

(Added by OMB Order PL110642, April 10, 2013)
(Amended by By-Law 7-2014-Z)

11.5.31 **LOCATION: PART LOT 16, CONCESSION 1 (NORTH NORWICH), R1-31 (KEY MAP 29)**

- 11.5.31.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-31 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.

- 11.5.31.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-31 Zone *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.31.2.1 LOT FRONTAGE

Minimum **28.5 m** (93.5 ft)

- 11.5.31.3 That all of 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.

(Added by By-Law 08-2013-Z)
(Amended by By-Law 7-2014-Z)

11.5.32 **LOCATION: PT LTS 12 & 13, CONC. 9 (S. NORWICH), PT OF PT 1, 41R-7091, R1-32 (KEY MAP 73)**

- 11.5.32.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-32 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.

11.5.32.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-32 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.32.2.1 LOTS WITH MORE THAN ONE ZONE

For the purpose of subsection 11.5.32, Section 2.3 of this Zoning By-Law shall not apply and a *lot*, for the purpose of calculating the *lot area* and *lot depth*, shall be the whole *lot* as defined in this Zoning By-Law.

11.5.32.3 That all 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*.

(Added by By-Law 22-2013-Z)

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

11.5.33 **LOCATION: PART LOT 15, CONCESSION 2 (NORTH NORWICH), R1-33 (KEY MAP 30)**

11.5.33.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-33 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 to this Zoning By-Law.

11.5.33.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-33 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

11.5.33.2.1 LOT FRONTAGE

Minimum **26 m (86 ft)**

11.5.33.2.2 SPECIAL PROVISION FOR ACCESSORY STRUCTURES

11.5.33.2.2.1 LOT COVERAGE

Maximum **140 m² (1,507 ft²)**

11.5.33.2.3 That all of 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*.

(Added by By-Law 2-2014-Z)

11.5.34 **LOCATION: PT LT 6, SOUTH OF MAIN STREET, PLAN 168, NORTH-WEST CORNER OF BUCHAN STREET AND MILL STREET, R1-34 (KEY MAP 62)**

11.5.34.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-34 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 to this Zoning By-Law.

- 11.5.34.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-34 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.34.2.1 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage* on an *improved street existing* at the time of passing of the By-Law or created by a severance granted by the Oxford County Land Division Committee.

11.5.34.2.2 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of passing of the By-Law or created by a severance granted by the Oxford County Land Division Committee.

11.5.34.2.3 LOT DEPTH

The minimum *lot depth* shall be the *lot depth existing* at the time of passing of the By-Law or created by a severance granted by the Oxford County Land Division Committee.

- 11.5.34.2.4 That all of 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*.

(Added by By-Law 1-2004-Z)

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

11.5.34 **LOCATION: PART LOTS 31 & 32, WEST OF OXFORD STREET, PLAN 43 (SOUTH NORWICH), R1-34 (KEY MAP 61)**

(Deleted and Replaced by By-Law 21-2024-Z)

11.5.35 **LOCATION: SONS STREET AND PART LOT 21, CONCESSION 9 (SOUTH NORWICH), R1-35 (KEY MAP 69)**

- 11.5.35.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-35 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.

- 11.5.35.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-35 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.35.2.1 LOT FRONTAGE

Minimum

24.0 m (78.7 ft)

- 11.5.35.2.2 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.

(Added by By-Law 23-2006-Z)
(Amended by By-Law 7-2014-Z)

11.5.36 **LOCATION: LOT 1 AND PART OF LOT 6, PLAN 41M-152, VILLAGE OF OTTERVILLE, R1-36 (KEY MAP 60)**

- 11.5.36.1 Notwithstanding any provisions of the By-Law to the contrary, no *person* shall within any R1-36 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 11.1 of this Zoning By-Law.

- 11.5.36.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-36 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.36.2.1 LOT AREA

Minimum **2,079 m²** (22,385 ft²)

- 11.5.36.2.2 That all of 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.

(Added by By-Law 10-2008-Z)
(Amended by By-Law 7-2014-Z)

11.5.37 **LOCATION: NORTH SIDE OF MAIN STREET, EAST OF WEST STREET NORTH, VILLAGE OF SPRINGFORD, R1-37 (KEY MAP 70)**

- 11.5.37.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-37 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.

- 11.5.37.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-37 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.37.2.1 LOT AREA

Minimum **990 m²** (10,656 ft²)

- 11.5.37.3 That all of the provisions of the R1 Zone in Section 11.2 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 09-2011-Z)
(Amended by By-Law 7-2014-Z)

11.5.38 LOCATION: LOT 20 & 21, REGISTERED PLAN 97 AND PARTS 4 & 9, REFERENCE PLAN 41R-9108, VILLAGE OF OTTERVILLE, R1-38 (KEY MAP 61)

- 11.5.38.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-38 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.

- 11.5.38.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-38 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.38.2.1 LOT AREA

Minimum, where *sanitary sewers* are not available **1.300 m² (13,993.1 ft²)**

11.5.38.2.2 LOT FRONTAGE

Minimum, where *sanitary*
sewers are not available **27 m (88.6 ft)**

11.5.38.2.3 LOT DEPTH

Minimum, where *sanitary sewers* are not available **43 m (141.1 ft)**

- 11.5.38.3 That all of the provisions of the R1 Zone in Section 11.2 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)

11.5.39 LOCATION: LOT 120 & PART LOT 123, PLAN 388 (SOUTH NORWICH), VILLAGE OF OTTERVILLE, R1-39 (KEY MAP 59)

- 11.5.39.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-39 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

- 11.5.39.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-39 Zone use any *lot*, or *erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.39.2.1 LOT AREA

Minimum, where *sanitary sewers* are not available **1,445 m² (15,560 ft²)**

11.5.39.2.2 LOT FRONTAGE

Minimum, where *sanitary
sewers* are not available

30 m (98 ft)

11.5.39.3 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*.

(Added by By-Law 06-2015-Z)

11.5.40 **LOCATION: PART OF LOT 537, JUDGE'S PLAN 745, VILLAGE OF NORWICH, R1-40
(KEY MAP 46)**

11.5.40.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-40 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.40.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-40 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.40.2.1 INTERIOR SIDE YARD

Minimum Width

1.2 m (3.9 ft)

11.5.40.2.2 LOT COVERAGE

Maximum

35%

11.5.40.2.3 FRONT YARD

Minimum Depth

6.5 m (21.3 ft)

11.5.40.3 That all the provisions of the R1 Zone in Section 11.2 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 5-2017-Z)

11.5.41 **LOCATION: PART OF LOT 537, JUDGE'S PLAN 745 (NORWICH VILLAGE), R1-41
(KEY MAP 46)**

11.5.41.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-41 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.41.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-41 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.41.2.1 INTERIOR SIDE YARD

Minimum Width **1.2 m (3.9 ft)**

11.5.41.2.2 LOT COVERAGE

Maximum **35%**

11.5.41.2.3 FRONT YARD

Minimum Depth **6.5 m (21.3 ft)**

11.5.41.2.4 LOT FRONTAGE

Minimum **19.4 m (63.6 ft)**

11.5.41.3 That all the provisions of the R1 Zone in Section 11.2 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 5-2017-Z)

11.5.42 **LOCATION: PT LT 9, CONC. 5 (NORTH NORWICH), PT LTS 111 & 112, PLAN 226 & PT LT 151, 41R-253, R1-42 (KEY MAP 45)**

11.5.42.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-42 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.42.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-42 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.42.2.1 INTERIOR SIDE YARD

Minimum Width **1.2 m (3.9 ft)**

11.5.42.2.2 Lot Coverage

Maximum **40%**

11.5.42.3 That all the provisions of the R1 Zone in Section 11.2 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*.

(Amended by By-Law 10-2017-Z)

11.5.43 LOCATION: PART LOT 9, CONCESSION 5 (NORTH NORWICH), PART LOTS 111 & 112, PLAN 226 & PART LOT 151, 41R-253, R1-43 (KEY MAP 45)

11.5.43.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-43 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.43.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-43 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.43.2.1 LOT COVERAGE

Maximum **40%**

11.5.43.3 That all the provisions of the R1 Zone in Section 11.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-law, as amended, that are consistent with the provisions contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 11-2017-Z)

11.5.44 LOCATION: PART LOT 1 & LOT 3, NORTH OF MILL STREET, PLAN 43 (OTTERVILLE), R1-44 (KEY MAP 60)

11.5.44.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-44 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law;

11.5.44.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-44 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

11.5.44.2.1 LOT AREA

Minimum **2,350 m²** (25,295.2 ft²)

11.5.41.2.2 LOT FRONTAGE

Minimum **26 m** (85.3 ft)

11.5.44.3 That all the provisions of the R1 Zone in Section 11.2 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 16-2017-Z)

11.5.45 **LOCATION: PART OF LOT 9, CONCESSION 5 (NORTH NORWICH), PART 1, PLAN 41R-6414, VILLAGE OF NORWICH, R1-45 (KEY MAP 43)**

11.5.45.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-45 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.45.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-45 Zone *use any lot, or erect, alter or use and building or structure* except in accordance with the following provisions:

11.5.45.2.1 LOTS WITH MORE THAN ONE ZONE

For the purpose of Subsection 11.5.45, Section 2.3 of this Zoning By-law shall not apply and a *lot*, for the purpose of calculating the *lot area* and *lot depth* shall be the whole *lot* as defined in this By-law.

11.5.45.3 That all the provisions of the R1 Zone in Section 11.2 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 2-2018-Z)

11.5.46 **LOCATION: PART LOT 120 AND LOT 121, PLAN 388 (SOUTH NORWICH), VILLAGE OF OTTERVILLE, R1-46 (KEY MAP 59)**

11.5.46.1 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any R1-46 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-law.

11.5.46.2 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any R1-46 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.46.2.1 LOT AREA

Minimum, where *sanitary sewers* are not available

1,368 m² (14,725.5 ft²)

11.5.46.2.2 LOT FRONTAGE

Minimum, where *sanitary sewers* are not available

26 m (85.3 ft)

11.5.46.3 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*.
(Added by By-Law 5-2018-Z)

11.5.47 LOCATION: PT LT 10, CONC. 9 (S. NORWICH), PT LTS 2-4, PLAN 204 AND PT LTS 165 & 166, PLAN 388, R1-47 (KEY MAP 61)

- 11.5.47.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-47 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

- 11.5.47.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-47 Zone *use* any *lot*, or *erect*, *alter* or *use* and *building* or *structure* except in accordance with the following provisions:

11.5.47.2.1 LOT FRONTAGE

Minimum	26.6 m (87.2 ft)
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- 11.5.47.3 That all the provisions of the R1 Zone in Section 11.2 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 04-2020-Z)

11.5.48 LOCATION: PART LOT 324, PLAN 745, VILLAGE OF NORWICH, R1-48 (KEY MAP 42)

- 11.5.48.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any R1-48 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 By-law.

- 11.5.48.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any R1-48 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

11.5.48.2.1 LOT DEPTH

Minimum **20 m (65.6 ft)**

11.5.48.2.2 FRONT YARD

Minimum Depth **6 m (19.6 ft)**

11.5.48.2.3 REAR YARD

Minimum Depth **5.5 m (18 ft)**

11.5.48.2.4 LOT COVERAGE

Maximum **32 %**

- 11.5.48.3 That all the provisions of the R1 Zone in Section 11.2 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 08-2021-Z)

11.5.49 **LOCATION: PART LOTS 86 & 126, PLAN 745 (NORTH NORWICH), R1 -49 (KEY MAP 41)**

- 11.5.49.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-49 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses *permitted* in Section 11.1.

- 11.5.49.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-49 Zone use any *lot*, or *erect*, *after* or use any *building* or *structure* except in accordance with the following provisions:

11.5.49.2.1 *LOT FRONTAGE*

Minimum **5.5 m (18 ft)**

11.5.49.2.2 *LOCATION OF SINGLE DETACHED DWELLING*

Notwithstanding any provisions of this Zoning By-law, a *single detached dwelling* shall be located according to the following provisions;

- i) any portion of a *single detached dwelling* shall not be located more than **30 m** (98.4 ft) from the southerly *lot line*.

- 11.5.49.3 That all the provisions of the R1 Zone in Section 11.2. 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 18-2021-Z)

11.5.50 **LOCATION: PART LOT 6, CONCESSION 5 (NORTH NORWICH), R1-50 (KEY MAP 48)**

- 11.5.50.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-50 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 11.1 of this Zoning By-law

- 11.5.50.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-50 Zone use any *lot*, or *erect*, *alter* or use and *building* or *structure* for any purpose except for the following provision:

11.5.50.2.1 *LOT COVERAGE*

Maximum **35%**

- 11.5.50.3 That all the provisions of the R1 Zone in Section 11.2 to the Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning Bylaw, as amended, that are consistent with the provisions contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 06-2022-Z)

11.5.51 **LOCATION: PART LOT 21, CONCESSION 8 (SOUTH NORWICH), R1-51 (KEY MAP 71)**

- 11.5.51.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-51 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 11.1 of this Zoning By-law
a detached secondary *dwelling* unit.

- 11.5.51.2 That all the provisions of the R1 Zone in Section 11.2 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 10-2022-Z)

11.5.52 **LOCATION: LTS 15, 17 AND PT LTS 14, 16, PLAN 388 AND LOT 134, PT LTS 135, 136, PLAN 129 (S. NORWICH), VILLAGE OF OTTERVILLE, R1-52 (KEY MAP 59)**

- 11.5.52.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-52 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

- 11.5.52.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-52 Zone *use* any *lot*, or *erect*, *alter* or *use* and *building* or *structure* except in accordance with the following provisions:

11.5.52.2.1 LOTS WITH MORE THAN ONE ZONE

For the purpose of Subsection 11.5.52, Section 2.3 of this Zoning By-law shall not apply and a *lot*, for the purpose of calculating the *lot area* and *lot depth* shall be the whole *lot* as defined in this By-law.

- 11.5.52.3 That all the provisions of the R1 Zone in Section 11.2 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 15-2022-Z)

11.5.53 **LOCATION: PART OF LOT 20 AND 21, CONCESSION 8 (SOUTH NORWICH), R1-53 (KEY MAPS 57 & 71)**

- 11.5.53.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R1-53 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

- 11.5.53.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any R1-53 Zone *use* any *lot*, or *erect*, *alter* or *use* and *building* or *structure* except in accordance with the following provisions:

11.5.53.2.1 LOT AREA

Minimum **2,600.5 m²** (27,991.5 ft²)

- 11.5.53.3 That all the provisions of the R1 Zone in Section 11.2 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 18-2024-Z)

11.5.54 **LOCATION: PART OF LOTS 165 & 166, PLAN 388 (SOUTH NORWICH), R1-54 (KEY MAP 61)**

- 11.5.54.1 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 the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

- 11.5.54.2 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* and *building* or *structure* except in accordance with the following provisions:

11.5.54.2.1 LOTS WITH MORE THAN ONE ZONE

For the purpose of Subsection 11.5.54, Section 2.3 of this Zoning By-law shall not apply to lands zoned 'R1-54' and a *lot*, for the purpose of calculating the *lot area* and *lot depth* shall be the whole *lot* as defined in this By-law.

- 11.5.54.3 That all the provisions of the R1 Zone in Section 11.2 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 03-2023-Z)

11.5.55 **LOCATION: PT LTS 31 & 32, W. OF OXFORD ST, PLAN 43 (S. 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 R1-55 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 m² (9,149 ft ²)
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)
11.5.55.2.4	FRONT YARD	
	Minimum depth	3 m (9.8 ft)
11.5.55.2.5	EXTERIOR SIDE YARD	
	Minimum width	3 m (9.8 ft)
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.	
	(Added by By-Law 12-2014-Z)	
	(Amended by By-Law 02-2016-Z)	
	(Deleted and Replaced by By-Law 21-2024-Z)	
11.5.56	<u>LOCATION: PART OF LOT 10, CONCESSION 4 (NORTH NORWICH) PART 1, 41R-10480 R1-56(H) (KEY MAP 41)</u>	
11.5.56.1	Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R1-56(H) Zone <i>use any lot, or erect, alter or use any building or structure</i> for any purpose except in accordance with the following:	
	all <i>uses permitted</i> in Section 11.1 of this Zoning By-Law.	
11.5.56.2	Notwithstanding any provision of this Zoning By-Law to the contrary, no <i>person</i> shall within any 'R1-56(H)' Zone <i>use any lot, or erect, alter or use any building or structure</i> except in accordance with the following provisions:	
11.5.56.2.1	LOT FRONTAGE	
	Minimum	14.8 m (48.5 ft)
11.5.56.2.2	LOT COVERAGE	
	Maximum	35%

11.5.56.2.3 HOLDING PROVISION

11.5.56.2.3.1 Where the symbol “H” appears on a zoning map following the zone symbol R1-56, those lands shall not be developed and no *buildings* or *structures* shall be erected or *altered* unless this By-Law has been amended to remove the “H” symbol.

11.5.56.2.3.2 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

To ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.

11.5.56.3 That all 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*.

(Added by By-Law 02-2025-Z)

11.5.57 **LOCATION: PART OF LOT 10, CONCESSION 4 (NORTH NORWICH) PART 1, 41R-10480
R1-57(H) (KEY MAP 41)**

11.5.57.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R1-57(H) 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 11.1 of this Zoning By-Law.

11.5.57.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘R1-57(H)’ Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.57.2.1 LOT COVERAGE

Maximum	35%
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11.5.57.2.2 HOLDING PROVISION

11.5.57.2.2.1 Where the symbol “H” appears on a zoning map following the zone symbol R1-57, those lands shall not be developed and no *buildings* or *structures* shall be erected or *altered* unless this By-Law has been amended to remove the “H” symbol.

11.5.57.2.2.2 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

To ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.

- 11.5.57.3 That all 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*.

(Added by By-Law 02-2025-Z)

- 11.5.58 **LOCATION: PART OF LOT 10, CONCESSION 4 (NORTH NORWICH) PART 1, 41R-10480**
R1-58(H) (KEY MAP 41)

- 11.5.58.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R1-58(H) 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 11.1 of this Zoning By-Law.

- 11.5.58.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-58(H)' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- 11.5.58.2.1 LOT DEPTH

Minimum **28 m (91.8 ft)**

- 11.5.58.2.2 LOT COVERAGE

Maximum **35%**

- 11.5.58.2.3 HOLDING PROVISION

- 11.5.58.2.3.1 Where the symbol "H" appears on a zoning map following the zone symbol R1-58, those lands shall not be developed and no *buildings or structures* shall be erected or *altered* unless this By-Law has been amended to remove the "H" symbol.

- 11.5.58.2.3.2 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

To ensure the orderly development of lands and the adequate provision of municipal services, the "H" symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the "H" symbol shall be consistent with Section 36 of the Planning Act.

- 11.5.58.3 That all 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*.

(Added by By-Law 02-2025-Z)