

14.1 USES PERMITTED

No person shall within any V Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the V *uses* presented in Table 14.1:

TABLE 14.1: USES PERMITTED	
•	an <i>additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.6;
•	an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario, or the Government of Canada;
•	an <i>automobile service station</i> ;
•	a bakeshop;
•	a <i>business or professional office</i> ;
•	a <i>commercial school</i> ;
•	a community centre;
•	a <i>contractor's shop or yard</i> ;
•	an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</i> ;
•	a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
•	an <i>eating establishment</i> ;
•	a financial institution;
•	a <i>fraternal lodge or institutional hall</i> ;
•	a funeral home;
•	a <i>group home</i> in accordance with Section 5.14;
•	a <i>home occupation</i> in accordance with Section 5.16;
•	a laundromat;
•	a <i>medical centre</i> ;
•	a motor vehicle sales establishment;
•	a <i>parking lot</i> ;
•	a <i>personal service establishment</i> ;
•	a <i>place of entertainment</i> ;
•	a <i>place of worship</i> ;
•	a <i>public library</i> ;

TABLE 14.1: USES PERMITTED

• a public <i>use</i> , in accordance with the provisions of Section 5.23;
• a <i>retail store</i> ;
• a retail outlet, a wholesale outlet or a business office <i>accessory</i> to a permitted <i>use</i> ;
• a <i>service shop</i> ;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , with no outside kennels or runs.

(Amended by Zoning By-Law 06-2009-Z)
 (Amended by By-Law 12-2024-Z)

14.2 **ZONE PROVISIONS**

No *person* shall within any V Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions in Table 14.2:

The *lot area* provision for residential *uses* are cumulative with the *lot area* provision for non-residential *uses* when such residential *use* is located on the same *lot* with a permitted non residential *use*. No *person* shall use any *lot* or *erect*, *alter* or use any *building* or *structure* for the any of the *uses* in Table 14.1 unless the *lot* is served by partial services (a *municipal sewage system* or a *municipal water system*) or by private services (*individual on-site sewage system* and *individual on-site water system*).

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

TABLE 14.2: ZONE PROVISIONS

Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Lot Area: Minimum	2,800 m² (30,140 ft ²)	300 m² (3,230 ft ²)	3,700 m² (39,828 ft ²)	0.4 ha (1 ac)
Lot Frontage: Minimum	35 m (114.8 ft)	No Provision	40 m (131.2 ft)	50 m (164 ft)
Lot Depth: Minimum	50 m (164 ft)	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)

TABLE 14.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	9 m (29.6 ft)			15 m (49.2 ft)
Rear Yard: Minimum Depth	7.5 m (24.6 ft)			10 m (32.8 ft)
Interior Side Yard: Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	No Provision or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone		5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
Setback: Minimum Distance from the Centreline of a County Road	20.5 m (67.3 ft)			26 m (85.3 ft)
Lot Coverage: Maximum	30%	No Provision	40%	20%
Landscaped Open Space: Minimum	No Provision		10%	5%
Height of Building: Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	
Number of Dwelling Units per Lot: Maximum	1 <i>dwelling</i>	1 <i>dwelling unit</i>	No Provision	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

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

14.2.1 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 a Village Zone as a permitted non-residential *building*, then a *yard* of **2 m** (6.6 ft) is required between such *buildings*.

14.2.2 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any building except that the *open storage* of goods or materials may be permitted to the rear of the main building provided that:

- 14.2.2.1 such *open storage* is *accessory* to the principal non-residential *use* on the *lot*;
- 14.2.2.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and
- 14.2.2.3 *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence at least **1.8 m** (5.9 ft) in *height* from the ground, such fence being constructed of new materials.
- 14.2.2.4 Notwithstanding the *open storage yard, setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

14.2.3 REQUIREMENTS FOR PUMP ISLANDS

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

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

14.2.4 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS

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

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

14.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (V-C)

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

14.4 SPECIAL PROVISIONS14.4.1 LOCATION: PT LT 21, CONC. 9 (SOUTH NORWICH) SPRINGFORD, V-1 (KEY MAP 71)

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

RESIDENTIAL USES

a single detached dwelling.

NON-RESIDENTIAL USES

an excavation contractor's yard and shop.

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

14.4.1.2.1 SPECIAL PROVISIONS FOR AN EXCAVATION CONTRACTOR'S YARD AND SHOP

14.4.1.2.1.1 GROSS FLOOR AREA

Maximum **190 m² (2045.1 ft²)**

14.4.1.2.1.2 INTERIOR SIDE YARD

Minimum **2.8 m (9.2 ft)**
(between an excavation *contractor's*
shop and the westerly *lot line*)

14.4.1.2.2 That all of the provisions of the V Zone in Section 14.2 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.

14.4.2 LOCATION: LOT 1, CONCESSION 11 (SOUTH NORWICH) HAWTREY, V-2 (KEY MAP 84)

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

14.4.2.1.1 RESIDENTIAL USES

all *uses* permitted in Section 14.1 to this Zoning By-Law, as amended

14.4.2.1.2 NON-RESIDENTIAL USES

a small engine repair shop

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

14.4.2.2.1 That all the provisions of the V Zone in Section 14.2 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*.

14.4.3 LOCATION: LOT 23 & PT LT 21, SOUTH OF NORTH STREET AND LOT 12 & PT LT 11, NORTH OF MAIN ST, PLAN 43, OTTERVILLE (SOUTH NORWICH), V-3 (KEY MAP 60)

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

14.4.3.1.1 RESIDENTIAL USES

a *duplex dwelling*;

a *dwelling unit* in a portion of a non-residential building except that in the case of an *automobile service stations* such dwelling shall not be permitted;

a *semi-detached dwelling*;

a *single detached dwelling*;

a *home occupation* in accordance with the provisions of Section 5.16.

14.4.3.1.2 NON-RESIDENTIAL USES

all non-residential *uses* permitted in Section 14.1, excluding an *automobile service station*.

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

14.4.3.2.1 LOT FRONTAGE, AREA AND DEPTH

For the purpose of this section, the minimum *lot frontage*, *lot area* and *lot depth* shall be the *lot frontage*, *lot area* and *lot depth* existing as of October 23, 2001.

14.4.3.2.2 YARD REQUIREMENTS AND SETBACK

For the purpose of this section, the minimum *front*, *rear*, *interior* and *exterior side yards* and *setback* shall be the *front*, *rear*, *interior* and *exterior side yards* and *setbacks* existing as of October 23, 2001.

14.4.3.2.3 NUMBER OF DUPLEX DWELLINGS PER LOT

Maximum

1

14.4.3.2.4	NUMBER OF SEMI-DETACHED DWELLINGS PER LOT	
	Maximum	2
14.4.3.2.5	DWELLING UNIT AREA IN A SEMI-DETACHED DWELLING	
	Minimum	45 m² (484.4 ft ²)
14.4.3.2.6	LOT COVERAGE	
	Maximum for all Buildings	40%
14.4.3.2.7	LANDSCAPED OPEN SPACE	
	Minimum	30%
14.4.3.2.8	HEIGHT OF BUILDING	
	Maximum	11 m (36.1 ft)
14.4.3.2.9	PARKING	
	Minimum	6 spaces
14.4.3.2.10	That all of the provisions of the Village (V) Zone in Section 14.2 and all other relevant provisions contained in this Zoning By-Law, as amended, shall continue to apply mutatis mutandis.	
	(Added by Zoning By-Law 11-2004-Z OMB Order 1140, July 5, 2004)	
14.4.4	<u>LOCATION: PT LTS 1, 2, & 3, PLAN 222, CONC. 9 (SOUTH NORWICH), V-4 (KEY MAP 70)</u>	
14.4.4.1	Notwithstanding any provisions of this Zoning By-Law to the contrary, no <i>person</i> shall within any V-4 Zone <i>use</i> any <i>lot</i> , or <i>erect</i> , <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> for any purpose except the following:	
	all <i>uses permitted</i> in Section 14.1 of this Zoning By-Law.	
14.4.4.2	Notwithstanding any provision of this Zoning By-Law to the contrary, no <i>person</i> shall within any V-4 Zone <i>use</i> any <i>lot</i> , or <i>erect</i> , <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> for any purpose except in accordance with the following provisions:	
14.4.4.2.1	LOT AREA	
	Minimum	1,064.6 m² (11,460 ft ²)
14.4.4.2.2	LOT FRONTAGE	
	Minimum	16.7 m (55 ft)
14.4.4.2.3	LOT DEPTH	
	Minimum	56.2 m (184.5 ft)

- 14.4.4.2.4 FRONT YARD DEPTH
- Minimum 3.1 m (10.4 ft)
- 14.4.4.2.5 EXTERIOR SIDE YARD WIDTH
- Minimum 6.0 m (20.0 ft)
- 14.4.4.2.6 INTERIOR SIDE YARD WIDTH
- Minimum 1.5 m (5.0 ft)
- 14.4.4.2.7 SETBACK FROM THE CENTRELINE OF A COUNTY ROAD
- Minimum 15.5 m (51.9 ft)
- 14.4.4.2.8 LANDSCAPED OPEN SPACE
- Minimum 3.9%
- 14.4.4.2.9 PARKING
- Minimum 9 spaces
- 14.4.4.3 That all of the provisions of the V Zone in Section 14.2 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 02-2013-Z)
- 14.4.5 **LOCATION: PT LTS 1, 2 & 3, PLAN 222, CONC. 9, (SOUTH NORWICH), V-5 (KEY MAP 70)**
- 14.4.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any V-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- all *uses permitted* in Section 14.1 of this Zoning By-Law.
- 14.4.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any V-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:
- 14.4.5.2.1 LOT AREA
- Minimum 1903.0 m² (20,484 ft²)
- 14.4.5.2.2 FRONT YARD DEPTH
- Minimum 7.7 m (25.5 ft)
- 14.4.5.3 That all of the provisions of the V Zone in Section 14.2 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 02-2013-Z)

14.4.6 LOCATION: PT LTS 21, 23 & 25, NORTH OF MILL ST, PLAN 43 (NORWICH), V-6 (KEY MAP 60)

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

14.4.6.1.1 RESIDENTIAL USES

a *converted dwelling* in accordance with the provisions of Section 5.6;
a *dwelling unit* in a portion of a non-residential building except that in the case of an *automobile service station* such dwelling shall not be permitted;
a *single detached dwelling*; and,
a *home occupation* in accordance with the provisions of Section 5.16.

14.4.6.1.2 NON-RESIDENTIAL USES

an *automobile service station*, excluding the sale of automotive fuels;
a *bakeshop*;
a *business or professional office*;
an *eating establishment*;
a financial institution;
a funeral home;
a laundromat;
a *personal service establishment*;
a *place of worship*;
a *public library*;
a *retail store*;
a *studio*; and,
a *veterinary clinic*, excluding any outside kennels or runs.

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

14.4.6.2.1 LOT FRONTAGE, AREA AND DEPTH

For the purpose of this section, the minimum *lot frontage*, *lot area* and *lot depth* shall be the *lot frontage*, *lot area* and *lot depth* existing as of August 12, 2014.

14.4.6.2.2 YARD AND SETBACK REQUIREMENTS

For the purpose of this section, the minimum *interior* and *exterior side yards* and *front yard* depth shall be minimum *interior* and *exterior side yards* and *front yard* depth existing as of August 12, 2014.

(Added by By-Law 15-2014-Z)
(Amended by By-Law 21-2024-Z)

14.4.7 LOCATION: PT LT 1 S/S MAIN, PLAN 32, PART 2 41R-3989 (SOUTH NORWICH) V-7 (KEY MAP 70)

14.4.7.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any V-7 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 14.1.

14.4.7.2 Notwithstanding any provision of this Zoning By-law, no *person* shall within any V-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

14.4.7.2.1 LOT FRONTAGE, AREA AND DEPTH

For the purpose of this section, the minimum *lot frontage, lot area and lot depth* shall be the *lot frontage, lot area and lot depth* as existing at the date of passing of this By-law.

14.4.7.2.2 YARD REQUIREMENTS AND SETBACK

For the purpose of this section, the minimum *front, rear, interior and exterior side yards and setbacks* that apply to the existing *structure* shall be the *front, rear, interior and exterior side yards and setbacks* as existing at the date of passing of this By-law.

14.4.7.2.3 SPECIAL PROVISION FOR AN ACCESSORY STRUCTURE

14.4.7.2.3.1 FRONT YARD SETBACK

Minimum **4.5 m (15 ft)**

14.4.7.3 That all the provisions of the V Zone in Section 14.2 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 21-2020-Z)