

15.1 USES PERMITTED

No person shall within any CC Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the CC uses presented in Table 15.1:

<b>TABLE 15.1: USES PERMITTED</b>
• 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>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 the provisions of Section 5.14;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.16;
• a laundromat;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of worship</i> ;
• a <i>place of entertainment</i> ;
• a <i>public library</i> ;
• a public use, in accordance with the provisions of Section 5.23;
• a <i>recreational facility or club for indoor sports</i> ;

<b>TABLE 15.1: USES PERMITTED</b>
• a <i>retail store</i> ;
• a <i>service shop</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> , excluding any outside kennels or runs.

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

## 15.2 ZONE PROVISIONS

No *person* shall within any CC Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 15.2:

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 any of the *uses* in Table 15.1 unless the *lot* is served by *sanitary sewers* and a *public water supply*.

<b>TABLE 15.2: ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Dwelling Unit in a Non-Residential Building</b>	<b>Non-Residential Uses</b>	<b>Automobile Service Station</b>
<b>Lot Area:</b> Minimum	No provision	<b>450 m<sup>2</sup></b> (4,843.9 ft <sup>2</sup> )	<b>2,025 m<sup>2</sup></b> (21,797.6 ft <sup>2</sup> )
<b>Lot Frontage:</b> Minimum	No provision		<b>45 m</b> (147.6 ft)
<b>Lot Depth,</b> Minimum	No provision	<b>30 m</b> (98.4 ft)	<b>45 m</b> (147.6 ft)
<b>Front Yard,</b> Minimum Depth  <b>Exterior Side Yard,</b> Minimum Width	No Provision		<b>15 m</b> (49.2 ft)
<b>Rear Yard,</b> Minimum Depth	<b>5 m</b> (16.4 ft)		<b>10 m</b> (32.8 ft)

<b>TABLE 15.2: ZONE PROVISIONS</b>			
<b>Zone Provision</b>	<b>Dwelling Unit in a Non-Residential Building</b>	<b>Non-Residential Uses</b>	<b>Automobile Service Station</b>
<b>Interior Side Yard, Minimum Width</b>	No provision, or <b>5 m</b> (16.4 ft) where the <i>interior side lot line</i> abuts a Residential Zone		<b>5 m</b> (16.4 ft), or <b>10 m</b> (32.8 ft) where the <i>interior side lot line</i> abuts a Residential Zone
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	No provision		<b>26 m</b> (85.3 ft)
<b>Lot Coverage, Maximum</b>	No provision	60%	20%
<b>Landscaped Open Space, Minimum</b>	No provision		5%
<b>Gross Floor Area, Minimum</b>	<b>55 m<sup>2</sup></b> (592 ft <sup>2</sup> )	No provision	
<b>Height of Building, Maximum</b>	<b>11 m</b> (36.1 ft)	No Provision	<b>11 m</b> (36.1 ft)
<b>Number of Dwelling Units per Lot, Maximum</b>	The <i>gross floor area</i> of the residential <i>dwelling</i> s shall not exceed the <i>gross floor area</i> of the commercial <i>uses</i> in the <i>building</i> .	No Provision	
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.		

#### 15.2.1 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 CC Zone as a permitted non-residential *building*, then a *setback* of **3 m** (9.8 ft) is required between such *buildings*.

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**15.2.2 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:

- 15.2.2.1 such *open storage* is accessory to the principal non-residential *use* on the *lot*; and
- 15.2.2.2 such *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least **1.8 m** (5.9 ft) in height from the ground, such fence being constructed of new materials.
- 15.2.2.3 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.

**15.2.3 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:

- 15.2.3.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 15.2.3.2 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.

**15.2.4 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*:

- 15.2.4.1 there shall be a minimum of two *driveways* per *lot*;
- 15.2.4.2 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);
- 15.2.4.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);

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15.2.4.4 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);

15.2.4.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft);

15.2.5 RESTRICTION ON GROUND FLOOR RESIDENTIAL

Notwithstanding the residential *uses* permitted in Table 15.1, no residential *use* shall be permitted on the ground floor of any *building* located within the lands fronting and flanking on Main Street, between Clyde Street and Albert Street within the Village of Norwich.

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

15.3 SPECIAL PROVISIONS

15.3.1 LOCATION: Lot 604, Plan 955 (Norwich Village), CC-1 (Key Map 44)

15.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any CC-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 15.1 to this Zoning By-Law;  
a motor vehicle washing establishment

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

15.3.1.2.1 LOT FRONTAGE

Minimum **44 m** (144.4 ft)

15.3.1.2.2 EXTERIOR SIDE YARD FOR MOTOR VEHICLES WASHING ESTABLISHMENT

Minimum width **1.5 m** (4.9 ft)

15.3.1.2.3 REAR YARD FOR MOTOR VEHICLES WASHING ESTABLISHMENT

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

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- 15.3.1.2.4 That all the provisions of the CC Zone in Section 15.2.1 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*.

**15.3.2 LOCATION: Part Lot 606 and Lots 605, 607 and 608, Plan 955, 10 Tidey Street,  
Village of Norwich, CC-2 (Key Map 44)**

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- 15.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any CC-2 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 15.2 to this Zoning By-Law;  
a *daycare centre*.

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

- 15.3.2.2.1 That all the provisions of the ‘CC’ Zone in Section 15.2 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 9-2006-Z)

**15.3.3 LOCATION: Lots 593, 594, and 595, Plan 955; 27 Main Street West,  
Village of Norwich, CC-3 (Key Map 44)**

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- 15.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any CC-3 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 15.1 to this Zoning By-Law.

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

(Added by By-Law 07-2010-Z)

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## 15.3.3.2.1 LOT COVERAGE (NON-RESIDENTIAL USES)

Maximum	No provision
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## 15.3.3.2.2 GROSS FLOOR AREA

The *gross floor area* of a non-residential *use* shall be a maximum of **858.6 m<sup>2</sup>** (9,242.2 ft<sup>2</sup>) of which a maximum of **337.23 m<sup>2</sup>** (3,630 ft<sup>2</sup>) shall be dedicated to retail floor space.

## 15.3.3.2.3 NUMBER OF OFF STREET PARKING SPACES

Minimum	6
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## 15.3.3.2.4 NUMBER OF LOADING SPACES

Minimum	1
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## 15.3.3.2.5 SETBACK REQUIREMENTS FOR PARKING AREAS

Street Line	Nil
Rear Lot Line	Nil
Interior Side Lot line	Nil

## 15.3.3.2.6 ACCESS TO PARKING SPACE

All *parking spaces* shall have unobstructed access from a public road without the provision of an aisle.

15.3.3.2.7 That all of the provisions of the CC Zone in Section 15.2 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 07-2010-Z)

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**15.3.4 LOCATION: Main Street West, between Church Street and Pitcher Street,  
Village of Norwich, CC-4 (Key Map 44)**

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

all *uses* permitted in Section 15.1 of this Zoning By-Law.  
*a long-term care facility.*

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

15.3.4.2.1 LOADING SPACES REQUIRED

Minimum	1
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15.3.4.2.2 LOADING SPACE STANDARDS

Minimum distance from Church Street and Front Street	nil
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15.3.4.2.3 OFF STREET PARKING REQUIRED

Minimum	80 <i>parking spaces</i>
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15.3.4.2.4 DISTANCE FROM INTERSECTION

Minimum distance between a <i>driveway</i> and intersection of <i>street lines</i>	nil
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15.3.4.2.5 SIGHT TRIANGLE

Notwithstanding the provisions of Section 5.24 of this Zoning By-Law, a *building, structure, planting or vehicle* may be located within a sight triangle.

(Added by By-Law 12-2011-Z)

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## 15.3.4.2.6 HEIGHT OF BUILDING

Maximum 5 storeys to a maximum height of  
**19.0 m** (63.0 ft)

## 15.3.4.2.7 PROVISIONS FOR A LONG-TERM CARE FACILITY

Maximum number of Units 122

15.3.4.2.8 For the purpose of this subsection, that *lot line* abutting Main Street West shall be deemed to be the *front lot line* and all other *lot lines* abutting a *street* shall be deemed to be exterior *lot lines*.

15.3.4.2.9 Notwithstanding any land severance or ownership, those lands zoned ‘CC-4’ shall be considered a single *lot* for the purpose of this subsection; internal *lot lines* within this zone shall not be construed to be *lot lines* for the purpose of zoning regulations provided that all such zoning regulations, as they apply to the whole of the lands zoned ‘CC-4’, are observed.

15.3.4.3 That all of the provisions of the CC Zone in Section 15.2 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 12-2011-Z)

15.3.5 **LOCATION: Part Lot 351 Plan 745, Parts 1-7 Plan 41R 8489, Village of Norwich,  
CC-5 (Key Map 42)**

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15.3.5.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any CC-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 15.1 of this Zoning By-law.

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

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15.3.5.2.1 NUMBER OF DWELLING UNITS PER LOT

Maximum

**no provision**

15.3.5.2.2 That all the provisions of the CC Zone in Section 15.2 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 3-2018-Z)