

2.1 SCHEDULES TO THE BY-LAW

The following schedules are included in and form part of this By-Law.

- Schedule "A" - Zone Maps comprised of the Index Map, Key Map Legend, and Key Maps 1 to 86 inclusive
- Schedule "B" - Site Plans comprising Schedules "B-1" to "B-5"
- Schedule "C" - Parking Space Requirements comprising Schedule "C-1" and "C-2" inclusive
- Schedule "D" - Airport Height Restrictions Comprising Schedules "D-1" and "D-2" inclusive
- Schedule "E" - Groundwater Recharge Areas

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

2.2 INTERPRETATION2.2.1 **SHORT TITLE**

This By-Law shall be cited as the "Zoning By-Law" of the Corporation of the Township of Norwich.

2.2.2 **ZONE BOUNDARIES**

Zone boundaries are construed to be property lines, Township *lot lines*, *street lines*, railways, boundaries of Registered Plans, Provincially Significant environmental features and boundaries of areas licensed under the Aggregate Resources Act. In the case where uncertainty exists as to the boundary of any zone, then the location of such boundary shall be determined in accordance with the scale of Schedule "A" to the original drawing scale as determined by the *Chief Building Official*.

2.2.3 For the purposes of this By-Law, the definitions and interpretations given herein shall govern.

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- 2.2.4 For the purposes of this By-Law, words used in the present tense include the future; words in singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the word "used" shall include the words "intended to be used" and "designed to be used or occupied."
- 2.2.5 For the purposes of this By-Law, words that appear in Italicized text, excluding headings or titles, are defined in Section 4.

2.3 **LOTS WITH MORE THAN ONE ZONE**

Where a *lot* is divided into more than one zone, each such portion of the *lot* shall be considered as a separate *lot* for the purposes of determining zone provisions of this By-Law and shall be used in accordance with the provisions of this By-Law for the applicable zones, but no *lot* shall have more than one residential *dwelling* on the whole *lot* except as specifically provided in this By-Law.

2.4 **LOTS CONTAINING MORE THAN ONE USE**

Where any land, *building* or *structure* is used for more than one non-residential use, all provisions of this By-Law shall be complied with for each use, except in the case of *lot area*, *lot frontage*, *lot coverage* and minimum yard requirements in which case the most restrictive requirement shall apply.

2.5 **ENVIRONMENTAL PROTECTION OVERLAYS**

Mapping data for the Environmental Protection 1 (EP1) Overlay and the Environmental Protection 2 (EP2) Overlay is provided by the Ministry of Natural Resources at a scale of 1:50,000 and the Conservation Authorities at a scale of 1:10,000. Features within the EP1 and EP2 Overlays have been mapped onto Schedule "A" at a scale of 1:25,000 or less using the Ministry's and Conservation Authorities' data. Due to the difference in scale, discrepancies may occur. Such discrepancies shall be resolved through an Environmental Impact Study or at the direction of the Conservation Authority and/or Ministry of Natural Resources.

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

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2.6 INTERPRETATION OF MEASUREMENT

Measurements are given in both metric and imperial units in this By-Law. For the purposes of this By-Law, the metric unit shall govern.

2.7 MINIMUM DISTANCE SEPARATION FORMULAE I AND II (MDS I AND II)

For the purposes of this By-law, *Minimum Distance Separation Formulae I and II (MDS I and II)* shall be calculated based on the Minimum Distance Separation I and II Guidelines prepared by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and the Ministry of the Environment (MOE) as amended from time to time. For the purposes of this section, MDS II calculations will use the settlement areas listed in subsection 2.7.2.1. Where there is a discrepancy between these guidelines and this By-law, the provisions of the By-law shall prevail. Notwithstanding the MDS I and II guidelines, the following will be applied in the calculation of required MDS I and II setbacks:

(Amended by By-Law 12-2008-Z)

- 2.7.1 Where an agricultural *building* or *structure*, or manure storage structure, is being *erected*, *altered* and/or used for the housing of livestock, in an A1 or A2 zone, in the vicinity of an *existing* institutional use, with the exception of a school, the MDS II setbacks shall be calculated using a Type A Land Use.

(Amended by By-Law 12-2008-Z)

- 2.7.2 Where an agricultural *building* or *structure*, or manure storage structure, is being *erected*, *altered* and/or used for the housing of livestock, in an A1 or A2 zone, in the vicinity of an *existing* settlement, as defined in Section 2.7.2.1, or any lot zoned HC or REC, the MDS II setbacks shall be calculated using a Type B Land Use. In all other circumstances, with the exception of calculating *setbacks* from the nearest *side or rear lot line*, nearest road allowance, and subsection 2.7.1 above, the MDS II setbacks shall be calculated using a Type A Land Use.

(Amended by By-Law 12-2008-Z)

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2.7.2.1 For the purpose of this subsection, settlements are defined as those zoned areas, excluding the lands zoned A1 and A2, shown on Schedule "A", Key Maps:

Key Maps 3 & 4	Eastwood (Rural Cluster)
Key Map 10	Horn Road (Rural Cluster)
Key Map 11	Greenly Line (Rural Cluster)
Key Map 14	Oxford Centre (Village)
Key Map 19	Curries (Rural Cluster)
Key Map 27	Holbrook (Rural Cluster)
Key Maps 29-32	Burgessville (Village)
Key Maps 41-49	Norwich (Serviced Village)
Key Maps 59-62	Otterville (Village)
Key Map 64	Milldale (Rural Cluster)
Key Map 68	Cornell Road (Rural Cluster)
Key Map 69	New Road (Rural Cluster)
Key Map 70-71	Springford (Village)
Key Map 78	Simcoe Street (Rural Cluster)
Key Map 79	Mall Road (Rural Cluster)
Key Map 84	Hawtrey North (Rural Cluster)
Key Map 85	Hawtrey South (Rural Cluster)

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

2.8 FLOOD PLAIN AND FILL REGULATED AREA

Mapping data for the Flood Plain and Fill Regulated Area is provided, or the extent of these lines has been estimated, by the Conservation Authorities having jurisdiction within the *Corporation* and has been mapped on Schedule "A". The Flood Plain and Fill Regulated Area shall be updated as new information becomes available from the Conservation Authorities and Schedule "A" shall be updated accordingly without the requirement for a zoning by-law amendment.

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

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2.9 GROUNDWATER RECHARGE AREAS

Mapping data for the Groundwater Recharge Areas is provided by the County of Oxford and has been mapped onto Schedule "E". The extent of the *existing* Groundwater Recharge Areas shown on Schedule "E" shall be updated as new data becomes available without the requirement for a zoning by-law amendment.

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

2.10 MINOR BY-LAW AMENDMENTS

Minor grammatical, typographic, cross section references and formatting amendments to the Township of Norwich Zoning By-Law 07-2003-Z may be undertaken by the Township of Norwich without an amendment to this By-Law.

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

2.11 FIGURES AND APPENDICES

Unless otherwise noted, figures, appendices and illustrations included in this By-Law are for interpretation purposes only and do not form part of the Township of Norwich Zoning By-Law 07-2003-Z.

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

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