

10.1 USES PERMITTED

No *person* shall within any RE Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the RE *uses* presented in Table 10.1:

<b>TABLE 10.1: USES PERMITTED</b>
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.5;
• a <i>garden suite</i> , in accordance with the provisions of Section 5.11;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a public use, in accordance with the provisions of Section 5.21;
• a <i>single detached dwelling</i> ;
• a <i>wayside sand or gravel pit or stone quarry</i> , in accordance with the provisions of Section 5.31.

(Deleted and Replaced by By-Law 2267-2021)

10.2 ZONE PROVISIONS

No *person* shall within any RE Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 10.2:

<b>TABLE 10.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>All Uses</b>
<b>Number of Single Detached Dwellings Per Lot, Maximum</b>	1
<b>Lot Area, Minimum</b>	Existing at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> as defined by this Zoning By-Law
<b>Lot Frontage, Minimum</b>	Existing at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> as defined by this Zoning By-Law
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>10 m (32.8 ft)</b>
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m (24.6 ft)</b>

TABLE 10.2: ZONE PROVISIONS	
Zone Provision	All Uses
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft).
Setback, Minimum Distance from the Centreline of a County Road	26 m (85.3 feet)
Lot Coverage, Maximum	30% of the lot area
Landscaped Open Space, Minimum	30% of the lot area
Height of Building, Maximum	11 m (36.1 ft)
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.

(Deleted and Replaced by By-Law 2267-2021)

#### 10.2.1 LOCATION OF DWELLINGS

*Dwellings* hereafter erected outside of a settlement, as defined in Section 2.7.2, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

*Existing dwellings* located outside of a settlement, as defined in Section 2.7.2, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an existing insufficient setback relative to MDS I, whichever is the lesser.

(Added by By-Law 2267-2021)

#### 10.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RE-C)

In accordance with the provisions of Section 5.5, all RE-C zoned lots may contain a converted dwelling or any use permitted in Section 10.1, in accordance with the provisions of Section 10.2 of this Zoning By-Law.

(Deleted and Replaced by By-Law 2267-2021)

10.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (RE-G)

In accordance with the provisions of Section 5.11, all RE-G zoned *lots* may contain a *garden suite* or any use permitted in Section 10.1, in accordance with the provisions of Section 10.2 of this Zoning By-Law. Upon expiry of the temporary use by-law, the *garden suite* shall be removed unless a request is submitted for an extension of the use and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

(Deleted and Replaced by By-Law 2267-2021)

10.4.1 Location: Part Lot 6, Concession 3 (Blandford), RE-G1 (Key Map 48)

10.4.1.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-G1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 10.1 of this Zoning By-Law;  
a *Garden Suite*, in accordance with the provisions of Section 5.11.

10.4.1.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-G1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.4.1.2.1 SPECIAL PROVISIONS FOR A *GARDEN SUITE*

## 10.4.1.2.1.1 LOCATION

Notwithstanding any other provision of this Zoning By-Law, a *garden suite* may be located a minimum of **15.2 m** (50 ft) from the *front lot line*.

## 10.4.1.2.1.2 TIME PERIOD

Maximum July 4, 2018 to July 4, 2028

10.4.1.3 That all provisions of the RE Zone in Section 10.2 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 2085-2018)

(Deleted and Replaced by By-Law 2267-2021)

10.4.2 Location: Part Lot 18, Concession 11 (Blenheim), RE-G2 (Key Map 13)

10.4.2.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-G2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

November/21

(Deleted and Replaced by By-Law 2267-2021)

all *uses permitted* in Section 10.1 of this Zoning By-Law;  
a *Garden Suite*, in accordance with the provisions of Section 5.11.

10.4.2.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-G2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

10.4.2.2.1 SPECIAL PROVISIONS FOR A *GARDEN SUITE*

10.4.2.2.1.1 LOCATION

Notwithstanding any other provision of this Zoning By-Law, a *garden suite* may be located a minimum of **10 m** (32.8 ft) from the *front lot line*.

10.4.2.2.1.2 MINIMUM DISTANCE SEPARATION FORMULAE SETBACK

The Minimum Separation Distance (MDS I) to the livestock barn and manure storage facility located at 856436 Oxford Road 8 shall be a minimum of 115 m (377.3 ft), and the MDS I to the livestock barn and manure storage facility located at 856384 King Road shall be a minimum of 270 m (885.8 ft),

10.4.2.2.1.3 TIME PERIOD

Maximum June 5, 2019 to June 5, 2029

10.4.2.3 All of the other provisions of the RE Zone in Section 10.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.  
(Added by By-Law 2140-2019)  
(Deleted & Replaced by By-Law 2267-2021)

10.4.3 **LOCATION: PART LOT 24, CONCESSION 3 (BLENHEIM), RE-G3**  
**(KEY MAP 47)**

10.4.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RE-G3' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 10.1 of this Zoning By-Law;  
a *garden suite*.

10.4.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RE-G3' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

(Added by By-Law 2259-2021)  
(Deleted & Replaced by By-Law 2267-2021)

November/21

## 10.4.3.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum September 01, 2021 to September 01, 2031

10.4.3.3 That all provisions of the 'RE' Zone in Section 10.2 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 2259-2021)

(Deleted & Replaced by By-Law 2267-2021)

10.4.4 **Location: Part Lot 5, Concession 9 (Blenheim), Pt 1, RP 41R5559**  
**RE-G4 (Key Map 24)**

10.4.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RE-G4' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 10.1 of this Zoning By-Law;  
*a garden suite.*

10.4.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RE-G4' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

## 10.4.4.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum June 01, 2022 to June 01, 2032

10.4.4.3 That all provisions of the 'RE' Zone in Section 10.2 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 2302-2022)

10.5 **SPECIAL PROVISIONS**10.5.1 **Location: Part Lot 13, Concession 2 (Blandford) RE-1**

10.5.1.1 Notwithstanding any provision of this by-law to the contrary, no person shall within any RE-1 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* in a permitted dwelling.

June/22

(Deleted & Replaced by By-Law 2267-2021)

10.5.1.2 Notwithstanding any provision of this by-law to the contrary, no person shall within any RE-1 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

10.5.1.2.1 SETBACK

Minimum distance from centreline of a County Road **45 m** (147.6 ft)

10.5.1.2.2 *GROUND FLOOR AREA*

Minimum

1 storey	<b>165 m<sup>2</sup></b> (1,776.1 ft <sup>2</sup> )
1 ½ storey or more	<b>110 m<sup>2</sup></b> (1,184.1 ft <sup>2</sup> )
provided that the <i>gross floor area</i> is not less than	<b>165 m<sup>2</sup></b> (1,776.1 ft <sup>2</sup> )

10.5.1.3 All of the other provisions of the RE Zone in Section 10.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Deleted & Replaced by By-Law 2267-2021)

10.5.2 **Location: Part Lot 5, Concession 13 (Blandford), RE-2 (Key Map 2)**

10.5.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-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* consisting of the making of small hand-carved signs and computer-generated vinyl graphics.

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

10.5.2.2.1 SPECIAL PROVISION FOR *SINGLE DETACHED DWELLING*

10.5.2.2.1.1 *REAR YARD DEPTH*

Minimum **1.5 m** (4.9 ft)

10.5.2.2.2 SPECIAL PROVISIONS FOR A *HOME OCCUPATION*

(Deleted & Replaced by By-Law 2267-2021)

Jun 30/22

## 10.5.2.2.2.1 LOCATION

A *home occupation* shall be permitted only within the *accessory building existing* on the date of passage of this Zoning By-Law.

## 10.5.2.2.2.2 GROSS FLOOR AREA

Maximum **168 m<sup>2</sup>** (1,808 ft<sup>2</sup>)

10.5.2.3 That all provisions of the RE Zone in Section 10.2 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 1791-2013)

(Deleted & Replaced by By-Law 2267-2021)

10.5.3 **Location: Part Lot 8, Concession 8 (Blenheim), Parts 3 & 4, Plan 41R-5956, RE-3 (Key Map 27)**

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

*all uses permitted* in Section 10.1 of this Zoning By-Law.

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

## 10.5.3.2.1 FRONT YARD OF AN ACCESSORY STRUCTURE

10.5.3.2.1.1 Notwithstanding the provisions of Section 5.1.1.3 of this Zoning By-Law, a *building* accessory to a residential *use* may be located a minimum of **3.4 m** (11 ft) from the westerly facing *front lot line*.

10.5.3.3 That all provisions of the RE Zone in Section 10.2 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 1866-2014)

(Deleted & Replaced by By-Law 2267-2021)

Jun 30/22

10.5.4 **Location: Part Lot 7, Concession 9 (Blandford), Part 1, Plan 41R-1091, RE-4 (Key Map 17)**

10.5.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RE-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 10.1 of this Zoning By-Law.

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

10.5.4.2.1 SPECIAL PROVISIONS FOR *ACCESSORY* BUILDINGS/STRUCTURES

10.5.4.2.1.1 *LOT COVERAGE*

Maximum for all *accessory* buildings                    **241.5 m<sup>2</sup>** (2,600 ft<sup>2</sup>)

10.5.4.2.1.2 Height

Maximum for an accessory building                    **6.4 m** (21 ft)  
constructed after August 3, 2016

10.5.4.3 That all provisions of the RE Zone in Section 10.2 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 1979-2016)”

(Deleted & Replaced by By-Law 2267-2021)

10.5.5 **Location: Pt Lot 7, Concession 5 (Blenheim), RE-5 (Key Map 41)**

10.5.5.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any RE-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 10.1 of this Zoning By-Law.

10.5.5.2 Notwithstanding any provision of this Zoning By-law, no *person* shall within any RE-5 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 2311-2022)

August/22



10.5.5.2.1 SPECIAL PROVISION FOR MINIMUM DISTANCE SETBACK

Notwithstanding any other provision of this By-law to the contrary, for the purpose of this subsection, Minimum Distance Separation I (MDS I) requirements shall not apply to the subject lands.

10.5.5.3 That all of the provisions of the ‘RE-5’ Zone in Section 10.2 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 2311-2022)