

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 5.4;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.9;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
•	a public use, in accordance with the provisions of Section 5.20;
•	a <i>single detached dwelling</i> ;
•	a <i>wayside sand or gravel pit or stone quarry</i> , in accordance with the provisions of Section 5.29.

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>	
Zone Provision	All Uses
<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</b> (32.8 ft)
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side, provided that where a garage or carport is attached to or is within the main building, or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.5 m</b> (4.9 ft).
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>26 m</b> (85.3 feet)

<b>TABLE 10.2: ZONE PROVISIONS</b>	
<b>Zone Provision</b>	<b>All Uses</b>
<b>Lot Coverage, Maximum</b>	30% of the <i>lot area</i>
<b>Landscaped Open Space, Minimum</b>	30% of the <i>lot area</i>
<b>Ground Floor Area, Minimum</b>	1 <i>storey</i> - <b>93 m<sup>2</sup></b> (1,001 ft <sup>2</sup> ) greater than 1 <i>storey</i> – <b>55 m<sup>2</sup></b> (592 ft <sup>2</sup> ) provided that the <i>gross floor area</i> for all <i>storeys</i> is not less than <b>110 m<sup>2</sup></b> (1,184 ft <sup>2</sup> )
<b>Height of Building, Maximum</b>	<b>11 m</b> (36.1 ft)
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.

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

In accordance with the provisions of Section 5.4, 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.

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

In accordance with the provisions of Section 5.9, 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.

#### 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 5.9.

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

(Added by By-Law 2085-2018)

July/18

## 10.4.1.2.1.1 GROUND FLOOR AREA

Maximum **120.7 m<sup>2</sup>** (1,300 ft<sup>2</sup>)

## 10.4.1.2.1.2 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*.

## 10.4.1.2.1.3 TIME PERIOD

Maximum July 4, 2018 to July 4, 2028

10.4.1.3 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*.

(Added by By-Law 2085-2018)

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:

all *uses* permitted in Section 10.1 of this Zoning By-Law;  
a *Garden Suite*, in accordance with the provisions of Section 5.9.

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 GROUND FLOOR AREA

Maximum **111.5 m<sup>2</sup>** (1,200 ft<sup>2</sup>)

## 10.4.2.2.1.2 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*.

(Added by By-Law 2040-2019 [2140-2019])

June/19

## 10.4.2.2.1.3 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),

## 10.4.2.2.1.4 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 2040-2019 [2140-2019])

10.5 SPECIAL PROVISIONS10.5.1 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.

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

June/19

10.5.1.2.3 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*.

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

Rear Yard

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

10.5.2.2.2 SPECIAL PROVISIONS FOR HOME OCCUPATION

10.5.2.2.2.1 *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 The *gross floor area* of a *home occupation* shall not be greater than **168 m<sup>2</sup>** (1,808 ft<sup>2</sup>)

10.5.2.2.3 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*.

(Amended by By-Law 1791-2013)

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

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.

Dec 30/19

(Added by By-Law 1866-2014)

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 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 1866-2014)

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

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 constructed after August 3, 2016 **6.4 m** (21 ft)

10.5.4.3 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 1979-2016)

Dec 30/19