

21.1 USES PERMITTED

No *person* shall within any D Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the D *uses* presented in Table 21.1:

<b>TABLE 21.1: USES PERMITTED</b>
<ul style="list-style-type: none"> <li>• a <i>farm</i>, excluding the keeping of any livestock or the construction of any new <i>buildings</i> or <i>structures</i>;</li> </ul>
<ul style="list-style-type: none"> <li>• a <i>home occupation</i>, in accordance with the provisions of Section 5.13;</li> </ul>
<ul style="list-style-type: none"> <li>• a public use, in accordance with the provisions of Section 5.20;</li> </ul>
<ul style="list-style-type: none"> <li>• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the farm on which the outlet is located;</li> </ul>
<ul style="list-style-type: none"> <li>• an <i>existing single detached dwelling</i>.</li> </ul>

(Amended by By-Law 1576-2009)

21.2 ZONE PROVISIONS

No *person* shall within any D Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 21.2:

<b>TABLE 21.2: ZONE PROVISIONS</b>		
<b>Zone Provision</b>	<b>Residential Uses</b>	<b>Non-Residential Uses</b>
<b>Number of Single Detached Dwellings per lot</b> , Maximum	a <i>single detached dwelling existing</i> at the time of the passing of this Zoning By-Law together with any replacement, <i>rebuilding</i> or alteration thereto made after the passing of this Zoning By-Law provided that any such replacement, <i>rebuilding</i> or alteration does not enlarge the <i>gross floor area</i> of the original <i>single detached dwelling</i> by more than 25%	
<b>Lot Area</b> , Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> .	<b>30 ha</b> (74.1 ac)
<b>Lot Frontage</b> , Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> .	<b>100 m</b> (328 ft)
<b>Front Yard</b> , Minimum Depth	<b>7.5 m</b> (24.6 ft)	<b>7.5 m</b> (24.6 ft)
<b>Exterior Side Yard</b> , Minimum Width		
<b>Rear Yard</b> , Minimum Depth	<b>7.5 m</b> (24.6 ft)	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard</b> , Minimum Width	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side	<b>7.5 m</b> (24.6 ft)

<b>TABLE 21.2: ZONE PROVISIONS</b>		
<b>Zone Provision</b>	<b>Residential Uses</b>	<b>Non-Residential Uses</b>
<b>Setback</b> , Minimum Distance from the Centreline of a County Road	<b>22 m</b> (72.2 ft)	<b>22 m</b> (72.2 ft)
<b>Lot Coverage</b> , Maximum	30% of the <i>lot area</i>	none
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)	<b>15 m</b> (49.2 ft), or in accordance with Section 5.28
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.	

### 21.3 SPECIAL PROVISIONS

#### 21.3.1 Location: Part Lot 13, Concession 6 (Blenheim), D-1

21.3.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'D-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 21.1 of this Zoning By-Law;  
a farm implement storage *building*

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

(Amended by By-Law 1576-2009)

##### 21.3.1.2.1 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage existing* at the time of passing of the By-law or created by a severance granted by the Oxford County Land Division Committee.

##### 21.3.1.2.2 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of passing of the By-law or created by a severance granted by the Oxford County Land Division Committee

##### 21.3.1.2.3 SPECIAL PROVISIONS FOR A FARM IMPLEMENT STORAGE BUILDING

(Added by By-Law 1463-2005)  
(Amended by By-Law 1576-2009)

## 21.3.1.2.3.1 FLOOR AREA

Maximum **111.5 m<sup>2</sup>** (1200 ft<sup>2</sup>).

21.3.1.3 That all provisions of the 'D' Zone in Section 21.2 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 1463-2005)

(Amended by By-Law 1576-2009)

21.3.2 Location: Part Lot 12, Concession 1 (Blenheim), Princeton, D-2 (Key Map 57)

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

all *uses* permitted in Section 21.1 of this Zoning By-Law,  
a *building or structure accessory* to a *single-detached dwelling*.

21.3.2.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any 'D-2' zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

## 21.3.2.2.1 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of passing of the By-law or created by a *boundary adjustment*.

## 21.3.2.2.2 SPECIAL PROVISIONS FOR AN ACCESSORY BUILDING OR STRUCTURE

21.3.2.2.2.1 Notwithstanding any other provision of this Zoning By-Law to the contrary, one *accessory building or structure* may be constructed on the property after August 5, 2020.

## 21.3.2.2.2.2 LOCATION

i) an *accessory building or structure* shall be located between 60 m (198.8 ft) and 120 m (393.7 ft) of the westerly lot line;

ii) an *accessory building or structure* shall be located between 1.5 m (4.9 ft) and 35 m (114.8 ft) of the northerly lot line.

(Added by By-Law 1485-2005)

(Deleted and Replaced by By-Law 2198-2020)

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## 21.3.2.2.2.3 GROSS FLOOR AREA

Maximum **167.2 m<sup>2</sup>** (1,800 ft<sup>2</sup>)

21.3.2.3 That all of the provisions of the 'D' Zone in Section 21.2 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 1485-2005)

(Deleted and Replaced by By-Law 2198-2020)

**21.3.3 Location: Part Lot 12, Concession 7 and Part Lot 9, Reg. Plan 199  
(Blenheim), Drumbo, D-3**

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21.3.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'D-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 21.1 of this Zoning By-Law.

21.3.3.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any 'D-3' zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

## 21.3.3.2.1 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of passing of the By law or created by a *boundary adjustment*.

21.3.3.2.2 That all provisions of the 'D' Zone in Section 21.2 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 1492-2006)

**21.3.4 Location: Part Lot 12, Concession 1 (Blenheim), Railway Street East, Princeton, D-4**

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21.3.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-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 21.1 of this Zoning By-Law.

(Added by By-Law 1524-2007)

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

21.3.4.2.1 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage existing* at the time of passing of the By-law or created by a severance granted by the Oxford County Land Division Committee.

21.3.4.2.2 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of passing of the By-law or created by a severance granted by the Oxford County Land Division Committee.

21.3.4.3 All the other provisions of the D-4 Zone in Section 21.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.  
(Added by By-Law 1524-2007)

21.3.5 **Location: Part Lot 17, Concession 12 (Blenheim), Albert Street East (Oxford Road 8),  
Plattsville, D-5**

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(Added by By-Law 1602-2009)  
(Deleted by By-Law 1735-2012)

21.3.6 **Location: Part Lots 11 & 12, Concession 6, D-6 (Key Map 29)**

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

all *uses* permitted in Section 21.1 of this Zoning By-Law.

21.3.6.2 Notwithstanding any provision of this by-law, no *person* shall within any D-6 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

21.3.6.2.1 LOT AREA

Minimum **2.7 ha** (6.7 ac)

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## 21.3.6.2.2 LOT FRONTAGE

Minimum **170 m** (557.7 ft)

21.3.6.3 That all of the provisions of the 'D' Zone in Section 21.2 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 2136-2019)

21.3.7 Location: Part Lot 12, Concession 6, D-7 (Key Map 29)

21.3.7.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any D-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 21.1 of this Zoning By-Law.

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

## 21.3.7.2.1 LOT AREA

Minimum **23 ha** (56.8 ac)

## 21.3.7.2.2 LOT FRONTAGE

Minimum **245 m** (803.8 ft)

21.3.7.3 That all of the provisions of the 'D' Zone in Section 21.2 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 2136-2019)

21.3.8 Location: Part Lot 12, Concession 7 (Blenheim), D-8 (Key Map 28)

21.3.8.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any D-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 21.1 of this Zoning By-Law.

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(Added by By-Law 2179-2020)

21.3.8.2 Notwithstanding any provision of this by-law, no *person* shall within any D-8 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

21.3.8.2.1 LOT AREA

Minimum **13.7 ha** (34 ac)

21.3.8.3 That all of the provisions of the ‘D’ Zone in Section 21.2 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 2179-2020)

21.3.9 Location: Part Lot 99, Plan 99, Princeton, D-7 (Key Map 59)

21.3.9.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any D-7 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building or structure* for any purpose except the following:

all *uses* permitted in Section 21.1 of this Zoning By-Law.

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

21.3.9.2.1 LOT AREA

Minimum **2.3 ha** (5.8 ac)

21.3.9.2.2 LOT FRONTAGE

Minimum **5 m** (16.4 ft)

21.3.9.3 That all of the provisions of the ‘D’ Zone in Section 21.2 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 2201-2020)

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