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:

<table>
<thead>
<tr>
<th>TABLE 10.1: USES PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>• a converted dwelling, in accordance with the provisions of Section 5.4;</td>
</tr>
<tr>
<td>• a garden suite, in accordance with the provisions of Section 5.9;</td>
</tr>
<tr>
<td>• a home occupation, in accordance with the provisions of Section 5.13;</td>
</tr>
<tr>
<td>• a public use, in accordance with the provisions of Section 5.20;</td>
</tr>
<tr>
<td>• a single detached dwelling;</td>
</tr>
<tr>
<td>• a wayside sand or gravel pit or stone quarry, in accordance with the provisions of Section 5.29.</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>TABLE 10.2: ZONE PROVISIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Provision</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>Number of Single Detached Dwellings Per Lot, Maximum</td>
</tr>
<tr>
<td>Lot Area, Minimum</td>
</tr>
<tr>
<td>Lot Frontage, Minimum</td>
</tr>
<tr>
<td>Front Yard, Minimum Depth</td>
</tr>
<tr>
<td>Exterior Side Yard, Minimum Width</td>
</tr>
<tr>
<td>Rear Yard, Minimum Depth</td>
</tr>
<tr>
<td>Interior Side Yard, Minimum Width</td>
</tr>
<tr>
<td>Setback, Minimum Distance from the Centreline of a County Road</td>
</tr>
</tbody>
</table>

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
### Table 10.2: Zone Provisions

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>All Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage, Maximum</td>
<td>30% of the lot area</td>
</tr>
<tr>
<td>Landscaped Open Space, Minimum</td>
<td>30% of the lot area</td>
</tr>
<tr>
<td>Ground Floor Area, Minimum</td>
<td>1 storey - 93 m² (1,001 ft²) greater than 1 storey – 55 m² (592 ft²) provided that the gross floor area for all storeys is not less than 110 m² (1,184 ft²)</td>
</tr>
<tr>
<td>Height of Building, Maximum</td>
<td>11 m (36.1 ft)</td>
</tr>
<tr>
<td>Parking, Accessory Uses, Etc.</td>
<td>In accordance with the provisions of Section 5.</td>
</tr>
</tbody>
</table>

#### 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

July/18
10.4.1.2.1.1 GROUND FLOOR AREA

Maximum 120.7 m² (1,300 ft²)

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)

10.5 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;
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 m² (1,776.1 ft²)

July/18
1½ storey or more

provided that the gross floor area
is not less than 110 m² (1,184.1 ft²)

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 Location: Part Lot 5, Concession 13 (Blandford) RE-2

10.5.1 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 m² (1,808 ft²)

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:

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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 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 $241.5 \text{ m}^2$ (2,600 ft$^2$)

10.5.4.2.1.2 Height

Maximum for an accessory building constructed after August 3, 2016 $6.4 \text{ m}$ (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)

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