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:

<table>
<thead>
<tr>
<th>Table 21.1: Uses Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>• a farm, excluding the keeping of any livestock or the construction of any new buildings or structures;</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 seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the farm on which the outlet is located;</td>
</tr>
<tr>
<td>• an existing single detached dwelling.</td>
</tr>
</tbody>
</table>

(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:

<table>
<thead>
<tr>
<th>Table 21.2: Zone Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone Provision</strong></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>
</tbody>
</table>

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
### Table 21.2: Zone Provisions

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Residential Uses</th>
<th>Non-Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard, Minimum Depth</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
<tr>
<td>Exterior Side Yard, Minimum Width</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard, Minimum Depth</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
<tr>
<td>Interior Side Yard, Minimum Width</td>
<td>3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side</td>
<td>7.5 m (24.6 ft)</td>
</tr>
<tr>
<td>Setback, Minimum Distance from the Centrelene of a County Road</td>
<td>22 m (72.2 ft)</td>
<td>22 m (72.2 ft)</td>
</tr>
<tr>
<td>Lot Coverage, Maximum</td>
<td>30% of the lot area</td>
<td>none</td>
</tr>
<tr>
<td>Height of Building, Maximum</td>
<td>11 m (36.1 ft)</td>
<td>15 m (49.2 ft), or in accordance with Section 5.28</td>
</tr>
<tr>
<td>Parking, Accessory Uses, Etc.</td>
<td>In accordance with the provisions of Section 5.</td>
<td></td>
</tr>
</tbody>
</table>

#### 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)

April/09
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**

21.3.1.2.3.1 **FLOOR AREA**

Maximum 111.5 m² (1200 ft²).

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), D-2**

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.

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:

(Added by By-Law 1485-2005)

April/09

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
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*.

21.3.2.3 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 1485-2005)

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

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)

July 6/09

*Township of Blandford-Blenheim Zoning By-Law Number 1360-2002*
21.3.4 **Location: Part Lot 12, Concession 1 (Blenheim), Railway Street East, Princeton, D-4**

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.

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**

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

September/12

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002