

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 21.1: USES PERMITTED	
•	a farm, excluding the keeping of any livestock or the construction of any new buildings or structures;
•	a home occupation, in accordance with the provisions of Section 5.13;
•	a public use, in accordance with the provisions of Section 5.20;
•	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;
•	an existing single detached dwelling.

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

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

Dec 30/19

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:

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.

Dec 30/19

(Added by By-Law 1492-2006)

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**

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)

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**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)

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)

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:

May/19

(Added by By-Law 2136-2019)

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)

May/19