8.1 **USES PERMITTED**

No person shall within any AB Zone use any *lot*, or *erect, alter or use any building or structure* for any purpose except one or more of the AB *uses* presented in Table 8.1:

<table>
<thead>
<tr>
<th>TABLE 8.1: USES PERMITTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>• an <em>abattoir</em>;</td>
</tr>
<tr>
<td>• an <em>animal kennel</em>, in accordance with the provisions of Section 5.3 &amp; Section 8.2.2;</td>
</tr>
<tr>
<td>• a commercial grain elevator;</td>
</tr>
<tr>
<td>• a <em>communications structure</em>;</td>
</tr>
<tr>
<td>• a <em>converted dwelling</em>, in accordance with the provisions of Section 5.4;</td>
</tr>
<tr>
<td>• a dairy and cheese factory;</td>
</tr>
<tr>
<td>• a <em>dead stock removal operation</em>;</td>
</tr>
<tr>
<td>• a <em>farm auction barn</em>;</td>
</tr>
<tr>
<td>• a <em>farm implement dealer</em>;</td>
</tr>
<tr>
<td>• a farm drainage contractor or silo contractor;</td>
</tr>
<tr>
<td>• a farm produce retail outlet;</td>
</tr>
<tr>
<td>• a feed mill;</td>
</tr>
<tr>
<td>• a forestry equipment testing area;</td>
</tr>
<tr>
<td>• a <em>home occupation</em>, in accordance with the provisions of Section 5.13;</td>
</tr>
<tr>
<td>• a landscaping business;</td>
</tr>
<tr>
<td>• a <em>livestock assembly and sales yard</em>;</td>
</tr>
<tr>
<td>• a manufacturing plant for the production of agricultural field tile;</td>
</tr>
<tr>
<td>• a <em>nursery</em>;</td>
</tr>
<tr>
<td>• a <em>processing plant for agricultural products and/or by-products</em>;</td>
</tr>
<tr>
<td>• a public <em>use</em>, in accordance with the provisions of subsection 5.20;</td>
</tr>
<tr>
<td>• a retail outlet, a wholesale outlet or a business office <em>accessory</em> to a permitted use;</td>
</tr>
</tbody>
</table>

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
§ 8.0 AGRI-BUSINESS ZONE (AB)

### Table 8.1: Uses Permitted

- a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;
- a sawmill;
- a single detached dwelling accessory to a permitted use;
- a soil processing operation;
- a veterinary clinic;
- a wayside sand or gravel pit or stone quarry in accordance with the provisions of Section 5.29;
- a welding and repair garage for servicing farm vehicles and farm implements.

8.2 Zone Provisions

No person shall within any AB Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions presented in Table 8.2. The lot area provisions for residential uses are cumulative with the lot area provisions for non-residential uses when such residential use is located on the same lot with a permitted non-residential use.

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Residential Uses</th>
<th>Non-Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number of Single Detached Dwellings per Lot, Maximum</strong></td>
<td>1</td>
<td>No Provision</td>
</tr>
<tr>
<td><strong>Lot Area</strong>, Minimum</td>
<td>0.4 ha (1 ac)</td>
<td>0.4 ha (1 ac)</td>
</tr>
<tr>
<td>Where sanitary sewers and public water supply not available</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Lot Frontage</strong>, Minimum</td>
<td>45 m (147.6 ft)</td>
<td>45 m (147.6 ft)</td>
</tr>
<tr>
<td><strong>Front Yard</strong>, Minimum Depth</td>
<td>10 m (32.8 ft)</td>
<td>10 m (32.8 ft)</td>
</tr>
<tr>
<td><strong>Exterior Side Yard</strong>, Minimum Width</td>
<td>10 m (32.8 ft)</td>
<td>10 m (32.8 ft)</td>
</tr>
<tr>
<td><strong>Rear Yard</strong>, Minimum Depth</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
</tbody>
</table>

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
### TABLE 8.2: ZONE PROVISIONS

<table>
<thead>
<tr>
<th>Zone Provision</th>
<th>Residential Uses</th>
<th>Non-Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Interior Side Yard, Minimum Width</strong></td>
<td>3 m (9.8 ft)</td>
<td>5 m (16.4 ft)</td>
</tr>
<tr>
<td><strong>Lot Depth, Minimum</strong></td>
<td>60 m (196.9 ft)</td>
<td>60 m (196.9 ft)</td>
</tr>
<tr>
<td><strong>Setback, Minimum Distance from the Centreline of a County Road</strong></td>
<td>26 m (65.6 ft)</td>
<td>26 m (65.6 ft)</td>
</tr>
<tr>
<td><strong>Height of Building, Maximum</strong></td>
<td>11 m (36.1 ft)</td>
<td>15 m (49.2 ft) in accordance with the provisions of Section 5.28;</td>
</tr>
<tr>
<td><strong>Ground Floor Area, Minimum</strong></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>
<td>No Provision</td>
</tr>
<tr>
<td><strong>Landscaped Open Space, Minimum</strong></td>
<td>30% of lot area</td>
<td>10 % of the lot area</td>
</tr>
<tr>
<td><strong>Parking, Accessory Uses, Etc.</strong></td>
<td>In accordance with the provisions of Section 5.</td>
<td></td>
</tr>
</tbody>
</table>

### 8.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

*Dwellings, buildings or structures* hereafter *erected* outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

*Existing dwellings, buildings or structures* located outside of a settlement, as defined in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

July 6/09

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
Dwellings, buildings or structures hereafter erected within a settlement defined on Schedule “A”, Key Maps 8 (Washington); 26 (Wolverton); 52 (Eastwood); 57 (Gobles); and 64 (Canning) shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, or not further reduce an existing insufficient setback relative to MDS I, whichever is the lesser.

8.2.2 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no building or structure or part thereof shall be used or erected, renovated or remodelled for use as an animal kennel nearer than 90 m (295.3 ft) to any lot line.

8.2.3 SPECIAL PROVISION FOR ACCESSORY RESIDENTIAL USE

Prior to the issuance of a building permit for an accessory single detached dwelling, the construction of the agri-business buildings or structures must be complete, to the satisfaction of the Chief Building Official.

(Amended by By-Law 1576-2009)

8.2.4 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any building except that the open storage of goods or materials may be permitted to the rear of the main building provided that:

8.2.4.1 such open storage is accessory to the non-residential building on the lot;

8.2.4.2 such open storage complies with the yard and setback requirements of this Section; and

8.2.4.3 such open storage shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least 1.5 m (4.9 ft) in height from the ground, constructed of new materials.

8.2.4.4 Notwithstanding the open storage yard, setback and enclosure requirements, the open storage of finished goods or materials shall be permitted for the purposes of display or sale.

April/09
8.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (AB-C)**

In accordance with the provisions of Section 5.4, all AB-C zoned lots may contain a converted dwelling or any other use permitted in Section 8.1, in accordance with the provisions of Section 8.2 of this Zoning By-Law.

8.4 **SPECIAL PROVISIONS**

8.4.1 **Location: Part Lot 6, Concession 5 (Blandford) AB-1**

8.4.1.1 Notwithstanding any provision of this by-law to the contrary, no person shall within any AB-1 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a forestry equipment testing area.

8.4.1.2 All of the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

8.4.2 **Location: Part Lot 6, Concession 4 (Blandford) AB-2**

8.4.2.1 Notwithstanding any provision of this by-law to the contrary, no person shall within any AB-2 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a single detached dwelling house accessory to a permitted use;
- a commercial greenhouse;
- a landscape contracting business;
- a nursery;
- a teaching facility related to a permitted use.

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

8.4.2.2.1 Notwithstanding any other provisions of this by-law to the contrary, all buildings and structures, open storage, stockpiling of materials and parking of vehicles & equipment accessory to a permitted, non-residential use shall be set back a minimum distance of 60 m (196.5 ft) from the front lot line.

July 6/09
8.4.2.2.2 All of the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

8.4.3 **Location: Part Lot 7, Concession 12 (Blenheim) AB-3**

8.4.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any AB-3 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a bakery;
- a farm;
- a Harvest Festival;
- a *home occupation*, in accordance with the provisions of Section 5.13;
- a nursery;
- a *public use*, in accordance with the provisions of Section 5.20;
- a seasonal fruit, vegetable, flower or farm produce sales outlet provided such produce is the product of the *farm* on which the sales outlet is located;
- a *single detached dwelling* accessory to a *farm*; and
- a teaching facility for the promotion of agriculture.

8.4.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any AB-3 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

8.4.3.2.1 **DEFINITION OF HARVEST FESTIVAL**

A Harvest Festival shall include agriculturally-oriented activities such as a farm petting zoo, pony rides, hay-sleigh rides, corn maze, pick-your-own produce and related supportive uses such as a craft area, food concessions, and a haunted barn. Such uses shall not include amusement rides and games of skill or chance.

8.4.3.2.2 **BUILDING SETBACK FROM CREEK**

Minimum 30 m (98.4 ft).

8.4.3.2.3 All the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-law shall continue to apply mutatis mutandis.

(Amended by By-Law 1634-2010)

August/10

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
8.4.4 **Location: Part Lot 21, Concession 6 (Blenheim), AB-4**

(Added by By-Law 1412-2003)
(Deleted by By-Law 1616-2010)

8.4.5 **Location: Part Lot 1, Concession 13 (Blenheim), AB-5**

8.4.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any AB-5 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following:

all *uses* permitted in Section 8.1 of this Zoning By-Law; a *public garage*.

8.4.5.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any AB-5 zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

8.4.5.2.1 **DEFINITION OF A PUBLIC GARAGE**

For the purposes of this subsection, a public garage shall mean a *building* or place where only *commercial motor vehicles* are washed, cleaned, serviced, painted or otherwise repaired and/or where only *commercial motor vehicles* are leased, rented, sold or kept for hire.

8.4.5.2.2 That all provisions of the AB Zone in Section 8.2 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 1434-2004)

8.4.6 **Location: Part Lot 11, Concession 11 (Blandford), AB-6 (Key Map 16)**

8.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-6 Zone *use* any *lot*, or *erect, alter* or *use* any *building or structure* for any purpose except for the following:

April/18

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
8.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any AB-6 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

8.4.6.2.1 Special Provisions for a Farm Implement Dealer

8.4.6.2.1.2 Gross Floor Area

Maximum 3,800 m² (40,902.9 ft²)

8.4.6.3 That all the provisions of the AB Zone in Section 8.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 2066-2018)

8.4.7 Location: Part Lot 22, Concession 11 (Blenheim), AB-7 (Key Map 14)

8.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any AB-7 Zone use any lot, or erect, alter or use any building or structure for any purpose except for the following:

all uses permitted in Section 8.1 of this Zoning By-Law;

8.4.7.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any AB-7 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

8.4.7.2.1 SPECIAL PROVISION FOR AN EXISTING STORAGE BUILDING

Notwithstanding any other provision of this Zoning By-law to the contrary, the storage building existing as of February 20, 2019, shall be located no closer than 4.2 m (14 ft) from the rear lot line.

February/19

Township of Blandford-Blenheim Zoning By-Law Number 1360-2002
8.4.6.3  That all the provisions of the AB Zone in Section 8.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 2122-2019)