

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

| TABLE 8.1: USES PERMITTED |
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| <ul style="list-style-type: none"> • a <i>veterinary clinic</i>; |
| <ul style="list-style-type: none"> • a <i>wayside sand or gravel pit or stone quarry</i> in accordance with the provisions of Section 5.29; |
| <ul style="list-style-type: none"> • 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 8.2: ZONE PROVISIONS | | |
|---|-------------------------|---|
| Zone Provision | Residential Uses | Non-Residential Uses |
| Number of Single Detached Dwellings per Lot, Maximum | 1 | No Provision |
| Lot Area, Minimum Where sanitary sewers and public water supply not available | 0.4 ha (1 ac) | 0.4 ha (1 ac) |
| Lot Frontage, Minimum | 45 m (147.6 ft) | 45 m (147.6 ft) |
| Front Yard, Minimum Depth Exterior Side Yard, Minimum Width | 10 m (32.8 ft) | 10 m (32.8 ft) |
| 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) | 5 m (16.4 ft) |
| Lot Depth, Minimum | 60 m (196.9 ft) | 60 m (196.9 ft) |
| Setback, Minimum Distance from the Centreline of a County Road | 26 m (65.6 ft) | 26 m (65.6 ft) |
| Height of Building, Maximum | 11 m (36.1 ft) | 15 m (49.2 ft) or in accordance with the provisions of Section 5.28; |

| TABLE 8.2: ZONE PROVISIONS | | |
|---------------------------------------|---|-----------------------------|
| Zone Provision | Residential Uses | Non-Residential Uses |
| Ground Floor Area, Minimum | 1 storey - 93 m² (1,001 ft ²) greater than 1 storey – 55 m² (592 ft ²) provided that the gross floor area for all storeys is not less than 110 m² (1,184 ft ²) | No Provision |
| Landscaped Open Space, Minimum | 30% of <i>lot area</i> | 10 % of the <i>lot area</i> |
| Parking, Accessory Uses, Etc. | In accordance with the provisions of Section 5. | |

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.

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*.

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(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.

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:

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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*.

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.

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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)

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:

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a *farm implement dealer*;
a *single detached dwelling* accessory to a permitted use.

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.

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)

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8.4.8 Location: Part Lot 3, Concession 11 (Blandford), AB-8 (Key Map 15)

8.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-8 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;
 a retail outlet store;
 an accessory commercial kitchen;
 a yoga tent;
 and a chicken coop

8.4.8.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

8.4.8.2.1 SPECIAL PROVISIONS FOR A RETAIL OUTLET MARKET & ACCESSORY COMMERCIAL KITCHEN

8.4.8.2.1.1 For the purposes of this By-law, a retail outlet store shall mean an outlet for the sale of products that are primarily produced on the premises or from local producers.

8.4.8.2.1.2 For the purposes of this By-law, an accessory commercial kitchen shall mean a premises for which food and beverages are prepared and served, acting accessory to a retail outlet store.

8.4.8.2.1.3 GROSS FLOOR AREA FOR A RETAIL OUTLET STORE & ACCESSORY COMMERCIAL KITCHEN

Notwithstanding any other provision of this Zoning By-law, the combined maximum gross floor area of a retail outlet store and accessory commercial kitchen shall be **240 m²** (2,592 ft²).

8.4.8.2.2 SPECIAL PROVISIONS FOR LIVESTOCK PADDOCKS

8.4.8.2.2.1 For the purposes of interpreting this By-law, a livestock paddock shall mean an enclosed field used for pasturing goats, alpacas or animals of similar size/use.

8.4.8.2.2.2 NUMBER OF PADDOCKS

Maximum

7

(Added by By-Law 2232-2021)

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8.4.8.2.3 SPECIAL PROVISIONS FOR A YOGA TENT

8.4.8.2.3.1 For the purposes of interpreting this By-law, a yoga tent shall mean a temporary structure used for the purpose of instructing yoga to paying and non-paying participants.

8.4.8.2.3.2 SIZE

| | |
|---------|--|
| Maximum | 74.3 m² (800 ft²) |
|---------|--|

8.4.8.3 TOTAL NUMBER OF EMPLOYEES

| | |
|---------|----------|
| Maximum | 7 |
|---------|----------|

8.4.8.4 PARKING SPACES

| | |
|---------|-----------|
| Minimum | 27 |
|---------|-----------|

8.4.8.5 Notwithstanding Section 2.3 of this Zoning By-Law, those lands zoned 'AB-8' shall not be considered a separate *lot*.

8.4.8.6 That all the provisions of the AB-8 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 2232-2021)

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