

**2.1 SCHEDULES TO THE BY-LAW**

The following schedules are included in and form part of this Zoning By-Law.

- Schedule "A" - Zone Maps comprised of the Index Map, Key Map Legend, and Key Maps 1 to 66 inclusive
- Schedule "B" - Site Plans
- Schedule "C" - Parking Space Requirements comprising Schedule "C-1" and "C-2" inclusive, plus Schedule "C-3" Accessible Parking Standards  
(Added by By-Law 1943-2015)
- Schedule "D" - Groundwater Recharge Areas  
(Amended by By-Law 1576-2009)

**2.2 INTERPRETATION****2.2.1 SHORT TITLE**

This By-Law shall be cited as the "Zoning By-Law" of the *Corporation* of the Township of Blandford-Blenheim.

**2.2.2 ZONE BOUNDARIES**

Zone boundaries are construed to be property lines, Township *lot lines*, *street lines*, railways, boundaries of Registered Plans, Provincially Significant environmental features and boundaries of areas licensed under the Aggregate Resources Act. In the case where uncertainty exists as to the boundary of any zone, then the location of such boundary shall be determined in accordance with the scale of Schedule "A" to the original drawing scale.

2.2.3 For the purposes of this Zoning By-Law, the definitions and interpretations given herein shall govern.

2.2.4 For the purposes of this Zoning By-Law, words used in the present tense include the future; words in singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the word "used" shall include the words "intended to be used" and "designed to be used or occupied."

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2.2.5 For the purposes of this Zoning By-Law, words that appear in *italicized* text, excluding headings or titles, are defined in Section 4.

2.3 **LOTS WITH MORE THAN ONE ZONE**

Where a *lot* is divided into more than one zone, each such portion of the *lot* shall be considered as a separate *lot* for the purposes of determining zone provisions of this Zoning By-Law and shall be used in accordance with the provisions of this Zoning By-Law for the applicable zones, but no *lot* shall have more than one residential *dwelling* on the whole lot except as specifically provided in this Zoning By-Law.

2.4 **LOTS CONTAINING MORE THAN ONE USE**

Where any land, *building* or *structure* is used for more than one non-residential *use*, all provisions of this Zoning By-Law shall be complied with for each *use*, except in the case of *lot area*, *lot frontage*, *lot coverage* and minimum *yard* requirements in which case the most restrictive requirement shall apply.

2.5 **ENVIRONMENTAL PROTECTION OVERLAYS**

Mapping for the Environmental Protection 1 (EP1) Overlay and the Environmental Protection 2 (EP2) Overlay is provided by the Ministry of Natural Resources at a scale of 1:50,000. Features within the EP1 and EP2 Overlays have been mapped onto Schedule "A" at a scale of 1:25,000 or less using the Ministry's data. Due to the difference in scale, discrepancies may occur. Such discrepancies shall be resolved through an Environmental Impact Study or at the direction of the Ministry of Natural Resources and/or the Conservation Authority having jurisdiction.

The EP1 and EP2 Overlays shall be updated as new data becomes available through Environmental Impact Studies or from the Ministry of Natural Resources and/or the appropriate Conservation Authority. The extent of the existing EP1 and EP2 Overlays shown on Schedule "A" shall be updated accordingly without the requirement for a zoning by-law amendment.

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2.6 INTERPRETATION OF MEASUREMENT

Measurements are given in both metric and imperial units in this Zoning By-Law. For the purposes of this Zoning By-Law, the metric unit shall govern.

2.7 MINIMUM DISTANCE SEPARATION FORMULAE I AND II (MDS I AND II)

For the purposes of this By-law, *Minimum Distance Separation Formulae I and II (MDS I and II)* shall be calculated based on the Minimum Distance Separation I and II Guidelines prepared by the Ontario Ministry of Agriculture Food and Rural Affairs (OMAFRA) and the Ministry of the Environment (MOE) as amended from time to time. For the purposes of this section, *MDS II* calculations will use the settlement areas listed in subsection 2.7.2.1. Where there is a discrepancy between these guidelines and this By-law, the provisions of the By-law shall prevail. Notwithstanding the MDS I and II guidelines, the following will be applied in the calculation of required MDS I and II setbacks.

(Amended by By-Law 1563-2008)

- 2.7.1 Where an agricultural *building* or *structure*, or manure storage structure, is being *erected*, *altered* and/or used for the housing of livestock, in an A1 or A2 zone, in the vicinity of an existing institutional *use*, with the exception of a *school*, the MDS II setbacks shall be calculated using a Type A Land Use.

(Amended by By-Law 1563-2008)

- 2.7.2 Where an agricultural *building* or *structure*, or manure storage *structure*, is being erected, altered and/or used for the housing of livestock, in an A1 or A2 zone, in the vicinity of an existing settlement, as defined in Section 2.7.2.1, or any *lot* zoned HC, or any *lot* zoned REC (excepting a passive recreational use), the MDS II setbacks shall be calculated using a Type B Land Use. In all other circumstances, with the exception of calculating setbacks from the nearest *side* or *rear lot line*, nearest road allowance, and subsection 2.7.1 above, the MDS II setbacks shall be calculated using a Type A Land Use.

(Amended by By-Law 1563-2008)

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2.7.2.1 For the purpose of this subsection, settlements are defined as those zoned areas shown on Schedule "A" on the following key maps:

Key Maps 4,5 & 6: Plattsville (Serviced Village)  
Key Map 8: Washington (Rural Cluster)  
Key Maps 19 & 20: Bright (Village);  
Key Map 26: Wolverton (Rural Cluster);  
Key Maps 28,29,30 &31: Drumbo (Serviced Village)  
Key Map 37: Innerkip (Serviced Village);  
Key Map 54: Gobles (Rural Cluster);  
Key Maps 57,58,59: Princeton (Serviced Village);  
Key Maps 61 & 62: Canning (Rural Cluster)

(Amended by By-Law 1563-2008)

(Amended by By-Law 1576-2009)

## 2.8 FLOOD PLAIN AND FILL REGULATED AREA

Mapping for the Flood Plain and Fill Regulated Area is provided, or the extent of these lines has been estimated, by the Conservation Authorities having jurisdiction within the *Corporation* and has been mapped on Schedule "A". The Flood Plain and Fill Regulated Area shall be updated as new information becomes available from the Conservation Authorities and Schedule "A" shall be updated accordingly without the requirement for a zoning by-law amendment.

(Amended by By-Law 1576-2009)

## 2.9 GROUNDWATER RECHARGE AREAS

Mapping for the Groundwater Recharge Areas is provided by the *County* of Oxford and has been mapped onto Schedule "D". The extent of the existing Groundwater Recharge Areas shown on Schedule "D" shall be updated as new data becomes available without the requirement for a zoning by-law amendment.

(Amended by By-Law 1576-2009)

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**2.10 MINOR BY-LAW AMENDMENTS**

Minor grammatical, typographic, cross section references and formatting amendments to the Township of Blandford-Blenheim Zoning By-Law 1360-2002 may be undertaken by the Township of Blandford-Blenheim without an amendment to this Zoning By-Law.

(Added by By-Law 1576-2009)

**2.11 FIGURES AND APPENDICES**

Unless otherwise noted, figures, appendices and illustrations included in this Zoning By-Law are for interpretation purposes only and do not form part of the Township of Blandford-Blenheim Zoning By-Law 1360-2002.

(Added by By-Law 1576-2009)

April/09