

**THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2533-2026**

A By-Law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002, as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Section 4.0 to By-Law Number 1360-2002, as amended, is hereby further amended by adding the following new definitions in alphabetical order in the index and to the corresponding list of existing definitions:

“DETACHED ADDITIONAL RESIDENTIAL UNIT”, means an *additional residential unit* located within or attached to a detached *accessory building* that is located on the same *lot* as a *principal dwelling*.

“DISTANCE FROM”, means the smallest dimension between two *buildings* or *structures* measured on a two-dimensional plan from the outside face of exterior walls of the foundations.

2. That Section 4.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting the following the definitions of “Dwelling Unit Area”, “Ground Floor Area”, “Lot Coverage”, “Multiple Unit Dwelling” and “Principal Dwelling” and replacing them with the following definitions:

"DWELLING UNIT AREA", means the aggregate of the horizontal areas contained within the inside walls of a *dwelling unit*, excluding: any areas used for the storage or parking of *motor vehicles*; a porch or veranda; unfinished *attic*, *cellar* or *basement*; common areas that are accessible by more than one *dwelling unit* (e.g. stairways, elevators, accessibility ramps, laundry); and, areas occupied by mechanical equipment.

"GROUND FLOOR AREA", means the aggregate of the maximum horizontal extent of all areas of a *building* measured between the exterior faces of the exterior walls, including retractable walls and roofed projections (e.g. covered *porches*, *decks*, balconies and *carports*). For greater clarity, *ground floor area* shall encompass the total footprint of a *building* that exists above or below grade (e.g. walk-out *basements*) and shall exclude uncovered *decks* and balconies, canopies, and overhanging eaves, which are two metres or more in *height* above *finished grade*.

"LOT COVERAGE", means that percentage of the *lot area* covered by the maximum horizontal extent of all *buildings* and *structures* on the *lot*, excluding the area covered by uncovered *decks* and balconies, canopies and overhanging eaves, which are two meters or more in *height* above *finished grade*.

For greater clarity, *ground floor area* is used for determining *lot coverage*. The calculation of *lot coverage* for *accessory structures* includes the *ground floor area* of any detached *accessory structures* and any *detached additional residential units*. The *lot coverage* of all *accessory structures*, except those exempted under Section 5.1.1.5.1, shall be included in the calculation of the maximum *lot coverage* for the principal use of the *lot*.

"MULTIPLE UNIT DWELLING", means a *dwelling* consisting of three or more *dwelling units*, which are horizontally and/or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal common space or an access balcony and in which 50% or more of *dwelling units* have direct access to grade or a roof terrace. A *multiple unit dwelling* includes a triplex, a fourplex, a five-plex, a six-plex and a *townhouse*, but shall not include an *additional residential dwelling unit*, a *converted dwelling*, a *street fronting townhouse* or an *apartment dwelling*.

"PRINCIPAL DWELLING", means the *single detached dwelling*, *semi-detached dwelling*, or *street fronting townhouse dwelling* that has been altered to contain *additional residential unit(s)* and/or is located on the same *lot* as a *detached additional residential unit*.

The creation of *additional residential unit(s)* does not change the *principal dwelling* into any other type of *dwelling* as defined in this By-Law.

- That Section 5.0 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting Table 5.1.1.5. and replacing it with the following new Table 5.1.1.5:

TABLE 5.1.1.5 - REGULATIONS FOR ACCESSORY USES				
Provision	RE and RR Zones	R1, R2, R3, CC and V Zones	A1 and A2 Zone	All Other Zones
Permitted Location	Any <i>yard</i> other than a <i>required front yard</i> and <i>exterior side yard</i> .		To the rear of the <i>required front yard</i> , in accordance with the <i>yard</i> and <i>setback</i> provisions of the zone in which such <i>building</i> or <i>structure</i> is located.	
Minimum Distance from Main Buildings	1.2 m (3.9 ft)		2.0 m (6.6 ft)	
Maximum Height	5.5 m (18 ft)	4.5 m (14.8 ft)	5.5 m (18 ft)	See appropriate Zone
Minimum Interior Side Yard Setback	1.2 m (3.9 ft)		See appropriate Zone	
Minimum Rear Yard Setback	1.2 m (3.9 ft)		See appropriate Zone	
Lot Coverage, Maximum for all accessory buildings and structures	10% of <i>lot area</i> , or 160 m ² (1,722.2 ft ²) of <i>ground floor area</i> , whichever is the lesser.	10% of the <i>lot area</i> , or 100 m ² (1,076.4 ft ²) of <i>ground floor area</i> , whichever is the lesser.	where a <i>building</i> or <i>structure</i> is <i>accessory</i> to a residential use, 10% of <i>lot area</i> , or 225 m ² (2,422 ft ²) of <i>ground floor area</i> .	See appropriate Zone
Gross Floor Area, Maximum for all accessory buildings and structures	160 m ² (1,722.2 ft ²) of <i>gross floor area</i> .	100 m ² (1,076.4 ft ²) of <i>gross floor area</i> .	225 m ² (2,422 ft ²) of <i>gross floor area</i> .	In accordance with applicable zone provisions.

- That Section 5.0 to By-law Number 1360-2002, as amended, is hereby further amended by deleting Subsection 5.5.2 and replacing it with the following new subsection 5.5.2:

5.5.2 ADDITIONAL RESIDENTIAL UNITS

5.5.2.1 WHERE PERMITTED

Where listed as a permitted *use* in an applicable Zone, *additional residential units* are permitted subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

Detached additional residential units located outside of a settlement defined in Section 2.7.2 shall be required to satisfy the minimum distance separation requirements, as determined through the application of the *Minimum Distance Separation Formula I* (MDS I) or not further reduce an existing insufficient MDS I *setback*.

5.5.2.2 WHERE NOT PERMITTED

Additional residential units shall not be permitted:

- i) on any *lot* within the following settlements as defined in Section 2.7.2:
 - a. Drumbo (Serviced Village); and,
 - b. Bright (Village).
- ii) on any *lot* containing a *boarding or lodging house*, a *group home*, a *garden suite*, a *converted dwelling*, a *duplex dwelling*, a *mobile home*, or a *bed and breakfast establishment*. An *additional residential unit* within the *principal dwelling* may be permitted on the same *lot* as an *existing garden suite* where the *lot* meets the provisions of Section 5.5.2 and an application under the Planning Act has been approved;
- iii) on any *lot* located within a settlement defined in Section 2.7.2, unless the *principal dwelling* is connected to the *municipal water system* and/or *municipal sewage system* and adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County* in writing;
- iv) on any portion of a *lot* containing *natural hazards*, unless formal clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event;
- v) on any *lot* serviced by a *private communal water system* and/or *private communal sewage system*; and,
- vi) notwithstanding the provisions of Section 5.9 and 5.10, on any *lot* in a residential, mixed use or commercial zone, as defined by Section 3.1.1, serviced by an *individual on-site sewage system* where the *lot area* doesn't meet the minimum *lot area*

provisions of this Section or the Zone in which the *lot* is located whichever is the greater.

5.5.2.3 PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS

All *additional residential units* shall comply with the provisions of Table 5.5.2.3

TABLE 5.5.2.3 – PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS				
Provision	Column 1 - R1, R2, R3, CC and V Zones, where served by both a <i>municipal water system</i> and <i>municipal sewage system</i>	Column 2 - R1, R2 and V Zones, where not served by a <i>municipal sewage system</i>	Column 3 - RE and RR Zones in a settlement area (as defined in Section 2.7.2)	Column 4 - A1, A2, RR, and RE Zones outside of a settlement area (as defined in Section 2.7.2)
Number of <i>Additional Residential Units</i> per <i>lot</i> , Maximum	2, excluding settlement areas listed in 5.5.2.2 i)	1, excluding settlement areas listed in 5.5.2.2 i)	1	2
<i>Lot Coverage</i> , Maximum for all <i>buildings</i> and <i>structures</i>	45%, provided there are no non-residential <i>uses</i> on the <i>lot</i> .	In accordance with the Maximum <i>Lot Coverage</i> provisions for the Zone in which the <i>lot</i> is located.		
<i>Cumulative Dwelling Unit Area</i> for all <i>Additional Residential Units</i> , Maximum	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> , or 50 m ² (538 ft ²) of <i>dwelling unit area</i> , whichever is the lesser.	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> , or 100 m ² (1076 ft ²) of <i>dwelling unit area</i> , whichever is the lesser.	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> , or 140 m ² (1506 ft ²) of <i>dwelling unit area</i> , whichever is the lesser.	
<i>Dwelling Unit Area</i> for an <i>Additional Residential Unit</i> in a <i>Basement</i> or <i>Cellar</i>	Notwithstanding the maximum <i>dwelling unit area</i> provision, the entire <i>basement</i> or <i>cellar</i> of the <i>principal dwelling</i> may be used for the purposes of an <i>additional residential unit</i> , provided there are no other <i>additional residential units</i> or <i>garden suites</i> on the <i>lot</i> .			
<i>Driveway Access</i>	All <i>additional residential dwelling units</i> shall have direct access to the same <i>driveway</i> as the <i>principal dwelling</i> .			
Location of <i>Entrances</i>	All <i>dwelling units</i> within the <i>principal dwelling</i> shall be accessed through a common entrance from an internal corridor or vestibule, except that separate entrance(s) may be located in the <i>rear yard</i> or <i>interior side yard</i> .			
Location of <i>Exterior Stairways</i>	There shall be no exterior stairways except a required emergency exit which shall be located only in the <i>rear yard</i> or <i>interior side yard</i> .			
Unobstructed <i>Pathway to Entrance</i> of <i>Unit(s)</i> , Minimum	1.2 m (3.9 ft) wide unobstructed pathway from the <i>front lot line</i> to the entrance. Unobstructed means no obstruction or encroachments to a height of up to 2.3 m (7.5 ft).			
<i>Parking Spaces</i> , Minimum	1 space per <i>additional residential unit</i> is required. Such spaces may be <i>tandem parking spaces</i> , provided no <i>tandem parking space</i> for an <i>additional residential unit</i> is located within a <i>private garage</i> .			
<i>Landscaped Open Space</i> in <i>Rear Yard</i> , Minimum	75 m ² (807 ft ²) for 1 <i>additional residential unit</i> and 100 m ² (1076 ft ²) for 2 <i>additional residential units</i> and such <i>landscaped open space</i> shall be accessible to all <i>dwelling units</i> or exclusive access is apportioned to each <i>dwelling unit</i> .			

5.5.2.4 PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS

A detached additional residential unit shall comply with the provisions of Table 5.5.2.3 and Table 5.5.2.4, where a conflict exists, the provisions of Table 5.5.2.4 will prevail.

TABLE 5.5.2.4 – PROVISIONS FOR DETACHED ADDITIONAL RESIDENTIAL UNITS					
Provision	Column 1 - R1, R2, R3, CC and V Zones, where served by both a <i>municipal water system</i> and <i>municipal sewage system</i>	Column 2 - R1, R2 and V Zones, where not served by a <i>municipal sewage system</i>	Column 3 - RE and RR Zones, in a settlement area (as defined in Section 2.7.2)	Column 4 - RR and RE Zones, outside of a settlement area (as defined in Section 2.7.2)	Column 5 - A1 and A2 Zones
Number of <i>Detached Additional Residential Units</i> per lot, Maximum	1, excluding settlement areas listed in 5.5.2.2 i)	1, excluding settlement areas listed in 5.5.2.2 i)	1	1	1 (Subject to approval of a planning application)
<i>Lot Area</i> , Minimum	In accordance with the applicable zone provisions for the <i>principal dwelling</i> .	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)	0.6 ha (1.48 ac)
Permitted Location	<i>Rear yard</i> or <i>interior side yard</i> of <i>principal dwelling</i> .				Any <i>yard</i> , except a <i>required yard</i> .
Maximum Size	In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses – Lot Coverage</i> ¹ and Table 5.5.2.3 Provisions for All <i>Additional Residential Units – Maximum Cumulative Dwelling Unit Area</i> for all <i>Additional Residential Units</i> , whichever is the lesser.				
Required Yards and Setbacks	In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses</i> .				
Building Height, Maximum	In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses</i> and shall not exceed the <i>height</i> of the <i>principal dwelling</i> .			In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses</i> .	
Distance from the <i>Principal Dwelling</i> , Minimum	In accordance with Table 5.1.1.5 Regulations for <i>Accessory Uses</i> .				
Distance from the <i>Principal Dwelling</i> , Maximum	No provision	No provision	No provision	No provision	30 m (98.4 ft)

Setback from Public Street, Maximum	40 m (131 ft)	40 m (131 ft)	40 m (131 ft)	No provision	No provision
Privacy Fence, Minimum	A solid privacy fence with a minimum height of 1.8 m around the perimeter of the <i>rear yard</i> .	A solid privacy fence with a minimum height of 1.8 m along a <i>lot line</i> where the <i>detached additional dwelling unit</i> is located within 7.5 m (24.6 ft) of that <i>lot line</i> .		No provision	No provision
Window Openings above Ground Floor	Not permitted in a wall facing an <i>interior side yard</i> or <i>rear yard</i> .			No provision	No provision
Decks, Balconies and Rooftop Patios	Not permitted			No provision	No provision

¹ The *lot coverage* for all *buildings* and *structures* shall be in accordance with the maximum *lot coverage* provisions for the Zone in which the *lot* is located.

5. That Section 5.0. to By-Law Number 1360-2002, as amended, is hereby further amended by adding section 5.5.2.5:

5.5.2.5 AGRICULTURAL LOTS IN SETTLEMENTS

5.5.2.5.1 In addition to the permitted *uses* of Tables 6.1 and 7.1, a *detached additional residential unit* may be located on an *existing lot* in the A1 or A2 zone within a settlement, as defined in Section 2.7.2, that is served by both a *municipal water system* and *municipal sewage system*.

All *additional residential units* on the *lot* shall be subject to the provisions of Column 1, Table 5.5.2.3 and Column 1, Table 5.5.2.4, except that the cumulative *dwelling unit area* for all *additional residential units* may be 50% of the *dwelling unit area* of the *principal dwelling*, or **100 m²** (1076 ft²) of *dwelling unit area*, whichever is the lesser.

5.5.2.5.2 In addition to the permitted *uses* of Tables 6.1 and 7.1, a *detached additional residential unit* may be located on an *existing lot* in the A1 or A2 zone within a settlement, as defined in Section 2.7.2, that is not served by a *municipal sewage system*.

All *additional residential units* shall be subject to the provisions of Column 2, Table 5.5.2.3 and Column 2, Table 5.5.2.4.

6. That Section 5.10.4 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting “size or volume, or ground floor area” and replacing it with “*ground floor area*, or *gross floor area*”.

7. That Section 5.11.5 to By-Law Number 1360-2002, as amended, is hereby further amended by deleting all references to “*ground floor area*” and “*gross floor area*” and replacing them with “*dwelling unit area*”.
8. That Section 5.11 to By-Law Number 1360-2002, as amended, is hereby further amended by adding the following new subsection 5.11.6:

5.11.6 WHERE NOT PERMITTED


- i) *A garden suite* shall not be permitted on any *lot* containing a *detached additional residential unit*.
9. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 18th day of February, 2026.

READ a third time and finally passed this 18th day of February, 2026.



Mark Peterson – Mayor



Sarah Matheson – Clerk