

23.1 USES PERMITTED

No *person* shall within any REC Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the REC *uses* presented in Table 23.1:

TABLE 23.1: USES PERMITTED
• an arena;
• a community centre;
• a <i>conservation project</i> ;
• a flood control <i>structure</i> ;
• a <i>golf course</i> ;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a museum;
• an <i>outdoor commercial recreation facility</i> ;
• a <i>park</i> ;
• a playground;
• a <i>public library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21;
• a <i>recreation or athletic facility or club</i> ;
• a <i>single detached dwelling</i> , if accessory to a permitted <i>use</i> on the <i>lot</i> ;
• a sports field;
• a wayside <i>sand or gravel pit</i> or <i>stone quarry</i> , outside of a designated settlement, in accordance with the provisions of Section 5.31.

(Amended by By-Law 2267-2021)

(Amended by By-Law 2379-2023)

23.2 ZONE PROVISIONS

No *person* shall within any REC Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 23.2. The *lot area* and *lot frontage* provisions for residential uses in Table 23.2 are cumulative with the *lot area* and *lot frontage* provisions for non-residential uses in Table 23.2 when such residential use is located on the same *lot* with a permitted non-residential use.

TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per Lot: Maximum	1	No Provision
Lot Area: Minimum <i>Where a municipal sewage system and/or municipal water system are not available</i>	2,800 m² (30,140 ft ²)	3,700 m² (39,828 ft ²)
Lot Area: Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	2,000 m² (21,528.5 ft ²)
Lot Frontage: Minimum, Where a <i>municipal sewage system</i> and/or <i>municipal water system</i> are not available	30 m (98.4 ft)	40 m (131.2 ft)
Lot Frontage: Minimum, where served by both sanitary sewers and public water supply	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>	30 m (98.4 ft)
Lot Depth: Minimum, Where a <i>municipal sewage system</i> and/or <i>municipal water system</i> are not available	No Provision	30 m (303.5 ft)
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	10 m (32.8 ft)	
Rear Yard: Minimum Depth	7.5 m (24.6 ft)	
Interior Side Yard: Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side	7.5 m (24.6 ft)
Setback: Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement or 26 m (85.3 ft) outside of a designated settlement.	
Height of Building: Maximum	11 m (36.1 ft)	15 m (49.2 ft)
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.	

(Deleted and Replaced by By-Law 2267-2021)
(Amended by By-Law 2379-2023)

23.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT

When a permitted *single detached dwelling* is erected, altered or used on the same *lot* in a REC Zone as a permitted non-residential building, a **2 m** (6.6 ft) yard is required between such *buildings*.

23.2.2 LOCATION OF RECREATIONAL USE

Any new recreational *use*, except a *conservation project*, a *wayside sand/gravel pit*, or *stone quarry*, a public use or a flood control *structure*, which is located outside of a designated settlement, as 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)*, in accordance with Section 2.7 of this Zoning By-Law.

Any existing recreational *use*, except a *conservation project*, a *wayside sand/gravel pit*, or *stone quarry*, a public use or a flood control *structure*, located outside of a settlement, as defined in Section 2.7.2, which is 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.

(Amended by By-Law 2267-2021)

23.2.3 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Single detached dwellings, buildings or structures hereafter erected outside of a settlement, as 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)*, in accordance with Section 2.7 of this Zoning By-Law.

(Deleted and Replaced by By-Law 2267-2021)

23.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (REC-C)

(Deleted by By-Law 2379-2023)

23.4 SPECIAL PROVISIONS

****REC-1 Intentionally Left Blank****

23.4.2 LOCATION: PART LOT 4, CONCESSION 8 (BLENHEIM), REC-2 (KEY MAP 25)

23.4.2.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any REC-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 23.1 of this Zoning By-Law.

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

23.4.2.2.1 *LOT FRONTAGE*

The minimum *lot frontage* shall be the *lot frontage existing* as of the passage of this by-law or created by a *boundary adjustment*.

23.4.2.3 That all of the provisions of the REC Zone in Section 23.2 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.

(Deleted and Replaced by By-Law 2267-2021)

23.4.3 **LOCATION: PT LT 1, CONC. 4 (BLANDFORD), REC-3 (KEY MAP 48)**

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

a *trailer camp*.

23.4.3.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any REC-3 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

23.4.3.2.1 TOTAL *TRAILER* DENSITY

Maximum 38 campsites per net hectare of total *lot area* of the trailer camp

23.4.3.2.2 LOT AREA PER CAMPSITE

Minimum **185 m²** (1,991.4 ft²)

23.4.3.2.3 DISTANCE BETWEEN TRAILERS

Minimum **3 m** (9.8 ft)

23.4.3.2.4 SEPARATION DISTANCE BETWEEN CAMPSITES AND HIGHWAY 401

Minimum **14 m** (45.9 ft)

23.4.3.2.5 PERIOD OF OCCUPANCY

Travel *trailers* and *motor homes* within a trailer camp shall not be occupied for human habitation between December 1 and March 31.

23.4.3.2.6 LENGTH OF A TRAVEL TRAILER

Maximum	10.1 m (33.1 ft)
---------	-------------------------

23.4.3.3 That all of the provisions of the REC Zone in Section 23.2 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.

(Deleted and Replaced by By-Law 2267-2021)

23.4.4 LOCATION: PT BLK C, PLAN 104 (BLENHEIM), DRUMBO, REC-4 (KEY MAP 30)

23.4.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any REC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a park;
a public *use* in accordance with the provisions of Section 5.21.

23.4.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any REC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

23.4.4.2.1 *LOT AREA, LOT FRONTAGE & LOT DEPTH*

Minimum	Nil
---------	-----

23.4.4.2.2 *FRONT YARD DEPTH*

Minimum	Nil
---------	-----

23.4.4.2.3 *EXTERIOR SIDE YARD WIDTH*

Minimum	Nil
---------	-----

23.4.4.2.4 SPECIAL PROVISION FOR *BUILDINGS* OR STRUCTURES

No *building* or *structure* shall be *permitted* within **10 m (32.8 ft)** of the travelled portion of Wilmot Street.

23.4.4.3 That all of the provisions of the REC Zone in Section 23.2 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 1363-2002)

(Deleted and Replaced by By-Law 2267-2021)

23.4.5 LOCATION: PT LTS 4 & 5, CONC. 4 (BLANDFORD), REC-5

(Added by By-Law 1376-2002 as amended by OMB Orders 1584, November 25/03 and 0408, February 25/04)

(Deleted by By-Law 1960-2016)

(Deleted and Replaced by By-Law 2267-2021)

23.4.6 LOCATION: PT LT 13, CONC. 1 (BLENHEIM), PRINCETON, REC-6 (KEY MAP 58)

23.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-6 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 23.1 of this Zoning By-Law;
a Seasonal Farmers' Market.

23.4.6.1.1 For the purposes of this subsection, a "Seasonal Farmers' Market" shall mean an open-air retail sales area wherein goods, wares, merchandise or other articles that are produced and created by local farmers are offered for sale to the public.

23.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

23.4.6.2.1 SPECIAL PROVISIONS FOR A SEASONAL FARMERS' MARKET

23.4.6.2.1.1 SEASONAL SALES PERIOD

First (1st) Saturday in July to second (2nd) Saturday in October

23.4.6.2.1.2 HOURS OF OPERATION

Maximum 7:00 am to 2:00 pm

23.4.6.3 That all the provisions of the REC Zone in Section 23.2 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 1632-2010)

(Deleted and Replaced by By-Law 2267-2021)