

TOWNSHIP OF BLANDFORD-BLENHEIM

COUNCIL APPROVED BY-LAWS

The following is a list of by-laws that have been passed since the most recent comprehensive by-law consolidation, but are still within their appeal period, unless otherwise noted.

Copies of the Council approved by-laws listed here, follow immediately behind this page.

By-Law #	Third Reading	Location	Zone Change
2539-2026	March 18, 2026	Lt 6 and Pt Lt 5 and 7, Block A, Plan 104, Pt Lt 13, Conc. 6 (Blenheim), Pt 1, RP 41R-10730 23 Henry Street	Sect. 13.3.7, R3-7

++ By-law has been Final Approved but not yet consolidated.

* By-Law is under appeal to LPAT.

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2539-2026

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 Schedule "A" to By-Law Number 1360-2002, as amended, is hereby amended by changing to 'R3-7' the zone symbols of the lands so designated 'R3-7' on Schedule "A" attached hereto.
2. That Section 13.3 to By-Law Number 1360-2002, as amended, is hereby further amended by adding the following subsection at the end thereof:

"13.3.7 Location: Lt 6 and Pt Lts 5 and 7, Block A, Plan 104, Pt Lt 13, Concession 6 (Blenheim), Pt 1, RP 41R-10730 23 Henry Street R3-7 (Key Map 30)

13.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R3-7' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 13.1 of this Zoning By-Law.

13.3.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R3-7' Zone *use any lot, or erect, alter or use any of the following buildings or structures* except in accordance with the following provisions:

13.3.7.2.1 SPECIAL PROVISIONS FOR *MULTIPLE UNIT DWELLINGS*

13.3.7.2.1.1 Internal *lot lines* created by the registration of a plan of condominium shall not be construed to be *lot lines* for the purpose of zoning regulations provided that all such regulations as they apply to the whole of the lot existing prior to any condominium plan registration are observed.

13.3.7.2.1.2 *FRONT YARD DEPTH*

Minimum	5.8 m (19 ft)
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13.3.7.2.1.3 *REAR YARD DEPTH*

Minimum **9.1 m (29.8 ft)**

13.3.7.2.1.4 *INTERIOR SIDE YARD WIDTH*

Minimum width between any townhouse block and the northernmost interior lot line **7.5 m (24.6 ft)**

Minimum width between any townhouse block and the southernmost interior lot line **7.5 m (24.6 ft)**

Minimum width between any townhouse block and the interior lot line measuring 11.1 m on the southern side of the subject lands **1.5 m (4.9 ft)**

13.3.7.2.1.5 *INDIVIDUAL UNIT DRIVEWAY WIDTH*

Maximum **53 % of each individual unit's width**

13.3.7.3 That all provisions of the 'R3' Zone in Section 13.2 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."

3. This By-Law comes into force in accordance with Sections 34(21) and (30) of the *Planning Act*, R.S.O. 1990, as amended.

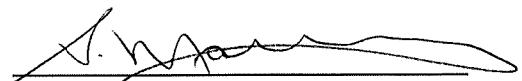
READ a first and second time this 18th day of March, 2026.

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



Mark Peterson – Mayor

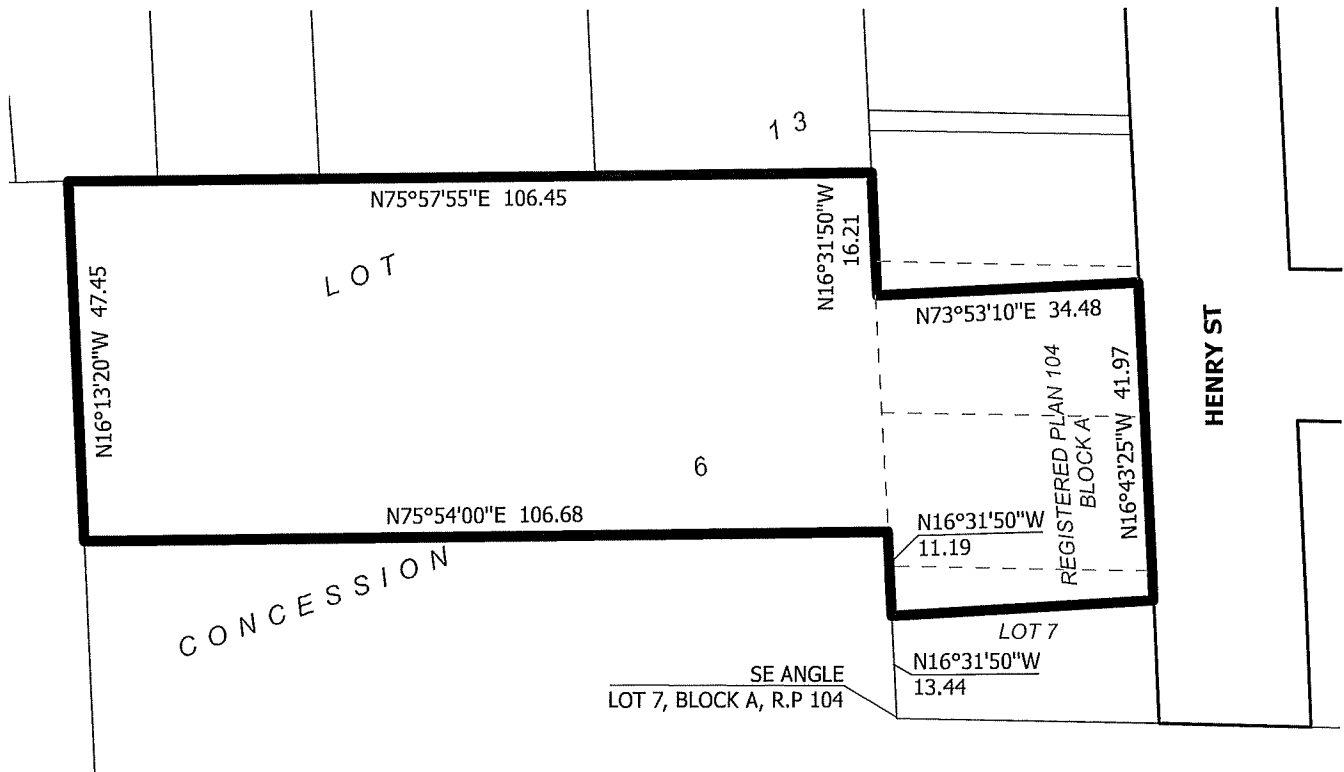
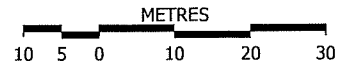
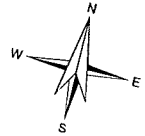
(SEAL)



Safah Matheson, Clerk

SCHEDULE "A"

TO BY-LAW No. 2539-2026
 LOT 6, PART LOT 5 & 7 BLOCK A, REGISTERED PLAN 104
 PART LOT 13 CONCESSION 6 (BLENHEIM)
 PART 1, REFERENCE PLAN 41R-10730
 TOWNSHIP OF BLANDFORD-BLENHEIM



 AREA OF ZONE CHANGE TO R3-7

NOTE: ALL DIMENSIONS IN METRES



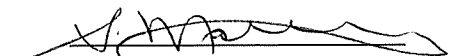
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THIS IS SCHEDULE "A"

TO BY-LAW No. 2539-2026, PASSED

THE _____ DAY OF _____, 2026


 MAYOR


 CLERK