

11.1 USES PERMITTED

No *person* shall within any R1 Zone use any *lot or erect, alter* or use any *building or structure* for any purpose except one or more of the R1 *uses* presented in Table 11.1:

<b>TABLE 11.1: USES PERMITTED</b>	
•	an <i>additional residential unit</i> , in accordance with the provisions of Section 5.5;
•	an <i>existing converted dwelling</i> , containing up to <i>two dwelling units</i> ;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.11;
•	a <i>group home</i> , in accordance with the provisions of Section 5.13;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
•	a <i>public use</i> in accordance with the provisions of Section 5.21;
•	a <i>single detached dwelling</i> .

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

(Deleted & Replaced by By-Law 2379-2023)

11.2 ZONE PROVISIONS

No *person* shall within any R1 Zone use any *lot or erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 11.2:

<b>TABLE 11.2: ZONE PROVISIONS</b>		
<b>Zone Provision</b>	<b>Where a <i>municipal sewage system</i> is not available</b>	<b>Where served by both a <i>municipal sewage system</i> and <i>municipal water system</i></b>
<b>Number of Single Detached Dwellings Per Lot, Maximum</b>	1	
<b>Lot Area, Minimum</b>	<b>2,800 m<sup>2</sup> (30,140 ft<sup>2</sup>)</b>	<b>450 m<sup>2</sup> (4,844 ft<sup>2</sup>) or 600 m<sup>2</sup> (6,458.6 ft<sup>2</sup>)</b> in the case of a <i>corner lot</i>
<b>Lot Frontage, Minimum</b>	<b>35 m (114.8 ft)</b>	<b>15 m (49.2 ft) or 20 m (65.6 ft)</b> in the case of a <i>corner lot</i>
<b>Lot Depth, Minimum</b>	<b>50 m (164 ft)</b>	<b>30 m (98.4 ft)</b>
<b>Front Yard, Minimum Depth</b>	<b>7.5 m (24.6 ft)</b>	
<b>Exterior Side Yard, Minimum Width</b>	<b>7.5 m (24.6 ft)</b>	
<b>Rear Yard, Minimum</b>	<b>7.5 m (24.6 ft)</b>	

TABLE 11.2: ZONE PROVISIONS		
Zone Provision	Where a <i>municipal sewage system</i> is not available	Where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>
Depth		
<b>Interior Side Yard, Minimum Width</b>	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main building, or the lot is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).	
<b>Setback</b> , Minimum distance from the centreline of a County Road	22 m (72.2 ft)	
<b>Lot Coverage</b> , Maximum	30% of the <i>lot area</i>	40% of the <i>lot area</i>
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>	
<b>Height of Building</b> , Maximum	11 m (36.1 ft)	
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.	

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

### 11.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (R1-C)

An *existing converted dwelling* containing up to two *dwelling units* is permitted within a *single detached dwelling* on R1-C zoned lots.

The R1-C Zone applies to the following properties in the Township of Blandford-Blenheim:

- (i) Lot 19, Plan 41M-141, Fennel Street – Plattsville (Blenheim)
- (ii) Part 5, 41R-5551, Cuthbertson Street – Bright (Blandford)
- (iii) Powell Street at Matheson – Drumbo (Blenheim)
- (iv) West side of Main Street North between Cowan & Gissing Streets – Princeton (Blenheim)
- (v) East side of Main Street North, between Gissing Street & CNR line – Princeton (Blenheim)
- (vi) Southeast corner of Railway & McQueen Streets – Princeton (Blenheim)

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



11.5.2.3 That all provisions of the R1 Zone in Section 11.2 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 & Replaced by By-Law 2267-2021)

11.5.3 LOCATION: PART LOT 12, CONCESSION 7 (BLENHEIM), PART LOT 4, PLAN 199, DRUMBO, R1-3 (KEY MAP 28)

11.5.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-3 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 11.1 of this Zoning By-Law.

11.5.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

11.5.3.2.1 *LOT FRONTAGE*

Minimum, for a *corner lot* where serviced by both public water supply and *sanitary sewers*

**19.51 m (64.02 ft)**

11.5.3.3 That all provisions of the R1 Zone in Section 11.2 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 1419-2003)

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

11.5.4 LOCATION: PART LOT 11, PLAN 29 (BLENHEIM), WOLVERTON, R1-4 (KEY MAP 26)

11.5.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except the following:

a hobby shop for *personal* use;  
a storage building for *personal* use.

11.5.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

11.5.4.2.1 SPECIAL PROVISIONS FOR A HOBBY SHOP / STORAGE BUILDING IN A RESIDENTIAL ZONE

- (i) Maximum *Ground Floor Area* **51 m<sup>2</sup>** (548.9 ft<sup>2</sup>);
- (ii) Maximum Building *Height* **4 m** (13.1 ft);
- (iii) Minimum Exterior Side Yard **5.5 m** (18 ft);
- (iv) Minimum Interior Side Yard **1.5 m** (4.9 ft);
- (v) Minimum Front Yard **7.5 m** (24.6 ft);
- (vi) Minimum Rear Yard **7.5 m** (24.6 ft);
- (vii) Open storage shall not be permitted.

11.5.4.3 That all provisions of the R1 Zone in Section 11.2 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 1460-2005)

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

11.5.5 LOCATION: PART LOT 12, CONCESSION 7 (BLENHEIM) & PART LOT 9, PLAN 199, DRUMBO, R1-5 (KEY MAP 28)

11.5.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.5.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any R1-5 zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

11.5.5.2.1 SETBACK FROM AN ENCLOSED MUNICIPAL DRAIN

Minimum **3 m** (9.8 ft)

11.5.5.3 That all provisions of the R1 Zone in Section 11.2 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 1492-2006)

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

**11.5.6 LOCATION: PART LOT 12, CONCESSION 1 (BLENHEIM), PART 1, 41R-7961, PRINCETON, R1-6 (KEY MAP 59)**

11.5.6.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

11.5.6.2.1 *FRONT YARD DEPTH*

The minimum *front yard* depth shall be the *front yard* depth *existing* at the time of passing of the By-law or created by a severance granted by the Oxford County Land Division Committee.

11.5.6.3 That all provisions of the R1 Zone in Section 11.2 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 1524-2007)

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

**11.5.7 LOCATION: PART LOT 8, CONCESSION 8 (BLENHEIM), PARTS 1 & 2, 41R-8017, WOLVERTON, R1-7 (KEY MAP 26)**

11.5.7.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot, or erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

11.5.7.2.1 *LOT AREA*

The minimum *lot area* shall be the *lot area* *existing* at the time of passing of the By-law or created by a severance granted by the Oxford County Land Division Committee.

11.5.7.2.2 *LOT DEPTH*

The minimum *lot depth* shall be the *lot depth existing* at the time of passing of the By-law or created by a severance granted by the Oxford County Land Division Committee.

11.5.7.3 That all provisions of the R1 Zone in Section 11.2 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 1530-2007)

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

11.5.8 LOCATION: PART LOT 1, CONCESSION 11 (BLANDFORD), PART 2, 41R-6384, BRIGHT, R1-8 (KEY MAP 19)

11.5.8.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.8.2.1 *LOT AREA, LOT FRONTAGE AND FRONT YARD DEPTH*

The minimum *lot area*, *lot frontage* and *front yard* depth shall be the *lot area*, *lot frontage* and *front yard* depth *existing* as of March 21, 2012, or created by a *boundary adjustment*.

11.5.8.3 That all provisions of the R1 Zone in Section 11.2 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 1715-2012)

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

11.5.9 LOCATION: PART LOT 1, CONCESSION 11 (BLANDFORD), PART 1, 41R-8899, BRIGHT, R1-9 (KEY MAP 19)

11.5.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law;

a bakeshop;

a *business or professional office*;

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a retail or wholesale outlet or a business office *accessory* to a permitted use;  
 a *service shop*;  
 a *studio*.

11.5.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.9.2.1 For the purpose of Section 11.5.9, the principal *use* of the subject lands shall be a residential *use* permitted in Section 11.1 and any non-residential use permitted in Section 11.5.9.1 will be considered *accessory* to the residential use.

11.5.9.2.2 *LOT FRONTAGE*

Minimum **9.1 m (30 ft)**

11.5.9.2.3 SPECIAL PROVISIONS FOR *ACCESSORY USES*, *BUILDINGS* AND *STRUCTURES*

11.5.9.2.3.1 NUMBER OF *ACCESSORY BUILDINGS* OR *STRUCTURES*

Maximum 1

11.5.9.2.3.2 *HEIGHT*

Maximum **6.1 m (20 ft)**

11.5.9.2.3.3 *INTERIOR SIDE YARD WIDTH*

Minimum **5 m (16.4 ft), or 10 m (32.8 ft)** where the *interior side lot line* abuts a Residential zone.

11.5.9.2.3.4 *REAR YARD DEPTH*

Minimum **7.5 m (24.6 ft)**

11.5.9.2.3.5 *GROSS FLOOR AREA*

Maximum **170 m<sup>2</sup> (1,829 ft<sup>2</sup>)** where the building is used for a use permitted under Section 11.5.9.1, excluding those uses permitted in Section 11.1.

11.5.9.3 That all provisions of the R1 Zone in Section 11.2 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 1757-2012)

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

**11.5.9 LOCATION: PART LOTS 1 & 2, PLAN 199, PARTS 1 & 2, 41R-6893, DRUMBO, R1-9 (KEY MAP 28)**

11.5.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.9.2.1 *EXTERIOR SIDE YARD WIDTH*

Minimum **3.3 m (10.8 ft)**

11.5.9.2.2 *REAR YARD DEPTH*

Minimum **4.5 m (14.7 ft)**

11.5.9.2.3 SIGHT TRIANGLE

On a *corner lot* within the triangle space formed by the *street lines* and a line drawn from a point on one *street line* to a point in the other *street line*, each such point being 5m (16.4 ft), measured along the *street line* from the point of intersection of the *street lines*, no *building, structure, planting or vehicle* shall be located in such a manner as to impede vision between a *height* of 0.6 m (2 ft) and 3 m (9.8 ft) above the centreline grade of the intersecting *streets*.

11.5.9.2.4 DISTANCE FROM INTERSECTION

The minimum distance between a *driveway* and an intersection of *street lines* shall be 5 m (16.4 ft).

11.5.9.2.5 *LOT COVERAGE*

Maximum **36% of the lot area**

11.5.9.2.6 SPECIAL PROVISIONS FOR A CONVERTED DWELLING

11.5.9.2.6.1 LOT FRONTAGE

Minimum **21 m (68.9 ft)**

## 11.5.9.2.6.2 ALTERATIONS TO A DWELLING

Alterations to the *dwelling* shall not have the effect of increasing the *gross floor area* of the *dwelling* more than 1.44 times the size of the *existing dwelling* in order to allow the conversion to two *dwelling units*.

11.5.9.3 That all provisions of the R1 Zone in Section 11.2 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 1783-2013)

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

11.5.10 **LOCATION: PART LOT 24, CONCESSION 10 (BLENHEIM), LOTS 13 & 14, PLAN 152, BRIGHT, R1-10 (KEY MAP 20)**

11.5.10.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this Zoning By-Law;  
a two unit *dwelling*.

11.5.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.10.2.1 *LOT AREA*

Minimum, where sanitary sewers are not available **1,774 m<sup>2</sup> (18,772 ft<sup>2</sup>)**

11.5.10.3 Notwithstanding any provision of this Zoning By-Law to the contrary, the *building* as it exists on the date of passage of this by-law, December 4, 2013, shall be deemed to comply to the by-law. Any new construction or redevelopment of the site shall comply with the R1 provisions in Section 11.2.

11.5.10.3.1 Notwithstanding the above provision, a covered *deck* may be constructed in accordance with the following provisions:

11.5.10.3.2 *EXTERIOR SIDE YARD WIDTH*

Minimum **3.3 m (10.92 ft)**

## 11.5.10.3.3 SETBACK

Minimum Distance from the centreline of a County Road **15.52 m (50.92 ft)**

- 11.5.10.3 That all provisions of the R1 Zone in Section 11.2 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 1816-2013)

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

- 11.5.11 LOCATION: PART LOT 3, CONCESSION 7 (BLANDFORD), PLATTSVILLE, R1-11

(Added by By-Law 1796-2013)

(Deleted by By-Law 2057-2021)

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

- 11.5.12 LOCATION: PART LOT 3, EAST SIDE OF WOLVERTON STREET, PARTS 1 & 2, 41R-2604, WOLVERTON, R1-12 (KEY MAP 26)

- 11.5.12.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

- 11.5.12.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

- 11.5.12.2.1 *LOT AREA*

Minimum, where sanitary sewers are not available	<b>650 m<sup>2</sup></b> (6,996.5 ft <sup>2</sup> )
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- 11.5.12.2.2 *LOT FRONTAGE*

Minimum, where sanitary sewers are not available	<b>9 m</b> (29.5 ft)
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- 11.5.12.2.3 *FRONT YARD DEPTH*

Minimum	<b>0.8 m</b> (2.6 ft)
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- 11.5.12.2.4 *INTERIOR SIDE YARD WIDTH*

Minimum, from westerly property boundary	<b>2 m</b> (6.6 ft)
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Minimum, from easterly property boundary	nil
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- 11.5.12.3 That all provisions of the R1 Zone in Section 11.2 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 1856-2014)

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

- 11.5.13 **LOCATION: PART LOT 17, CONCESSION 13 (BLANDFORD), PART OF BLOCK 78, 41M-141, PLATTSVILLE, R1-13**

(Added by By-Law 1974-2016)

(Deleted by By-Law 2057-2021)

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

- 11.5.14 **LOCATION: LOTS 2 - 4, 9 - 18, 20 - 52, 54, 56, 57, 59 - 61 & 65, 41M-266, DRUMBO, R1-14 (KEY MAP 31)**

- 11.5.14.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

- 11.5.14.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-14 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

- 11.5.14.2.2 *FRONT YARD DEPTH*

Minimum 7 m (22.9 ft)

- 11.5.14.2.3 *REAR YARD DEPTH*

Minimum 7 m (22.9 ft)

- 11.5.14.3 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all the 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 2062-2018)

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

- 11.5.14 **LOCATION: LOTS 11 – 23, PLAN 210 (BLANDFORD), BRIGHT, R1-15 (KEY MAP 19)**

- 11.5.14.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

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11.5.14.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-14 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

11.5.14.2.1 *LOT AREA*

Minimum **2,400 m<sup>2</sup> (25,833 ft<sup>2</sup>)**

11.5.14.2.2 SETBACK FROM THE CENTERLINE OF A COUNTY ROAD

Minimum **19 m (62.3 ft)**

11.5.14.2.3 SETBACK OF A COVERED DECK

Minimum from the westerly  
Interior lot line **1.8 m (5.9 ft)**

11.5.14.2.4 That all the provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all the 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 2093-2018)

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

11.5.15 **LOCATION: LOTS 8 & 9, PLAN 65, VILLAGE OF PRINCETON, R1-15 (KEY MAP 57)**

11.5.15.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any R1-15 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.15.2 Notwithstanding any provision of this by-law, no *person* shall within any R1-15 Zone *use any lot, or erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

11.5.15.2.1 Special Provisions for a *Single Detached Dwelling*

11.5.15.2.1.1 *LOT AREA AND LOT DEPTH*

The minimum *lot area and lot depth* shall be the *lot area and lot depth existing* as of May 1<sup>st</sup>, 2019.

## 11.5.15.2.1.2 YARDS AND SETBACKS

The minimum *front yard depth, rear yard depth, and exterior side yard width*, shall be the *front yard depth, rear yard depth, and exterior side yard width, existing* as of May 1<sup>st</sup>, 2019.

11.5.15.2.1.3 SETBACK OF *EXISTING* STEPS

The setback of the existing front steps from the *front lot line, shall be the setback existing* as of May 1<sup>st</sup>, 2019.

11.5.15.2.1.4 LOCATION OF *EXISTING* ACCESSIBILITY RAMP

The accessibility ramp *existing* as of May 1<sup>st</sup>, 2019, shall be located within the *exterior side yard*.

11.5.15.2.1.5 *EXISTING* DRIVEWAY WIDTH

The width of the existing driveway, shall be the width *existing* as of May 1<sup>st</sup>, 2019.

11.5.15.3 That all of the provisions of the 'R1' Zone in Section 11.2 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 2135-2019)

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

11.5.16 LOCATION: PART LOT 17 & 18, CONCESSION 13 (BLENHEIM), R1-16 (KEY MAP 6)

11.5.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R1-16' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.16.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-16' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 11.5.16.2.1 LOT COVERAGE

Maximum 50% of the *lot area*

11.5.16.2.2 That all provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2292-2022)

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11.5.17 LOCATION: PT BLK E, PLAN 104, VILLAGE OF DRUMBO, R1-17 (KEY MAP 30)

11.5.17.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any R1-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 11.1 of this Zoning By-Law.

11.5.17.2 Notwithstanding any provision of this by-law, no *person* shall within any R1-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.17.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

11.5.17.2.1.1 HEIGHT

The maximum *height* shall be the *height existing* as of July 6<sup>th</sup>, 2022.

11.5.17.2.1.2 YARDS AND SETBACKS

The minimum *front yard depth*, and *interior side yard width*, shall be the *front yard depth* and *interior side yard width*, existing as of July 6<sup>th</sup>, 2022.

11.5.17.3 That all of the provisions of the 'R1' Zone in Section 11.2 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 2307-2022)

11.5.18 LOCATION: LOTS 82-87, 95-98. PT LT 99, PTS OF ELGIN ST, CHURCH ST & WONHAM ST, PT LT 12, CONC. 1 (BLENHEIM), R1-18 (KEY MAP 59)

11.5.18.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R1-18' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-18' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.18.2.1 LOT FRONTAGE

Minimum **30 m** (98.4 ft)

## 11.5.18.2.2 LOT DEPTH

Minimum **48 m** (157.4 ft)

11.5.18.3 That all provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2359-2023)

11.5.19 LOCATION: LOT 10, PLAN 65, R1-19 (KEY MAP 57)

11.5.19.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-19' Zone *use any lot, or erect, alter or use any building or structure* for the purpose except the following:

*a single detached dwelling*

11.5.19.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-19' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.19.2.1 SPECIAL PROVISIONS FOR A *SINGLE DETACHED DWELLING*11.5.19.2.1.1 *LOT AREA*

Minimum **800 m<sup>2</sup>** (8,611.1 ft<sup>2</sup>)

11.5.19.2.1.2 *LOT FRONTAGE*

Minimum **19 m** (62.3 ft)

11.5.19.2.1.3 *LOT DEPTH*

Minimum **40 m** (131.2 ft)

11.5.19.3 That all provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2445-2024)

11.5.20 LOCATION: WEST SIDE OF OXFORD ROAD 3, SOUTH OF MAITLAND STREET, PART 1, 41R-10687 R1-20 (KEY MAP 30)

11.5.20.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R1-20' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-20' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.20.2.1 *LOT FRONTAGE* (INTERIOR LOT)

Minimum **12.2 m (40 ft)**

11.5.20.2.2 *LOT FRONTAGE* (CORNER LOT)

Minimum **14 m (45.9 ft)**

11.5.20.2.3 *LOT AREA* (INTERIOR LOT)

Minimum **366 m<sup>2</sup> (3,939.5 ft<sup>2</sup>)**

11.5.20.2.4 *LOT AREA* (CORNER LOT)

Minimum **420 m<sup>2</sup> (4,520.8 ft<sup>2</sup>)**

11.5.20.2.5 *EXTERIOR SIDE YARD WIDTH*

Minimum **4.5 m (14.7 ft)**

11.5.20.3 That all provisions of the 'R1' Zone in Section 11.2 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 2456-2024)

11.5.21 LOCATION: PART LOT 11, LOTS 12 AND 13, PLAN 65, R1-21 (KEY MAP 58)

11.5.21.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-21' Zone *use any lot, or erect, alter or use any building or structure* for the purpose except the following:

*a single detached dwelling.*

11.5.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-21' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.21.2.1 SPECIAL PROVISIONS FOR A *SINGLE DETACHED DWELLING*

11.5.21.2.1.1 *LOT AREA*

Minimum **1,812 m<sup>2</sup>** (19,504.2 ft<sup>2</sup>)

11.5.21.2.1.2 *LOT DEPTH*

Minimum **45 m** (147.6 ft)

11.5.21.3 That all provisions of the R1 Zone in Section 11.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2472-2024)

11.5.22 **LOCATION: PART LOTS 9 AND 10, PLAN 65, 28 RAILWAY STREET WEST, R1-22 (KEY MAP 58)**

11.5.22.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any 'R1-22' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 11.1 of this Zoning By-Law;  
An *existing converted dwelling*, containing up to two units;  
A *group home*

11.5.22.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any 'R1-22' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

11.5.22.2.1 DEFINITION OF A *GROUP HOME*

For the purposes of this subsection, a *group home* means a unit in a permitted *dwelling* in which two to four *persons*, excluding supervisory staff or receiving family, live on the subject lands under supervision consistent with the particular needs of its residents. The *group home* is licensed or approved under provincial statutes.

11.5.22.3 SPECIAL PROVISIONS FOR A *GROUP HOME*

11.5.22.3.1 *LOT AREA*

Minimum **918 m<sup>2</sup>** (9,881.2 ft<sup>2</sup>)

11.5.22.3.2 *LOT FRONTAGE*

Minimum **20 m** (65.6 ft)

11.5.22.3.3 *LOT DEPTH*

Minimum **45 m** (147.6 ft)

## 11.5.22.3.4 SERVICES

*A group home shall be permitted on a lot with a public water supply and a private septic system.*

11.5.22.4 That all the provisions of the 'R1' Zone in Section 11.2 to this Zoning By-law, as amended, shall apply, and further that all the 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 2474-2024)

**11.5.23 LOCATION: NORTH SIDE OF OXFORD ST EAST, PT LT 12, CONC 7 (BLENHEIM), PT 2, PT OF PTS 3 AND 4, 41R-10074, R1-23 AND R1-23(H) (KEY MAP 28)**

11.5.23.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R1-23' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.23.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any 'R1-23' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.23.2.1 *LOT FRONTAGE (INTERIOR LOT)*

Minimum **12 m** (39.4 ft)

11.5.23.2.2 *LOT FRONTAGE (CORNER LOT)*

Minimum **15 m** (49.2 ft)

11.5.23.2.3 *LOT AREA (INTERIOR LOT)*

Minimum **360 m<sup>2</sup>** (3,875 ft<sup>2</sup>)

11.5.23.2.4 *LOT AREA (CORNER LOT)*

Minimum **450 m<sup>2</sup>** (4,843.9 ft<sup>2</sup>)

11.5.23.2.5 *FRONT YARD DEPTH*

Minimum **6.5 m (21.3 ft<sup>2</sup>)**

11.5.23.2.6 *EXTERIOR SIDE YARD WIDTH*

Minimum **4.5 m (14.7 ft)**

11.5.23.2.7 *INTERIOR SIDE YARD WIDTH*

Minimum **1.2 m (3.9 ft)** for both *interior side yards* if a *single detached dwelling* contains an attached garage. If a *single detached dwelling* does not contain an attached garage, one *interior side yard* shall be a minimum of 3 m (9.8 ft) while one *interior side yard* shall be a minimum of 1.2 m (3.9 ft).

11.5.23.2.8 *LOT COVERAGE*

Maximum **45%**

## 11.5.23.2.9 SETBACK FROM COUNTY ROAD CENTRELINE

Minimum **19 m (62.3 ft)**

## 11.5.23.2.10 PERMITTED R1-23(H) USES

Notwithstanding Section 11.1, no person shall within any R1-23(H) Zone use any *lot*, or *erect*, *alter*, or use any *building* or *structure* until such time as the holding symbol (H) is removed.

## 11.5.23.2.11 REMOVAL OF THE HOLDING SYMBOL (H)

No development for any use in Section 11.5.23.1 shall be permitted until such time as the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended. The holding symbol (H) shall not be removed until the County of Oxford and the Township of Blandford-Blenheim have provided written confirmation that they are satisfied that Phase 2 of the Drumbo Wastewater Treatment Plant is completed, adequate sanitary and water services will be available to service the development, and that financial arrangements satisfactory to the County of Oxford have been made by the developer relative to costs associated with the required sanitary and water services. Alternatively, the County may consider providing written approval to remove the holding symbol (H) in advance of the completion of Phase 2 of the Drumbo Wastewater Treatment Plant once building permits have been issued for at least 35 of the 47 *dwelling units*, the existing sanitary system has the capacity available for the remaining unbuilt units,

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and financial arrangements satisfactory to the County of Oxford have been made by the developer relative to costs associated with the required sanitary and water services.

- 11.5.23.3 That all provisions of the 'R1' Zone in Section 11.2 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 2501-2025)

11.5.24 LOCATION: PT LT 17, CONC. 12 (BLENHEIM), PTS 1-3, 41R-10551, 24 PLATT ST S R1-24 (KEY MAP 64)

- 11.5.24.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R1-24' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

- 11.5.24.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-24' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.24.2.1 *LOT FRONTAGE (INTERIOR LOT)*

Minimum **14.6 m** (47.9 ft)

11.5.24.2.2 *LOT FRONTAGE (CORNER LOT)*

Minimum **19.5 m** (63.9 ft)

11.5.24.2.3 *LOT DEPTH*

Minimum **29 m** (95.1 ft)

11.5.24.2.4 *FRONT YARD DEPTH*

Minimum **6.5 m** (21.3 ft)

11.5.24.2.5 *EXTERIOR SIDE YARD WIDTH*

Minimum **4.5 m** (14.7 ft)

11.5.24.2.6 *LOT COVERAGE*

Maximum 45 %

11.5.24.3 That all provisions of the 'R1' Zone in Section 11.2 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 2518-2025)

11.5.25 **LOCATION: PT LT 17, CONC. 12 (BLENHEIM), PTS 1-3, 41R-10551, 24 PLATT ST S R1-25 (KEY MAP 64)**

11.5.25.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R1-25' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted* in Section 11.1 of this Zoning By-Law.

11.5.25.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R1-25' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

11.5.25.2.1 *LOT DEPTH*

Minimum

**23 m (75.4 ft)**

11.5.25.3 That all provisions of the 'R1' Zone in Section 11.2 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 2518-2025)