

21.1 USES PERMITTED

No *person* shall within any D Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the D *uses* presented in Table 21.1:

TABLE 21.1: USES PERMITTED	
•	a <i>farm</i> , excluding the keeping of any livestock or the construction of any new <i>buildings or structures</i> ;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
•	a public use, in accordance with the provisions of Section 5.21;
•	a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the farm on which the outlet is located;
•	an <i>existing single detached dwelling</i> .

(Amended by By-Law 1576-2009)

21.2 ZONE PROVISIONS

No *person* shall within any D Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 21.2:

TABLE 21.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Number of Single Detached Dwellings per lot, Maximum	<i>a single detached dwelling existing</i> at the time of the passing of this Zoning By-Law together with any replacement, <i>rebuilding</i> or alteration thereto made after the passing of this Zoning By-Law provided that any such replacement, <i>rebuilding</i> or alteration does not enlarge the <i>gross floor area</i> of the original <i>single detached dwelling</i> by more than 25%	
Lot Area, Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> .	30 ha (74.1 ac)
Lot Frontage, Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> .	100 m (328 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	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)

TABLE 21.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Setback , Minimum Distance from the Centreline of a County Road	22 m (72.2 ft)	22 m (72.2 ft)
Lot Coverage , Maximum	30% of the <i>lot area</i>	none
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.	

(Amended by By-Law 2267-2021)

21.3 SPECIAL PROVISIONS

21.3.1 LOCATION: PART LOT 13, CONCESSION 6 (BLENHEIM), DRUMBO, D-1 (KEY MAP 30)

21.3.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'D-1' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 21.1 of this Zoning By-Law;
farm implement storage *building*

21.3.1.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any 'D-1' zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

21.3.1.2.1 *LOT FRONTAGE AND LOT AREA*

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

21.3.1.2.2 SPECIAL PROVISIONS FOR A FARM IMPLEMENT STORAGE BUILDING

21.3.1.2.2.1 FLOOR AREA

Maximum **111.5 m²** (1,200 ft²)

21.3.1.3 That all provisions of the D Zone in Section 21.2 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 1463-2005)

(Amended by By-Law 1576-2009)

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

21.3.2 LOCATION: PART LOT 12, CONCESSION 1 (BLENHEIM), PRINCETON, D-2 (KEY MAP 57)

21.3.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'D-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 21.1 of this Zoning By-Law.

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

21.3.2.2.1 *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 boundary adjustment.

21.3.2.3 That all provisions of the 'D' Zone in Section 21.2 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 1485-2005)

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

21.3.3 LOCATION: PART LOT 12, CONCESSION 7 (BLENHEIM) PART LOT 9, PLAN 199, DRUMBO, D-3 (KEY MAP 28)

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

all uses permitted in Section 21.1 of this Zoning By-Law.

21.3.3.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any 'D-3' zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

21.3.3.2.1 *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 boundary adjustment.

21.3.3.3 That all provisions of the D Zone in Section 21.2 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 and Replaced by By-Law 2267-2021)

21.3.4 LOCATION: PART LOT 12, CONCESSION 1 (BLENHEIM), PRINCETON, D-4 (KEY MAP 59)

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

all *uses permitted* in Section 21.1 of this Zoning By-Law.

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

21.3.4.2.1 *LOT FRONTAGE & LOT AREA*

The minimum *lot frontage* and *lot area* shall be the *lot frontage* and *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.

21.3.4.3 That all provisions of the D Zone in Section 21.2 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 and Replaced by By-Law 2267-2021)

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21.3.6 LOCATION: PART LOTS 11 & 12, CONCESSION 6, D-6 (KEY MAP 29)

21.3.6.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any D-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 21.1 of this Zoning By-Law.

21.3.6.2 Notwithstanding any provision of this by-law, no *person* shall within any D-6 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

21.3.6.2.1 *LOT AREA*

Minimum **2.7 ha (6.7 ac)**

21.3.6.2.2 *LOT FRONTAGE*

Minimum **170 m (557.7 ft)**

21.3.6.3 That all of the provisions of the ‘D’ Zone in Section 21.2 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 2136-2019)

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

21.3.7 LOCATION: PART LOT 12, CONCESSION 6, D-7 (KEY MAP 29)

21.3.7.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any D-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 21.1 of this Zoning By-Law.

21.3.7.2 Notwithstanding any provision of this by-law, no *person* shall within any D-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

21.37.2.1 *LOT AREA*

Minimum **23 ha (56.8 ac)**

21.3.7.2.2 *LOT FRONTAGE*

Minimum **245 m (803.8 ft)**

21.3.7.3 That all of the provisions of the ‘D’ Zone in Section 21.2 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 2136-2019)

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

21.3.8 LOCATION: PART LOT 12, CONCESSION 7 (BLENHEIM), D-8 (KEY MAP 28)

21.3.8.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any D-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 21.1 of this Zoning By-Law.

21.3.8.2 Notwithstanding any provision of this by-law, no *person* shall within any D-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

21.3.8.2.1 LOT AREA

Minimum **13.7 ha** (34 ac)

21.3.8.3 That all of the provisions of the 'D' Zone in Section 21.2 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 2179-2020)

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

21.3.9 LOCATION: PART LOT 99, PLAN 99, PRINCETON, D-7 (KEY MAP 59)

21.3.9.1 Notwithstanding any provision of this Zoning By-Law, no person shall within any D-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 21.1 of this Zoning By-Law.

21.3.9.2 Notwithstanding any provision of this by-law, no person shall within any D-7 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

21.3.9.2.1 LOT AREA

Minimum **2.3 ha** (5.8 ac)

21.3.9.2.2 LOT FRONTAGE

Minimum **5 m** (16.4 ft)

21.3.9.3 That all of the provisions of the 'D' Zone in Section 21.2 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 2201-2020)

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

21.3.9 LOCATION: PT LT 17, CONC. 12 (BLENHEIM), PTS 1-3, 41R-10551, 24 PLATT STREET S D-9 (KEY MAP 64)

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

a *public use*, in accordance with the provisions of Section 5.21 of this By-Law.

21.3.9.2 That all provisions of the 'D' Zone in Section 21.2 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)