

8.1 USES PERMITTED

No *person* shall within any AB Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the AB *uses* presented in Table 8.1:

TABLE 8.1: USES PERMITTED
• an <i>abattoir</i> ;
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.3 & Section 8.2.2;
• a commercial grain elevator;
• a <i>communications structure</i> ;
• a dairy and cheese factory;
• a <i>dead stock removal operation</i> ;
• a <i>farm auction barn</i> ;
• a <i>farm implement dealer</i> ;
• a farm drainage contractor or silo contractor;
• a farm produce retail outlet;
• a feed mill;
• a forestry equipment testing area;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a landscaping business;
• a <i>livestock assembly and sales yard</i> ;
• a manufacturing plant for the production of agricultural field tile;
• a <i>nursery</i> ;
• a <i>processing plant for agricultural products and/or by-products</i> ;
• a public <i>use</i> , in accordance with the provisions of subsection 5.21;
• a retail outlet, a wholesale outlet or a business office <i>accessory</i> to a permitted use;
• a retail outlet for the sale of agricultural supplies such as feed, grain, fertilizer, etc.;
• a sawmill;
• a <i>single detached dwelling accessory</i> to a permitted use;
• a <i>soil processing operation</i> ;
• a <i>veterinary clinic</i> ;

TABLE 8.1: USES PERMITTED	
•	a <i>wayside sand or gravel pit or stone quarry</i> in accordance with the provisions of Section 5.31;
•	a welding and repair garage for servicing farm vehicles and farm implements.

(Amended by By-Law 2267-2021)

(Amended by By-Law 2379-2023)

8.2 **ZONE PROVISIONS**

No *person* shall within any AB Zone use any *lot*, or *erect*, *alter* or use any *building or structure* except in accordance with the following provisions presented in Table 8.2. The *lot area* provisions for residential uses are cumulative with the *lot area* provisions for non-residential uses when such residential use is located on the same *lot* with a permitted non-residential use.

TABLE 8.2: 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 is not available</i>	0.4 ha (1 ac)	0.4 ha (1 ac)
Lot Frontage, Minimum	45 m (147.6 ft)	45 m (147.6 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	10 m (32.8 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)	5 m (16.4 ft)
Lot Depth, Minimum	60 m (196.9 ft)	60 m (196.9 ft)
Setback, Minimum Distance from the Centreline of a County Road	26 m (65.6 ft)	26 m (65.6 ft)
Height of Building, Maximum	11 m (36.1 ft)	15 m (49.2 ft) or in accordance with the provisions of Section 5.28;
Landscaped Open Space, Minimum	30% of <i>lot area</i>	10 % of the <i>lot area</i>
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.	

(Amended by By-Law 2267-2021)

(Amended by By-Law 2379-2023)

8.2.1 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

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.

Existing dwellings, buildings or structures located outside of a settlement, as defined in Section 2.7.2, which are 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.

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

8.2.2 LOCATION OF AN ANIMAL KENNEL

Notwithstanding any provision of this Zoning By-Law to the contrary, no land shall be used and no *building or structure* or part thereof shall be used or *erected*, renovated or remodelled for use as an *animal kennel* nearer than **90 m** (295.3 ft) to any *lot line*.

8.2.3 SPECIAL PROVISION FOR ACCESSORY RESIDENTIAL USE

Prior to the issuance of a building permit for an *accessory single detached dwelling*, the construction of the agri-business *buildings or structures* must be complete, to the satisfaction of the *Chief Building Official*.

(Amended by By-Law 1576-2009)

8.2.4 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the main *building* provided that:

- 8.2.4.1 such *open storage* is *accessory* to the non-residential *building* on the *lot*;
- 8.2.4.2 such *open storage* complies with the *yard* and *setback* requirements of this Section; and;
- 8.2.4.3 such *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence extending at least **1.5 m** (4.9 ft) in height from the ground, constructed of new materials.
- 8.2.4.4 Notwithstanding the *open storage yard, setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

8.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (AB-C)

(Amended by By-Law 2267-2021)

(Deleted by By-Law 2379-2023)

8.4 SPECIAL PROVISIONS8.4.1 LOCATION: PART LOT 6, CONCESSION 5 (BLANDFORD) AB-1

8.4.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any AB-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

a forestry equipment testing area.

8.4.1.2 All of the other provisions of the AB Zone in Section 8.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

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

8.4.2 LOCATION: PART LOT 6, CONCESSION 4 (BLANDFORD) AB-2 (KEY MAP 48)

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

a *single detached dwelling* house *accessory* to a permitted use;
a commercial greenhouse;
a landscape contracting business;
a *nursery*;
a teaching facility related to a *permitted use*.

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

8.4.2.2.1 Notwithstanding any other provisions of this Zoning By-law to the contrary, all *buildings* and *structures*, *open storage*, stockpiling of materials and parking of vehicles & equipment *accessory* to a *permitted*, non-residential use shall be set back a minimum distance of **60 m** (196.5 ft) from the *front lot line*.

8.4.2.3 That all the provisions of the AB Zone in Section 8.2 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*.

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

8.4.3 LOCATION: PART LOT 7, CONCESSION 12 (BLENHEIM), AB-3 (KEY MAP 12)

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

- a bakery;
- a *farm*;
- a Harvest Festival;
- a *home occupation*, in accordance with the provisions of Section 5.14;
- a *nursery*;
- a *public use*, in accordance with the provisions of Section 5.21;
- a seasonal fruit, vegetable, flower or farm produce sales outlet provided such produce is the product of the *farm* on which the sales outlet is located;
- a *single detached dwelling* accessory to a *farm*; and
- a teaching facility for the promotion of agriculture.

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

8.4.3.2.1 DEFINITION OF HARVEST FESTIVAL

A Harvest Festival shall include agriculturally-oriented activities such as a farm petting zoo, pony rides, hay-sleigh rides, corn maze, pick-your-own produce and related supportive uses such as a craft area, food concessions, and a haunted barn. Such uses shall not include amusement rides and games of skill or chance.

8.4.3.2.2 BUILDING SETBACK FROM CREEK

Minimum **30 m** (98.4 ft)

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

8.4.3.3 That all the provisions of the AB Zone in Section 8.2 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*.

(Amended by By-Law 1634-2010)

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

8.4.4 LOCATION: PART LOT 21, CONCESSION 6 (BLENHEIM), AB-4

(Added by By-Law 1412-2003)

(Deleted by By-Law 1616-2010)

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

8.4.5 LOCATION: PART LOT 1, CONCESSION 13 (BLENHEIM), AB-5 (KEY MAP 10)

8.4.5.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any AB-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 8.1 of this Zoning By-Law;
a public garage.

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

8.4.5.2.1 DEFINITION OF A PUBLIC GARAGE

For the purposes of this subsection, a public garage shall mean a *building* or place where only *commercial motor vehicles* are washed, cleaned, serviced, painted or otherwise repaired and/or where only *commercial motor vehicles* are leased, rented, sold or kept for hire.

8.4.5.3 That all the provisions of the AB Zone in Section 8.2 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 1434-2004)

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

8.4.6 LOCATION: PART LOT 11, CONCESSION 11 (BLANDFORD), AB-6 (KEY MAP 16)

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

a farm implement dealer;
a single detached dwelling accessory to a *permitted* use.

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

8.4.6.2.1 SPECIAL PROVISIONS FOR A FARM IMPLEMENT DEALER

8.4.6.2.1.2 *GROSS FLOOR AREA*

Maximum **3,800 m²** (40,902.9 ft²)

- 8.4.6.3 That all the provisions of the AB Zone in Section 8.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 2066-2018)

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

8.4.7 **LOCATION: PART LOT 22, CONCESSION 11 (BLENHEIM), AB-7 (KEY MAP 14)**

- 8.4.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any AB-7 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 8.1 of this Zoning By-Law;

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

8.4.7.2.1 SPECIAL PROVISION FOR AN EXISTING STORAGE BUILDING

Notwithstanding any other provision of this Zoning By-law to the contrary, the storage building *existing* as of February 20, 2019, shall be located no closer than **4.2 m** (14 ft) from the *rear lot* line.

- 8.4.7.3 That all the provisions of the AB Zone in Section 8.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 2122-2019)

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

8.4.8 **LOCATION: PART LOT 3, CONCESSION 11 (BLANDFORD), AB-8 (KEY MAP 15)**

- 8.4.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any AB-8 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 8.1 of this Zoning By-Law;

a retail outlet store;

an accessory commercial kitchen;

a yoga tent;

and a chicken coop

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

8.4.8.2.1 SPECIAL PROVISIONS FOR A RETAIL OUTLET MARKET & ACCESSORY COMMERCIAL KITCHEN

8.4.8.2.1.1 For the purposes of this By-law, a retail outlet store shall mean an outlet for the sale of products that are primarily produced on the premises or from local producers.

8.4.8.2.1.2 For the purposes of this By-law, an accessory commercial kitchen shall mean a premises for which food and beverages are prepared and served, acting accessory to a retail outlet store.

8.4.8.2.1.3 *GROSS FLOOR AREA* FOR A RETAIL OUTLET STORE & ACCESSORY COMMERCIAL KITCHEN

Notwithstanding any other provision of this Zoning By-law, the combined maximum *gross floor area* of a retail outlet store and accessory commercial kitchen shall be **240 m²** (2,592 ft²).

8.4.8.2.2 SPECIAL PROVISIONS FOR LIVESTOCK PADDOCKS

8.4.8.2.2.1 For the purposes of interpreting this By-law, a livestock paddock shall mean an enclosed field used for pasturing goats, alpacas or animals of similar size/use.

8.4.8.2.2.2 NUMBER OF PADDOCKS

Maximum 7

8.4.8.2.3 SPECIAL PROVISIONS FOR A YOGA TENT

8.4.8.2.3.1 For the purposes of interpreting this By-law, a yoga tent shall mean a temporary structure used for the purpose of instructing yoga to paying and non-paying participants.

8.4.8.2.3.2 SIZE

Maximum **74.3 m²** (800 ft²)

8.4.8.3 TOTAL NUMBER OF EMPLOYEES

Maximum 7

8.4.8.4 PARKING SPACES

Minimum 27

8.4.8.5 Notwithstanding Section 2.3 of this Zoning By-Law, those lands zoned 'AB-8' shall not be considered a separate lot.

8.4.8.6 That all the provisions of the AB-8 Zone in Section 8.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 2232-2021)

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