

12.1 USES PERMITTED

No *person* shall within any R2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R2 uses presented in Table 12.1:

| TABLE 12.1: USES PERMITTED | |
|-----------------------------------|---|
| • | <i>an additional residential unit</i> , in accordance with the provisions of Section 5.5; |
| • | <i>an existing converted dwelling</i> , containing up to two <i>dwelling units</i> |
| • | <i>a duplex dwelling</i> ; |
| • | <i>a home occupation</i> , in accordance with the provisions of Section 5.14; |
| • | a public use, in accordance with the provisions of Section 5.21; |
| • | <i>a semi-detached dwelling</i> ; |
| • | <i>a single detached dwelling</i> ; |

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

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

12.2 ZONE PROVISIONS

No *person* shall within any R2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* unless the *lot* is served by both a *municipal sewage system* and *municipal water system* and is in accordance with the provisions presented in Table 12.2:

| TABLE 12.2: ZONE PROVISIONS | | | |
|--|--|---|---|
| Zone Provision | Single Detached Dwelling | Semi-Detached Dwelling | Duplex Dwelling or Public Use |
| Number of Dwellings Per Lot, Maximum | 1 | 2 | 1 |
| Lot Area Minimum | 450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) | 270 m² (2,906.3 ft ²) per <i>dwelling</i> , or 450 m² (4,843.9 ft ²) per <i>dwelling</i> in the case of a <i>corner lot</i> | 600 m² (6,458.5 ft ²) |
| Lot Frontage Minimum | 15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i> | 9 m (29.5 ft) per <i>dwelling</i> , or 15 m (49.2 ft) per <i>dwelling</i> in the case of a <i>corner lot</i> | 18 m (59.1 ft) |
| Front Yard, Minimum Depth Exterior Side Yard, Minimum Width | 7.5 m (29.5 ft) | | |
| Lot Depth, Minimum | 30 m (98.4 ft) | | |

| TABLE 12.2: ZONE PROVISIONS | | | |
|---|--|---|--|
| Zone Provision | Single Detached Dwelling | Semi-Detached Dwelling | Duplex Dwelling or Public Use |
| 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, 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) . | 2.5 m (8.2 ft) for the side not attached to the other <i>dwelling</i> , provided that where a garage or <i>carport</i> is attached to or is within the main building, the minimum width shall be 1.2 m (3.9 ft) . | 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) . |
| Setback, Minimum distance from the centreline of a County Road | 22 m (72.2 ft) | | |
| Lot Coverage, Maximum | 40% of the <i>lot area</i> | | |
| Landscaped Open Space, Minimum | 30% of the <i>lot area</i> | | |
| Height of Building, Maximum | 11 m (36.1 ft) | | |
| Parking, Accessory Uses, Etc. | In accordance with the provisions of Section 5. | | |

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

12.3 SPECIAL PROVISIONS

12.3.1 LOCATION: PART LOT 2, SOUTH OF POWELL STREET, PLAN 199, DRUMBO, R2-1 (KEY MAP 31)

12.3.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 12.1 of this Zoning By-Law.

12.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

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12.3.1.2.1 SPECIAL PROVISIONS FOR A *DUPLEX*12.3.1.2.1.1 *FRONT YARD*

Minimum Depth **9.5 m** (31.2 ft)

12.3.1.2.1.2 *INTERIOR SIDE YARD*

Minimum Width **3 m** (9.8 ft)

12.3.1.3 That all provisions of the R2 Zone in Section 12.2 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 1906-2015)

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

12.3.2 LOCATION: 181 FENNEL STREET, PLATTSVILLE, R2-2 (KEY MAP 6)

12.3.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 12.1 of this Zoning By-Law, with the exception of a *semi-detached dwelling*.

12.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.3.2.2.1 SPECIAL PROVISIONS FOR A *CONVERTED DWELLING*12.3.2.2.1.1 *LOT AREA*

Minimum **526 m²** (5,661 ft²)

12.3.2.2.1.2 *Lot FRONTAGE*

Minimum **17 m** (55.7 ft)

12.3.2.3 That all the provisions of the R2 Zone in Section 12.2 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 2133-2019)

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

12.3.3 LOCATION: 137 MECHANIC STREET, DRUMBO, R2-3 (KEY MAP 28)

12.3.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-3 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

All uses permitted in Section 12.1 of this Zoning By-law, with the exception of a *semi-detached dwelling*.

12.3.3.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R2-3 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

12.3.3.2.1 SPECIAL PROVISIONS FOR A *CONVERTED DWELLING*

12.3.3.2.1.1 *LOT FRONTAGE*

Minimum **16.0 m** (52.4 ft.)

12.3.3.2.1.2 PARKING SPACES

Minimum Depth in Garage **5.36 m** (17.6 ft.)

Minimum Width in Garage **2.82 m** (9.2 ft.)

12.3.3.3 That all the provisions of the R2 Zone in Section 12.2 to this Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning ByLaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2217-2020)

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

12.3.4 LOCATION: 39 POWELL STREET, DRUMBO, R2-4 (KEY MAP 31)

12.3.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-4 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

All *uses permitted* in Section 12.1 of this Zoning By-law.

12.3.4.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R2-4 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

12.3.4.2.1 SPECIAL PROVISIONS FOR A SEMI-DETACHED DWELLING

12.3.4.2.1.1 *LOT FRONTAGE*

Minimum 25.4 m (83.3 ft)

12.3.4.3 That all the provisions of the R2 Zone in Section 12.2 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 2219-2020)

(Added by By-Law 2217-2020)

12.3.5 LOCATION: PART LOT 17 & 18, CONCESSION 13 (BLENHEIM), R2-5 (KEY MAP 6)

12.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R2-5' Zone *use any lot, or erect, alter or use any building or structure* for the purpose except the following:

all uses permitted in Section 12.1 of this Zoning By-Law.

12.3.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R2-5' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.3.5.2.1 LOT COVERAGE

Maximum 50% of the *lot area*

12.3.5.2.2 That all provisions of the R2 Zone in Section 12.2 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)

12.3.6 LOCATION: LOTS 1 AND 2 S OF POWELL ST, PART LOT 5 W OF MATHESON ST, BLK C, PLAN 199, PART 1, 41R-4752, R2-6 (KEY MAP 31)

12.3.6.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 12.1 of this Zoning By-Law;

12.3.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

12.3.6.2.1 SPECIAL PROVISIONS FOR A *SEMI-DETACHED DWELLING*12.3.6.2.1.1 *MINIMUM LOT AREA (INTERIOR LOT)*

| | |
|---------|---|
| Minimum | 251 m² (2,701.7 ft ²) |
|---------|---|

12.3.6.2.1.2 *MINIMUM LOT FRONTAGE (INTERIOR LOT)*

| | |
|---------|------------------------|
| Minimum | 7.9 m (25.9 ft) |
|---------|------------------------|

12.3.6.2.1.3 *MINIMUM LOT FRONTAGE (CORNER LOT)*

| | |
|---------|-----------------------|
| Minimum | 14 m (45.9 ft) |
|---------|-----------------------|

12.3.6.3 That all the provisions of the ‘R2’ Zone in Section 12.2 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 2451-2024)

12.3.7 LOCATION: PT LT 17, CONC. 12 (BLENHEIM), PTS 1-3, 41R-10551, 24 PLATT ST SOUTH R2-7 (KEY MAP 64)

12.3.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘R2-7’ Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 12.1 of this Zoning By-Law.

12.3.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘R2-7’ Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.3.7.2.1 *LOT FRONTAGE (INTERIOR LOT)*

| | |
|---------|----------------------|
| Minimum | 8 m (26.2 ft) |
|---------|----------------------|

12.3.7.2.2 *LOT FRONTAGE (CORNER LOT)*

| | |
|---------|-------------------------|
| Minimum | 14.3 m (46.9 ft) |
|---------|-------------------------|

12.3.7.2.3 *EXTERIOR SIDE YARD WIDTH*

| | |
|---------|----------------------|
| Minimum | 6 m (19.6 ft) |
|---------|----------------------|

12.3.7.2.4 *LOT COVERAGE*

Maximum 45%

12.3.7.3 That all provisions of the 'R2' Zone in Section 12.2 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)