

22.1 USES PERMITTED

No person shall within any I Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the I *uses* presented in Table 22.1:

TABLE 22.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada;
• a cemetery;
• a community centre;
• a <i>daycare centre</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> , if accessory to a permitted <i>use</i> on the lot;
• a fire hall or police station;
• a <i>fraternal lodge or institutional hall</i> ;
• a funeral home;
• 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>long term care facility</i> ;
• a <i>medical centre</i> ;
• a <i>municipal yard</i> ;
• a museum;
• a <i>parking lot</i> ;
• a <i>place of worship</i> ;
• a <i>public or private school</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.21;
• a <i>public or private hospital</i> ;
• a <i>public library</i> ;
• a <i>single detached dwelling accessory</i> to a permitted use on the same <i>lot</i> .

(Amended by By-Law 1576-2009)

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

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

22.2 ZONE PROVISIONS

No person shall within any I Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions presented in Table 22.2. The lot area and lot frontage provisions for residential uses in Table 22.2 are cumulative with the lot area and lot frontage provisions for non-residential uses in Table 22.2 when such single detached dwelling is located on the same lot with a permitted non-residential use.

TABLE 22.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
Number of Dwellings Per Lot: Maximum	1 dwelling		Not Applicable
Lot Area: Minimum, where a <i>municipal sewage system</i> is not available	2,800 m² (30,140 ft ²)	300 m² (3,229 ft ²)	3,700 m² (39,828 ft ²)
Lot Area: Minimum, where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	No provision	2,000 m² (21,528.5 ft ²)
Lot Frontage: Minimum, where a <i>municipal sewage system</i> is not available	30 m (98.4 ft)	No provision	40 m (131.2)
Lot Frontage: Minimum Where served by both a <i>municipal sewage system</i> and <i>municipal water system</i>	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>	No provision	30 m (98.4 ft)
Lot Depth: Minimum Where a <i>municipal sewage system</i> is not available	No provision		50 m (164.0 ft)
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	9 m (32.8 ft)		
Rear Yard: Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 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 <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the		5 m (16.4 ft)

TABLE 22.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
	minimum width shall be 1.2 m (3.9 ft).		
Setback: Minimum Distance from the Centreline of a County Road	23 m (75.5 ft)		
Landscaped Open Space: Minimum	No Provision	30% of <i>lot area</i>	
Gross Floor Area: Minimum	No provision	55 m² (592 ft ²)	No Provision
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.		

(Deleted and Replaced by By-Law 2267-2021)
(Amended by By-Law 2369-2023)

22.2.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT

When a permitted *single detached dwelling* is erected, altered or used on the same *lot* in an I Zone as a permitted non-residential *building*, a **2 m** (6.6 ft) *yard* is required between such *buildings*.

22.2.2 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 and Replaced by By-Law 2267-2021)

22.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (I-C)

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

22.4 SPECIAL PROVISIONS

22.4.1 Location: Part Lot 13, Concession 6 (Blenheim), Drumbo, I-1

22.4.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘I-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 22.1 of this Zoning By-Law.

22.4.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any ‘I-1’ zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

22.4.1.2.1 REAR YARD DEPTH

Minimum **6.0 m (19.7 ft).**

22.4.1.2.2 SETBACK OF PARKING AREA

Minimum **1.0 m (3.2 ft).**

22.4.1.3 That all provisions of the ‘I’ Zone in Section 22.2 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 1493-2006)

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