

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:

TABLE 11.1: USES PERMITTED	
•	a <i>converted dwelling</i> , in accordance with the provisions of Section 5.5;
•	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)

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:

TABLE 11.2: ZONE PROVISIONS		
Zone Provision	Where sanitary sewers are not available	Where served by both sanitary sewers and public water supply
Number of Single Detached Dwellings Per Lot, Maximum	1	
Lot Area, Minimum	2,800 m² (30,140 ft ²)	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>
Lot Frontage, Minimum	35 m (114.8 ft)	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>
Lot Depth, Minimum	50 m (164 ft)	30 m (98.4 ft)
Front Yard, Minimum Depth	7.5 m (24.6 ft)	
Exterior Side Yard, Minimum Width	7.5 m (24.6 ft)	
Rear Yard, Minimum	7.5 m (24.6 ft)	

TABLE 11.2: ZONE PROVISIONS		
Zone Provision	Where sanitary sewers are not available	Where served by both sanitary sewers and public water supply
Depth		
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).	
Setback, Minimum distance from the centreline of a County Road	22 m (72.2 ft)	
Lot Coverage, Maximum	30% of the <i>lot area</i>	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)

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

In accordance with the provisions of Section 5.5, all R1-C zoned *lots* may contain a *converted dwelling* or a use permitted in Section 11.1, in accordance with the provisions of Section 11.2 of this Zoning By-Law.

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)

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11.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (R1-G)

In accordance with the provisions of Section 5.11, all R1-G zoned *lots* may contain a *garden suite* or a use permitted in Section 11.1, in accordance with the provisions of Section 11.2 of this Zoning By-Law. Upon expiry of the temporary use by-law, the *garden suite* shall be removed unless a request is submitted for an extension of the use and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

11.5 SPECIAL PROVISIONS**11.5.1 Location: Part Lot 13, Concession 7 (Blenheim), Drumbo, R1-1 (Key Map 31)**

11.5.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

all *uses permitted* in Section 11.1 of this by-law.

11.5.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

11.5.1.2.1 *LOT DEPTH*

Minimum, where serviced by both a **28 m** (91.9 ft)
public water supply and *sanitary sewers*

11.5.1.3 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*.

11.5.2 Location: Part Lot 1, Concession 10 (Blandford), Bright, R1-2 (Key Map 19)

11.5.2.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

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

11.5.2.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any R1-2 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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(Deleted & Replaced by By-Law 2267-2021)

11.5.2.2.1 NUMBER OF *SINGLE-DETACHED DWELLINGS* PER LOT

Maximum 2

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.

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

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 <i>Ground Floor Area</i> | 51 m² (548.9 ft ²); |
| (ii) | Maximum Building <i>Height</i> | 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)

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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.

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

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:

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

all *uses permitted* in Section 11.1 of this Zoning By-Law;
 a bakeshop;
 a *business or professional office*;
 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 m²** (1,829 ft²) where the building is used for a use permitted under Section 11.5.9.1, excluding those uses permitted in Section 11.1.

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

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

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

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 **1,774 m²** (18,772 ft²)
sewers are not available

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:

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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,
Registered Plan 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 **650 m²** (6,996.5 ft²)

11.5.12.2.2 *LOT FRONTAGE*

Minimum, where sanitary
sewers are not available **9 m** (29.5 ft)

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

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11.5.12.2.3 *FRONT YARD DEPTH*

Minimum **0.8 m** (2.6 ft)

11.5.12.2.4 *INTERIOR SIDE YARD WIDTH*

Minimum, from westerly property boundary **2 m** (6.6 ft)

Minimum, from easterly property boundary **nil**

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)

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

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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.

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 m² (25,833 ft²)**

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.

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

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 1st, 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 1st, 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 1st, 2019.

11.5.15.2.1.4 LOCATION OF *EXISTING* ACCESSIBILITY RAMP

The accessibility ramp *existing* as of May 1st, 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 1st, 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.

March/22

(Added by By-Law 2292-2022)

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)

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 6th, 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 6th, 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)

July/22