

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:

<b>TABLE 8.1: USES PERMITTED</b>
• 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 <i>converted dwelling</i> , in accordance with the provisions of Section 5.5;
• 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 <i>public 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> ;

<b>TABLE 8.1: USES PERMITTED</b>	
•	a <i>veterinary clinic</i> ;
•	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)

## 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.

<b>TABLE 8.2: ZONE PROVISIONS</b>		
<b>Zone Provision</b>	<b>Residential Uses</b>	<b>Non-Residential Uses</b>
<b>Number of Single Detached Dwellings per Lot, Maximum</b>	1	No Provision
<b>Lot Area, Minimum</b> Where sanitary sewers and public water supply not available	<b>0.4 ha</b> (1 ac)	<b>0.4 ha</b> (1 ac)
<b>Lot Frontage, Minimum</b>	<b>45 m</b> (147.6 ft)	<b>45 m</b> (147.6 ft)
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>10 m</b> (32.8 ft)	<b>10 m</b> (32.8 ft)
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)	<b>7.5 m</b> (24.6 ft)
<b>Interior Side Yard, Minimum Width</b>	<b>3 m</b> (9.8 ft)	<b>5 m</b> (16.4 ft)
<b>Lot Depth, Minimum</b>	<b>60 m</b> (196.9 ft)	<b>60 m</b> (196.9 ft)
<b>Setback, Minimum Distance from the Centreline of a County Road</b>	<b>26 m</b> (65.6 ft)	<b>26 m</b> (65.6 ft)
<b>Height of Building, Maximum</b>	<b>11 m</b> (36.1 ft)	<b>15 m</b> (49.2 ft) or in accordance with the provisions of Section 5.28;
<b>Landscaped Open Space, Minimum</b>	30% of <i>lot area</i>	10 % of the <i>lot area</i>

TABLE 8.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.	

(Amended by By-Law 2267-2021)

### 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

November/21

- 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)

In accordance with the provisions of Section 5.5, all AB-C zoned *lots* may contain a *converted dwelling* or any other use permitted in Section 8.1, in accordance with the provisions of Section 8.2 of this Zoning By-Law.

(Amended by By-Law 2267-2021)

### 8.4 SPECIAL PROVISIONS

#### 8.4.1 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:

November/21 (Deleted & Replaced by By-Law 2267-2021)

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)

November/21

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:

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

November/21

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 m<sup>2</sup>** (40,902.9 ft<sup>2</sup>)

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)

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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 &amp; 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 m<sup>2</sup>** (2,592 ft<sup>2</sup>).

## 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

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

November/21

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)