

2.1 SCHEDULES TO THE BY-LAW

The following schedules are included in and form part of this Zoning By-Law.

Schedule "A" Zone Maps comprised of the Index Map, Key Map Legend, and Key Maps 1 to 63 inclusive

Schedule "B" Parking Space Requirements comprising Schedules "B-1", "B-2" and "B-3" inclusive

(Amended by By-Law 2267-2021)

Schedule "C" (Added by By-Law 1943-2015)
(Deleted by By-Law 2267-2021)

Schedule "D" (Amended by By-Law 1576-2009)
(Deleted by By-Law 2267-2021)

2.2 INTERPRETATION2.2.1 SHORT TITLE

This By-Law shall be cited as the "Zoning By-Law" of the *Corporation* of the Township of Blandford-Blenheim.

2.2.2 ZONE BOUNDARIES

Zone boundaries are construed to be property lines, Township *lot lines*, *street lines*, railways, boundaries of Registered Plans, Provincially Significant environmental features and boundaries of areas licensed under the Aggregate Resources Act. In the case where uncertainty exists as to the boundary of any zone, then the location of such boundary shall be determined in accordance with the scale of Schedule "A" to the original drawing scale.

2.2.3 For the purposes of this Zoning By-Law, the definitions and interpretations given herein shall govern.

2.2.4 For the purposes of this Zoning By-Law, words used in the present tense include the future; words in singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the word "used" shall include the words "intended to be used" and "designed to be used or occupied."

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2.2.5 For the purposes of this Zoning By-Law, words that appear in *italicized* text, excluding headings or titles, are defined in Section 4.

2.3 **LOTS WITH MORE THAN ONE ZONE**

Where a *lot* is divided into more than one zone, each such portion of the *lot* shall be considered as a separate *lot* for the purposes of determining zone provisions of this Zoning By-Law and shall be used in accordance with the provisions of this Zoning By-Law for the applicable zones, but no *lot* shall have more than one residential *dwelling* on the whole lot except as specifically provided in this Zoning By-Law.

2.4 **LOTS CONTAINING MORE THAN ONE USE**

Where any land, *building* or *structure* is used for more than one non-residential *use*, all provisions of this Zoning By-Law shall be complied with for each *use*, except in the case of *lot area*, *lot frontage*, *lot coverage* and minimum *yard* requirements in which case the most restrictive requirement shall apply.

2.5 **ENVIRONMENTAL PROTECTION OVERLAYS**

Mapping for the Environmental Protection 1 (EP1) Overlay and Environmental Protection 2 (EP2) Overlays are provided by the Ministry of Natural Resources and Forestry and have been mapped onto Schedule "A". Due to differences in scale, discrepancies may occur. Such discrepancies shall be resolved through an Environmental Impact Study or at the direction of the Ministry of Natural Resources and Forestry and/or the Conservation Authority having jurisdiction.

The EP1 and EP2 Overlays shall be updated as new data becomes available through Environmental Impact Studies or from the Ministry of Natural Resources and Forestry and/or the appropriate Conservation Authority. The extent of the existing EP1 and EP2 Overlays shown on Schedule "A" shall be updated accordingly without the requirement for a zoning by-law amendment.

(Amended by By-Law 2267-2021)

2.6 INTERPRETATION OF MEASUREMENT

Measurements are given in both metric and imperial units in this Zoning By-Law. For the purposes of this Zoning By-Law, the metric unit shall govern.

2.7 MINIMUM DISTANCE SEPARATION FORMULAE I AND II (MDS I AND II)

2.7.1 For the purposes of this By-law, *Minimum Distance Separation Formulae I and II (MDS I and II)* shall be calculated based on the Minimum Distance Separation I and II Guidelines prepared by the Ontario Ministry of Agriculture Food and Rural Affairs (OMAFRA) and the Ministry of Environment, Conservation and Parks (MOECP) as amended from time to time. For the purposes of this section, *MDS II* calculations will *use* the settlement areas listed in subsection 2.7.2. Where there is a discrepancy between these guidelines and this By-law, the provisions of the By-law shall prevail. Notwithstanding the MDS I and II guidelines, the following will be applied in the calculation of required MDS I and II setbacks.

2.7.1.1 Where an agricultural *building* or *structure*, or manure storage structure, is being *erected*, *altered* and/or used for the housing of livestock, in an A1 or A2 zone, in the vicinity of an existing institutional *use*, with the exception of a *school*, the MDS II setbacks shall be calculated using a Type A Land *Use*.

2.7.1.2 Where an agricultural *building* or *structure*, or manure storage *structure*, is being erected, altered and/or used for the housing of livestock, in an A1 or A2 zone, in the vicinity of an existing settlement, as defined in Section 2.7.2, or any *lot* zoned HC, or REC (excepting a passive recreational *use*), the MDS II setbacks shall be calculated using a Type B Land *Use*. In all other circumstances, with the exception of calculating setbacks from the nearest *side* or *rear lot line*, nearest road allowance, and subsection 2.7.1 above, the MDS II setbacks shall be calculated using a Type A Land *Use*.

2.7.1.3 Notwithstanding any other provision of this By-law to the contrary, MDS I and MDS II shall apply to *agricultural-related uses* and *on-farm diversified uses* and/or zones, unless otherwise stated in this Zoning By-law.

(Amended by By-Law 1563-2008)

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

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2.7.2 For the purpose of this subsection, settlements are defined as those zoned areas shown on Schedule “A” on the following key maps:

- Key Maps 4, 5 & 6: Plattsville (Serviced Village)
- Key Map 8: Washington (Rural Cluster)
- Key Maps 19 & 20: Bright (Serviced Village)
- Key Map 26: Wolverton (Rural Cluster)
- Key Maps 28, 29, 30 & 31: Drumbo (Serviced Village)
- Key Map 37: Innerkip (Serviced Village)
- Key Map 54: Gobles (Rural Cluster)
- Key Maps 57, 58, 59: Princeton (Serviced Village)
- Key Maps 61 & 62: Canning (Rural Cluster)”

(Amended by By-Law 1563-2008)
 (Amended by By-Law 1576-2009)
 (Deleted & Replaced by By-Law 2267-2021)

2.8 CONSERVATION AUTHORITY REGULATION LIMIT

Mapping for the Conservation Authority Regulation Limit is provided, or the extent of this limit has been estimated, by the Conservation Authorities having jurisdiction within the Corporation and have been mapped on Schedule “A”. The Conservation Authority Regulation Limit shall be updated as new information becomes available from the Conservation Authorities and Schedule “A” shall be updated accordingly without the requirement for a Zoning By-law amendment.

(Amended by By-Law 1576-2009)
 (Deleted & Replaced by By-Law 2267-2021)

2.9 SOURCEWATER PROTECTION OVERLAYS

Mapping of the Source Protection Overlays on Schedule “A” of this By-law is intended to reflect the mapping of Well Head Protection Areas (WHPAs) A, B and C in the most recently approved Source Protection Plans that apply to the Township. The mapping of the Source Protection Overlays on Schedule “A” of this By-Law shall be updated to reflect any updates to the location and/or extent of the WHPA in the Source Protection Plan mapping without the requirement for a Zoning By-law amendment. In the case of a conflict between the mapping of the Source Protection Overlays in this By-law and the applicable mapping in an approved Source Protection Plan, the latter shall prevail.

(Amended by By-Law 1576-2009)
(Deleted & Replaced by By-Law 2267-2021)

2.10 MINOR BY-LAW AMENDMENTS

Minor grammatical, typographic, cross section references and formatting amendments to the Township of Blandford-Blenheim Zoning By-Law 1360-2002 may be undertaken by the Township of Blandford-Blenheim without an amendment to this Zoning By-Law.

(Added by By-Law 1576-2009)

2.11 FIGURES AND APPENDICES

Unless otherwise noted, figures, appendices and illustrations included in this Zoning By-Law are for interpretation purposes only and do not form part of the Township of Blandford-Blenheim Zoning By-Law 1360-2002.

(Added by By-Law 1576-2009)