

7.1 USES PERMITTED

No *person* shall within any A2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the A2 *uses* presented in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>animal kennel</i> , in accordance with the provisions of Section 5.3 and Section 7.2.4;
• a <i>communications structure</i> ;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.5;
• a <i>farm</i> ;
• 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;
• an oil or gas well;
• a <i>private airfield</i> ;
• a <i>public use</i> , in accordance with Section 5.21;
• a <i>regulated farm</i> ;
• a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
• a <i>single detached dwelling accessory</i> to a <i>farm</i> or a <i>regulated farm</i> ;
• a <i>wayside sand or gravel pit</i> in accordance with the provisions of Section 5.31.

(Amended by By-Law 1563-2008)

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

7.2 ZONE PROVISIONS

No *person* shall within any A2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions presented in Table 7.2:

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TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Livestock Barns & Manure Storage Buildings & Structures	Sales Outlets for Farm Produce	All Other Buildings and Structures
Lot Area, Minimum	30 ha (74.1 ac)		
Lot Frontage, Minimum	100 m (328.1 ft)		
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	Greater of 30 m (98.4 ft) or such minimum distance from the front or <i>exterior side lot line</i> as determined through the application of the <i>Minimum Distance Separation Formula II (MDS II)</i> .	5 m (16.4 ft)	15 m (49.2 ft)
Rear Yard, Minimum Depth Interior Side Yard, Minimum Width	Greater of 10 m (32.8 ft) or such minimum distance separation from the rear or <i>interior side lot line</i> as determined through the application of the MDS II.	7.5 m (24.6 ft)	
Setback, Minimum Distance from the Centreline of a County Road	Greater of 45 m (148 ft) or the sum of 16 m (52.5 ft) plus the <i>front yard</i> or <i>exterior side yard setback</i> determined through the application of the MDS II.	21 m (68.9 ft)	31 m (101.7 ft)
Setback, Minimum Distance from the property boundary of Highway 401	14 m (45.9 ft), except for a <i>single detached dwelling</i> which shall be a minimum of 7.5 m (24.6 ft)		
Minimum Manure Storage Capacity	In accordance with minimum storage requirements for manure storage facilities set out in the Nutrient Management Act, 2002.		
Height of Building, Maximum	15 m (49.2 ft) except for a <i>single detached dwelling</i> which shall have a maximum <i>height</i> of 11 m (36 feet).		

(Amended by By-Law 1563-2008)

(Amended by By-Law 1576-2009)

(Amended by By-Law 2267-2021)

7.2.1 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR LIVESTOCK BARNs AND STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 7.2, agricultural *buildings* and *structures* hereafter *erected, altered* and/or used for the housing of livestock shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, in accordance with Section 2.7 of this Zoning By-Law.

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7.2.2 MINIMUM DISTANCE SEPARATION REQUIREMENTS FOR MANURE STORAGE STRUCTURES

In addition to the minimum *yard* and *setback* requirements contained in Table 7.2, manure storage structures *erected* or *altered* shall meet the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula II (MDS II)*, in accordance with Section 2.7 of this Zoning By-Law.

(Amended by By-Law 1563-2008)

7.2.3 SUPPLEMENTARY REQUIREMENT FOR REGULATED FARMS

For new or existing *regulated farms* or *farms* expanding to the size of a *regulated farm*, new buildings and/or structures and/or alterations to existing *buildings* and/or *structures*, used or *erected* for the purpose of housing livestock or for manure containment shall be *permitted* only when a Nutrient Management Plan is prepared in accordance with the Nutrient Management Act, 2002.

(Amended by By-Law 1563-2008)

7.2.4 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*.

7.2.5 NUMBER OF ACCESSORY DWELLINGS AND GARDEN SUITES PER LOT

Single Detached Dwelling, Maximum

1, except that up to a maximum of 2 *single detached dwellings* may be located on a *farm* subject to the approval of the Committee of Adjustment.

Converted dwelling, Maximum

1, with a maximum of 2 *dwelling units*, in accordance with the provisions of Section 5.5.

Garden suites, Maximum

1, in accordance with the provisions of Section 5.11.

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

7.2.6 LOCATION OF NEW FARM RESIDENCES

New *farm dwellings*, including temporary *dwellings*, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, or not further reduce an *existing* insufficient *setback*.”

(Amended by By-Law 1563-2008)

(Amended by By-Law 1576-2009)

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

7.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (A2-C)

In accordance with the provisions of Section 5.5, all A2-C zoned *lots* may contain a *converted dwelling* or any *use* permitted in Section 7.1, in accordance with the provisions of Section 7.2.

The A2-C Zone applies to the following properties in the Township of Blandford-Blenheim:

- (i) Part Lots 14 & 15, Concession 14 (Blenheim)
 - (ii) Part Lot 6, Concession 13 (Blenheim)
 - (iii) Part Lot 11, Concession 6 (Blenheim)
 - (iv) Part Lot 1, Concession 4 (Blenheim)
- (Amended by By-Law 2267-2021)

7.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (A2-G)

In accordance with the provisions of Section 5.11, all A2-G zoned *lots* may contain a *garden suite* or any *use permitted* in Section 7.1, in accordance with the provisions of Section 7.2. 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.

7.4.1 Location: Part Lot 6, Concession 8 (Blandford), A2-G1 (Key Map 34)

7.4.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-G1 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* in *permitted* in Section 7.1 of this Zoning By-Law;
a *Garden Suite*, in accordance with the provisions of Section 5.11.

7.4.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-G1 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.4.1.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum March 16, 2011 to March 16, 2021

7.4.1.3 That all provisions of the A2 Zone in Section 7.2 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 1669-2011)

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

7.4.2 **Location: Part Lot 1, Concession 1 (Blenheim), A2-G2 (Key Map 63)**

7.4.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-G2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;
A *Garden Suite*, in accordance with the provisions of Section 5.11.

7.4.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-G2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.2.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.2.2.1.1 TIME PERIOD

Maximum October 5, 2016 to October 5, 2026

7.4.2.3 That all provisions of the A2 Zone in Section 7.2 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 1987-2016)

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

7.4.3 **Location: Part Lot 4, Concession 8 (Blenheim), A2-G3 (Key Map 25)**

7.4.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-G3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 6.1 of this Zoning By-Law;
a *Garden Suite*, in accordance with the provisions of Section 5.11.

7.4.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-G3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.3.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.3.2.1.1 LOCATION

Notwithstanding any other provision of this Zoning By-Law to the contrary, a garden suite shall be located no further than **40 m** (131.2 ft) from the accessory dwelling existing as of September 6th, 2017.

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7.4.3.2.1.2 TIME PERIOD

Maximum September 6, 2017 to September 6, 2027

7.4.3.3 All of the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 2031-2017)
(Deleted & Replaced by By-Law 2267-2021)

7.4.4 **Location: Part Lot 7, Concession 8 (Blenheim), A2-G4 (Key Map 27)**

7.4.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-G4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;
a *Garden Suite*, in accordance with the provisions of Section 5.11.

7.4.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-G4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.4.2.1 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.4.2.1.1 TIME PERIOD

Maximum April 18, 2018 to April 18, 2028

7.4.4.3 All of the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 2065-2018)
(Deleted & Replaced by By-Law 2267-2021)

7.4.5 **Location: Part Lot 9, Concession 12 (Blenheim), A2-G5 (Key Map 23)**

7.4.5.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-G5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;
a *Garden Suite*, in accordance with the provisions of Section 5.11.

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

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7.4.5.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-G5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.4.5.2.3 SPECIAL PROVISIONS FOR A GARDEN SUITE

7.4.5.2.3.1 *GROUND FLOOR AREA*

Maximum **186 m²** (2,000 ft²)

7.4.5.2.3.2 TIME PERIOD

Maximum October 16, 2019 to October 16, 2029

7.4.5.3 All of the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 2158-2019)

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

7.4.6 **Location: Lot 3, Concession 9 (Blandford), A2-G6 (Key Map 18)**

7.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'A2-G6' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;
a garden suite.

7.4.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'A2-G6' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.4.6.2.1 TIME PERIOD FOR A GARDEN SUITE

Maximum January 12, 2022 to January 12, 2032

7.4.6.3 That all provisions of the 'A2' Zone in Section 7.2 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 2280-2022)

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7.5 SPECIAL PROVISIONS FOR SITES OF POTENTIAL ENVIRONMENTAL CONTAMINATION

- 7.5.1 In accordance with Section 5.26 and notwithstanding any provisions of this by-law to the contrary, no *person* shall, within any A2(H) Zone *use any lot, or erect alter or use any building or structure* for any purpose until such time as the (H) holding symbol is removed.

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

7.6 SPECIAL PROVISIONS7.6.1 Location: Part Lot 11, Concession 11 (Blenheim) A2-1 (Key Map 12)

- 7.6.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

7.6.1.1.1 Residential Uses

a *converted dwelling* house containing not more than 2 units;
 a *multiple unit dwelling*;
 a modular dwelling house.

For the purpose of this section, a converted dwelling means a *building or structure* which has been altered or converted to contain no more than two *dwelling units*, and may contain an office.

For the purpose of this section, a modular dwelling house means a prefabricated *dwelling unit* designed to be made mobile on a temporary basis, constructed and equipped for year-round occupancy and which does not include a trailer or motor home as defined herein. A modular dwelling house may include a *mobile home*.

7.6.1.1.2 Non-Residential Uses

all *uses permitted* in Section 7.1 of this Zoning By-Law;
 a private school;
 a nursery school;
 the manufacturing of down and feather bedding and clothing and an *accessory* retail outlet;
 a feather washing and cleaning operation;
 (Amended by By-Law 1746-2012)
 the repair of vehicles and implements including servicing, welding and sandblasting;
 a metal fabrication shop;
 an injection mold operation;
 a machine shop;
 a water supply facility for the sale of potable water;
 a tool and die operation;

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

a storage building;
 a private communal wastewater treatment facility;
 a business office for conducting the business operations of a religious order residing on the lands.

7.6.1.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any A2-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.1.2.1 NUMBER OF DWELLING UNITS PER LOT

Maximum 20, of which a maximum of 13 may be modular dwelling houses

7.6.1.2.2 NUMBER OF MULTIPLE UNIT DWELLINGS PER LOT

A maximum of 1 *multiple unit dwelling* is *permitted*, which shall not contain more than 5 *dwelling units*.

7.6.1.2.3 PERMITTED USES

The uses *permitted* in the A2-1 Zone shall be operated as a single entity only by those *persons* residing on the property and said *uses* are considered to comprise part of the *farm unit*.

7.6.1.2.4 REMOVAL OF MODULAR DWELLING HOUSES

The modular dwelling houses shall be removed from the site at such time as the *farm unit* ceases to be operated as a single entity.

(Amended by By-law 1746-2012)

7.6.1.2.5 LOT AREA

Maximum **5.6 ha** (13.8 ac)

7.6.1.3 That all provisions of the A2 Zone in Section 7.2 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*.

(Amended by By-law 1746-2012)

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

7.6.2 **Location: Part Lots 10 & 11, Concession 11 (Blenheim), A2-2 (Key Map 12)**

7.6.2.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any A2-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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a *farm*, including a *regulated farm* as defined herein;
 a public *use* in accordance with subsection 5.21;
 a radio, television or telephone tower;
 an oil or gas well;
 a *wayside sand and gravel pit*.

7.6.2.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any A2-2 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.6.2.2.1 AREA OF LANDS ZONED A2-2

Minimum **26 ha (64 ac)**

7.6.2.3 That all provisions of the A2 Zone in Section 7.2 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*.

(Amended by By-Law 1746-2012)

(Amended by By-Law 1790-2013)

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

7.6.3 **Location: Part Lots 7 & 8, Concession 12 (Blenheim), A2-3 (Key Map 12)**

7.6.3.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-3 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;
 a seasonal *parking lot*.

7.6.3.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-3 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.6.3.2.1 SEASONAL PARKING LOT

A seasonal *parking lot* shall be *permitted accessory* to the Pumpkin Festival *use permitted* in the adjacent AB-3 Zone. A seasonal *parking lot* shall have a stable surface but shall not be paved.

7.6.3.3 That all provisions of the A2 Zone in Section 7.2 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)

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7.6.4 **Location: Lots 13, 14 & 15, Concession 11 (Blenheim), A2-4 (Key Map 13)**

7.6.4.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-4 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building or structure* for any purpose except the following:

7.6.4.1.1 Residential Uses

a maximum of 20 *dwelling units* within one or more buildings for the accommodation of a religious order.

7.6.4.1.2 Non-Residential Uses

all *uses permitted* in Section 7.1 of this Zoning By-Law;
the manufacturing of down bedding and *accessory* retail outlet;
a poultry processing plant;
an egg noodle processing plant.

7.6.4.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-4 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building or structure* for any purpose except in accordance with the following provisions:

7.6.4.2.1 Residential Uses

7.6.4.2.1.1 NUMBER OF DWELLING UNITS

Maximum	20
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7.6.4.2.1.2 All of the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

7.5.4.3 That all provisions of the A2 Zone in Section 7.2 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 and Replaced by By-Law 2267-2021)

7.6.5 **Location: Part Lot 13, Concession 10 (Blenheim), A2-5 (Key Map 22)**

7.6.5.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-5 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building or structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;
a processing and warehousing ginseng operation.

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

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7.6.5.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.5.3 That all provisions of the A2 Zone in Section 7.2 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)

7.6.6 **Location: Part Lot 21, Concession 8 (Blenheim), A2-6 (Key Map 33)**

7.6.6.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

an indoor entertainment facility;

a *farm*;

a *single detached dwelling* house if *accessory* to a *farm*;

a seasonal fruit, vegetable, flower or farm produce sales outlet provided such produce is the product of the *farm* on which such sales outlet is located;

a *home occupation* or a rural *home occupation*;

a public *use* in accordance with Section 5.21.

7.6.6.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any A2-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.6.2.1 DEFINITION OF AN INDOOR ENTERTAINMENT FACILITY

For the purpose of this subsection, an indoor entertainment facility shall mean a building or part of a building which is *used* for the presentation of live musical or theatre entertainment and may include *accessory* dining facilities provided that such facilities are fully catered. No part of the entertainment or dining facilities shall be located outdoors.

7.6.6.2.2 SEASONAL USE

An indoor entertainment facility shall be *permitted* to operate from May 1st to September 30th within the same calendar year.

7.6.6.2.3 LOCATION

An indoor entertainment facility shall be restricted to the barn existing on the lands as of date of passage of this by-law.

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

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7.6.6.2.4 OPERATION

An indoor entertainment facility shall be operated by the owner of the lands (who must reside on the lands) or a family member of the owner that resides on the lands.

7.6.6.3 That all provisions of the A2 Zone in Section 7.2 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)

7.6.7 **Location: Part Lot 6, Concession 13 (Blenheim), A2-7 (Key Map 10)**

7.6.7.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;
a motor vehicle repair and service shop, excluding body and fender work.

7.6.7.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any A2-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.7.2.1 LOT AREA

Minimum **29 ha** (71.7 ac)

7.6.7.2.2 OPEN STORAGE

No *open storage* of goods or materials shall be *permitted*.

7.6.7.2.3 EMPLOYEES

Employees shall be limited to the *farm* owner and family members residing on the *farm* plus one additional employee

7.6.7.2.4 GROSS FLOOR AREA REQUIREMENT FOR A MOTOR VEHICLE REPAIR AND SERVICE SHOP

A motor vehicle repair and service shop must be contained within a single *building* which may not exceed a maximum *gross floor area* of **225 m²** (2421.8 ft²).

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

7.6.7.2.5 RETAILING AND WHOLESALING RESTRICTION

General wholesaling or retailing of goods, wares or merchandise shall not be *permitted*.

7.6.7.3 That all provisions of the A2 Zone in Section 7.2 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)

7.6.8 **Location: Part Lot 12, Concession 3 (Blandford), A2-8 (Key Map 49)**

7.6.8.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.8.2.1 LOT AREA

Minimum **20 ha** (49.4 ac)

7.6.8.3 That all provisions of the A2 Zone in Section 7.2 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 1377-2002)

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

7.6.9 **Location: Part Lot 7, Concession 14 (Blenheim), A2-9 (Key Map 9)**

7.6.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law, excluding any *building or structure*.

7.6.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-9 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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7.6.9.2.1 LOT AREA

Minimum **4.8 ha** (12 ac)

7.6.9.2.2 LOT FRONTAGE

Minimum **10 m** (32.8 ft)

7.6.9.3 That all provisions of the A2 Zone in Section 7.2 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)

7.6.10 **Location: Part Lot 7, Concession 14 (Blenheim), A2-10 (Key Map 9)**

7.6.10.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.10.2.1 LOT AREA

Minimum **23 ha** (56.8 ac)

7.6.10.3 That all provisions of the A2 Zone in Section 7.2 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 1375-2002)

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

7.6.11 **Location: Part Lot 6, Concession 1 (Blenheim), A2-11 (Key Map 63)**

7.6.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 to this Zoning By-Law;
a welding fabrication / machine shop.

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

7.6.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-11 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.11.2.1 *GROSS FLOOR AREA* REQUIREMENT FOR A WELDING FABRICATION / MACHINE SHOP

For the purpose of this subsection, a welding fabrication / machine shop must be contained within a single *building* which may not exceed a maximum *gross floor area* of **148.6 m²** (1,600 ft²).

7.6.11.3 That all provisions of the A2 Zone in Section 7.2 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 1393-2003)

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

7.6.12 **Location: Lots 44 and 45, Plan 210 and Part Lot 1, Concession 10 (Blandford), A2-12 (Key Map 18)**

7.6.12.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1.

7.6.12.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.12.2.1 *LOT AREA*

Minimum **25.3 ha** (62.5 ac)

7.6.12.3 That all provisions of the A2 Zone in Section 7.2 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 1422-2003)

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

7.6.13 **Location: Part Lots 11 And 12, Concession 8 (Blenheim), A2-13 (Key Map 27)**

7.6.13.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.13.2 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any A2-13 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.13.2.1 *LOT FRONTAGE*

Minimum *As existing* on the date of passage of this Zoning By-Law.

7.6.13.3 That all provisions of the A2 Zone in Section 7.2 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 1450-2004)

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

A2-14 Intentionally Left Blank7.6.15 **Location: Part Lot 11, Concession 12 (Blenheim), A2-15 (Key Map 12)**

7.6.15.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-15 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 7.1 of this Zoning By-Law;
a special event facility;
a single detached dwelling.

7.6.15.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-15 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.15.2.1 SPECIAL PROVISIONS FOR A SPECIAL EVENT FACILITY

7.6.15.2.2 For the purposes of this By-law, a *special event facility* shall mean premises used for the purposes of catering to banquets, weddings, receptions, or similar functions, for which food and beverages are prepared and served, and may also include an *eating establishment* as defined in Township of Blandford-Blenheim Zoning By-Law No. 1360-2002, as amended.

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

7.6.15.2.3 Notwithstanding Section 2.3 of this Zoning By-Law, those lands zoned 'A2-15' shall not be considered a separate *lot* for the purpose of determining *lot area*.

7.6.15.2.4 LOCATION

Notwithstanding any other provision of this Zoning By-law, a *special event facility* shall be located within the bank barn existing as of June 20, 2018.

7.6.15.2.5 *GROSS FLOOR AREA*

Notwithstanding any other provision of this Zoning By-law, the maximum *gross floor area* of a *special event facility* shall be **1,100 m²** (11,840 ft²), excluding any covered or uncovered *decks*, *patios* and/or *amenity areas*.

7.6.15.2.6 MINIMUM DISTANCE SEPARATION FORMULAE

Notwithstanding any other provision of this Zoning By-law, a *special event facility* shall be deemed a Type A Land Use for the purpose of *Minimum Distance Separation Formula*.

7.6.15.2.7 MINIMUM DISTANCE SEPARATION FORMULAE SETBACK

Notwithstanding any other provision of this Zoning By-law, the Minimum Separation Distance between any *building* or *structure* used for the purpose of a *special event facility* and any *building* or *structure* used for the housing of livestock or manure storage on a separate *lot* shall be **250 m** (820.2 ft).

7.6.15.3 That all the provisions of the A2 Zone in Section 7.2 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 1480-2005)

(Deleted and Replaced by By-Law 2077-2018)

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

7.6.16 **Location: Part Lot 23, Concession 4 (Blenheim), A2-16 (Key Map 47)**

7.6.16.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any A2-16 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this Zoning By-Law, but not including a *regulated farm* as herein defined.

(Amended by By-Law 1563-2008)

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

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7.6.16.2 Notwithstanding any provision of the By-Law to the contrary, no *person* shall within any A2-16 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.16.2.1 *LOT AREA*

Minimum **20.5 ha** (50.6 ac)

7.6.16.3 That all provisions of the A2 Zone in Section 7.2 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 1491-2006)

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

7.6.17 **Location: Part Lot 12, Concession 1 (Blenheim), Railway Street East, Princeton, A2-17 (Key Map 60)**

7.6.17.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.17.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.17.2.1 *LOT FRONTAGE AND LOT AREA*

The minimum *lot frontage* and *lot area* shall be the *lot frontage* and *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.

7.6.17.3 That all provisions of the A2 Zone in Section 7.2 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)

7.6.18 **Location: Part Lot 22, Concession 6 (Blenheim), A2-18 (Key Map 39)**

7.6.18.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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all *uses permitted* in Section 7.1 of this Zoning By-Law;

7.6.18.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.18.2.1 HOME OCCUPATION

For the purpose of this subsection, a home occupation shall mean any occupation or business for gain or profit conducted entirely within a *dwelling* and/or *accessory building*, and shall include a cake and pastry business where food is prepared for sale but shall not include the sale of food to the public for immediate consumption.

7.6.18.3 That all the provisions of the A2 Zone in Section 7.2 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 1740-2012)

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

7.6.19 **Location: Part Lot 21, Concession 6 (Blenheim), A2-19 (Key Map 39)**

7.6.19.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;

7.6.19.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-19 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.19.2.1 LOT AREA

Minimum **14.6 ha** (36 ac)

7.6.19.2.2 HOLDING PROVISION

Where the symbol “H” appears on a zoning map following the zone symbol A2-19, no accessory *dwelling* shall be permitted until such time as this By-law has been amended to remove the relevant “H” symbol.

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

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7.6.19.2.2.1 CRITERIA FOR REMOVAL OF THE HOLDING PROVISION

Prior to the removal of the “H” symbol, the owner shall demonstrate, to the satisfaction of the Township, that the first year of the approved farm plan has been implemented.

7.6.19.3 That all provisions of the A2 Zone in Section 7.2 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 1862-2014)

(Amended by By-Law 1982-2016)

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

7.6.20 **Location: Part Lot 1, Concession 6 (Blandford), A2-20 (Key Map 38)**

7.6.20.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;

7.6.20.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.20.2.1 LOT AREA

Minimum **14 ha** (34.6 ac)

7.6.20.2.2 SPECIAL PROVISIONS FOR AN ACCESSORY SINGLE-DETACHED DWELLING

A livestock barn shall be constructed prior to the construction of an accessory *single-detached dwelling*.

7.6.20.3 That all the provisions of the A2 Zone in Section 7.2 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 1900-2015)

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

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7.6.21 **Location: Part Lots 2 & 3, Concession 14 (Blenheim), A2-21 (Key Map 10)**

7.6.21.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-21 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;
an *existing* landscaping and construction business.

7.6.21.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-21 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.21.2.1 LOT AREA

Minimum **14 ha** (34.6 ac)

7.6.21.2.2 SPECIAL PROVISION FOR AN EXISTING LANDSCAPING AND CONSTRUCTION BUSINESS

The *existing* landscaping and construction business shall be located within the existing storage buildings on the property, as existing on February 3rd, 2016.

7.6.21.3 That all the provisions of the A2 Zone in Section 7.2 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 1950-2016)

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

7.6.22 **Location: Part Lots 4 & 5, Concession 4 (Blandford), A2-22 (Key Map 48)**

7.6.22.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this Zoning By-Law;

7.6.22.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-22 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.22.2.1 LOCATION OF EXISTING STRUCTURE ON PROPERTY

The minimum *front yard depth* shall be the *front yard depth* as of April 6th, 2015.

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

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7.6.22.3 That all the provisions of the A2 Zone in Section 7.2 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 1960-2016)

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

7.6.23 **Location: Part Lots 13 & 14, Concession 8 (Blenheim), A2-23(T) (Key Map 32)**

7.6.23.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-23(T) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law;
a trailer.

7.6.23.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-23(T) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.23.3 SPECIAL PROVISIONS FOR A TRAILER

7.6.23.3.1 *GROSS FLOOR AREA*

Maximum **55.7 m²** (600 ft²)

7.6.23.3.2 LOCATION

Notwithstanding any other provision of this Zoning By-law, a *trailer* shall be located between 120 m (393.7 ft) and 140 m (459.3 ft) of the westerly property line, and no further than 60 m (196.9 ft) from the northerly property line.

7.6.23.3.3 TIME PERIOD

Maximum January 15, 2020 to January 15, 2023
(Amended by By-Law 2170-2020)

7.6.23.4 That all the provisions of the A2 Zone in Section 7.2 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 1999-2016)

(Amended by By-Law 2170-2020)

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

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7.6.24 **Location: Lots 11 – 23, Plan 210 (Blandford), Bright, A2-24 (Key Map 19)**

7.6.24.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-24 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a *farm* with the exception of any buildings and/or structures.

7.6.24.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any A2-24 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.24.2.1 LOT AREA

Minimum **0.38 ha** (0.95 ac)

7.6.24.2.2 FRONTAGE

Minimum **nil**

7.6.24.3 That all the provisions of the A2 Zone in Section 7.2 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)

7.6.25 **Location: Part Lot 12, Concession 6, A2-25 (Key Map 41)**

7.6.25.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-25 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.25.2 Notwithstanding any provision of this by-law, no *person* shall within any A2-25 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.25.2.1 SPECIAL PROVISION FOR *EXISTING* STORAGE BUILDING

7.6.25.2.1.1 INTERIOR SIDE YARD WIDTH

Minimum **0.6 m** (2 ft)

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

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7.6.25.3 That all of the provisions of the ‘A2’ Zone in Section 6.2 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 2136-2019)

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

7.6.26 **Location: Part Lot 19, Concession 2 (Blenheim), A2-26 (Key Map 51)**

7.6.26.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law, with the exception of a single detached dwelling accessory to a farm or a regulated farm.

7.6.26.2 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-26 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.26.2.1 LOT AREA

MINIMUM

9.4 ha (23 ac)

7.6.26.3 All of the other provisions of the A2 Zone in Section 7.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 2162-2019)

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

7.6.27 **Location: Part Lots 14 – 16, Concession 2 (Blenheim), A2-27 (Key Map 55)**

7.6.27.1 Notwithstanding any provision of this Zoning By-Law, no *person* shall within any A2-27 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.27.2 Notwithstanding any provision of this by-law, no *person* shall within any A2-27 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.27.2.1 Special Provision for an *Accessory Single Detached Dwelling*

7.6.27.2.1.1 Maximum number of *existing single detached dwellings* **3**

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7.6.27.3 That all of the provisions of the ‘A2’ Zone in Section 6.2 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)

7.6.28 **Location: Part Lot 12, Concession 7 (Blenheim), A2-28 (Key Map 27)**

7.6.28.1 Notwithstanding any provision of this Zoning By-Law, no person shall within any A2-28 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 7.1 of this Zoning By-Law.

7.6.28.2 Notwithstanding any provision of this by-law, no person shall within any A2-28 Zone use any *lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.28.2.1 LOT AREA

Minimum **14.1 ha** (35 ac)

7.6.28.2.1 SPECIAL PROVISIONS FOR AN ACCESSORY SINGLE DETACHED DWELLING

7.6.28.2.1.1 NUMBER OF EXISTING SINGLE DETACHED DWELLINGS

Maximum **2**

7.6.28.2.1.2 INTERIOR SIDE YARD WIDTH

Minimum **6 m** (19.6 ft)

7.6.28.2.2 INTERIOR SIDE YARD WIDTH FOR AN EXISTING FARM STORAGE BUILDING

Minimum **6.5 m** (22.3 ft)

7.6.28.3 That all of the provisions of the ‘A2’ Zone in Section 7.2 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 2179-2020)

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

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7.6.29 **Location: Part Lot 12, Concession 7 (Blenheim), A2-29 (Key Map 27)**

7.6.29.1 Notwithstanding any provision of this Zoning By-Law, no person shall within any A2-29 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

a farm, excluding the keeping of any livestock or the construction of any new buildings or structures.

7.6.29.2 Notwithstanding any provision of this by-law, no person shall within any A2-29 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.6.29.2.1 LOT AREA

Minimum **0.5 ha** (1.3 ac)

7.6.29.3 That all of the provisions of the 'A2' Zone in Section 7.2 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 2179-2020)

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

7.6.30 **Location: Part Lots 14 & 15, Concession 2 (Blenheim), A2-30 (Key Map 55)**

7.6.30.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-30 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-law.

7.6.30.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-30 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.6.30.2.1 SPECIAL PROVISIONS FOR A TEMPORARY SECOND ACCESSORY FARM DWELLING

7.6.30.2.1.1 TIME PERIOD

Maximum December 16, 2020 to December 16, 2023.

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

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7.6.30.2.1.2 REMOVAL

Upon expiry of the time period, the temporary second accessory farm dwelling shall be removed from the subject lands unless a request is submitted for an extension of the temporary residential *use* and is approved by the *Corporation* pursuant to Section 39 of the Planning Act.

7.6.30.3 That all the provisions of the 'A2' Zone in Section 7.2 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 2222-2020)

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

7.6.31 **Location: Part Lot 6, Concession 4 (Blandford), A2-31 (Key Map 48)**

7.6.31.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-31 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 7.1 of this Zoning By-Law;
a farm produce market;
an accessory commercial kitchen/dining area.

7.6.31.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no person shall within any A2-31 Zone use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

7.6.31.2.1 SPECIAL PROVISIONS FOR A FARM PRODUCE MARKET

7.6.31.2.1.1 For the purposes of this By-law, a *farm produce market* shall mean a *retail* outlet for the sale of agricultural produce that is primarily grown on the premises.

7.6.31.2.1.2 INTERIOR SIDE YARD WIDTH

Minimum **3.6 m** (11.8 ft)

7.6.31.2.1.3 GROSS FLOOR AREA FOR A FARM PRODUCE MARKET

Notwithstanding any other provision of this Zoning By-law, the maximum *gross floor area* of a *farm produce market* shall be **117.0 m²** (1,259.4 ft²).

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

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7.6.31.2.1.4 OUTDOOR STORAGE AREA

Notwithstanding any other provision of this Zoning By-law, the maximum *gross floor area* of *open/outdoor storage* associated with the *farm produce market* shall be **38.0 m²** (409.0 ft²).

7.6.31.2.2 SPECIAL PROVISIONS FOR AN ACCESSORY COMMERCIAL KITCHEN/DINING AREA

7.6.31.2.2.1 For the purposes of this By-law, an *accessory commercial kitchen/dining area* shall mean premises for which food and beverages are prepared and served, with the primary ingredients being produced on the *farm*.

7.6.31.2.2.2 GROSS FLOOR AREA FOR AN ACCESSORY COMMERCIAL KITCHEN/DINING AREA

Notwithstanding any other provision of this Zoning By-law, the maximum *gross floor area* of an *accessory commercial kitchen/dining area* shall be **93.7 m²** (1,008.6 ft²).

7.6.31.2.2.3 INTERIOR SIDE YARD WIDTH

Minimum **3.6 m** (11.8 ft)

7.6.31.2.3 TOTAL NUMBER OF EMPLOYEES

Maximum 5

7.6.31.2.4 PARKING SPACES

Minimum 15

7.6.31.2.5 Notwithstanding Section 2.3 of this Zoning By-Law, those lands zoned 'A2-31' shall not be considered a separate *lot* for the purpose of determining lot area and lot *frontage*.

7.6.31.3 MINIMUM DISTANCE SEPARATION FORMULAE SETBACK

Notwithstanding any other provision of this Zoning By-law, the requirement for Minimum Separation Distance between any building or structure used for the purpose of an *accessory commercial kitchen/dining area* or a *farm produce market* shall not apply.

7.6.31.4 That all the provisions of the A2 Zone in Section 7.2 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 2230-2021)

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

7.6.32 **Location: Part Lot 2, Concession 13 (Blandford), A2-32 (Key Map 2)**

7.6.32.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A2-32(H) 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 7.1 of this By-law.

7.6.32.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-32(H) Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose, except in accordance with the following provisions:

7.6.32.2.1 LOT AREA

Minimum **10.2 ha** (25.2 ac)

7.6.32.2.2 HOLDING PROVISION

Where the symbol “H” appears on a zoning map following the zone symbol A2-32, those lands shall not permit a *single detached dwelling* unless this By-law has been amended to remove the “H” symbol.

7.6.32.2.2.1 CRITERIA FOR THE REMOVAL OF THE HOLDING PROVISION

Development of one *single detached dwelling* shall be *permitted* at such time as the Township of Blandford-Blenheim is satisfied that the *use* of the lands for an organic *farm* has been successfully established and that the first year of the approved farm plan has been implemented.

7.6.32.3 That all the provisions of the A2 Zone in Section 7.2 to the 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 contained herein shall continue to apply, *mutatis mutandis*.

(Added by By-Law 2263-2021)

7.6.33 **Location: Part Lot 16, Concession 13 (Blenheim), A2-33 (Key Map 7)**

7.6.33.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no *person* shall within any A2-33 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 7.1 of this By-law.

7.6.33.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-33 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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(Added by By-Law 2270-2021)

7.6.33.2.1 The Factor relating to Type B land uses and Minimum Distance Separation II shall be given a value of 1.0.

7.6.33.3 That all the provisions of the A2 Zone in Section 7.2 to the 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 contained herein shall continue to apply, mutatis mutandis.

(Added by By-Law 2270-2021)

7.6.34 **Location: N Part Lots 2 & 3, Concession 10 (Blenheim), A2-34 (Key Map 24)**

7.6.34.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'A2-34' Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 7.1 of this Zoning By-Law.

7.6.34.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'A2-34' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.6.34.2.1 LOT AREA

Minimum **28.6 ha** (70.8 ac)

7.6.34.3 That all provisions of the A2 Zone in Section 7.2 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 2310-2022)