

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 5.4;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.9;
•	a <i>group home</i> , in accordance with the provisions of Section 5.12;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.13;
•	a <i>public use</i> in accordance with the provisions of Section 5.20;
•	a <i>single detached dwelling</i> .

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	All Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum, where sanitary sewers are not available	2,800 m² (30,140 ft ²)
Lot Area, Minimum, where served by both sanitary sewers and public water supply	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, where sanitary sewers are not available	35 m (114.8 ft)
Lot Frontage, Minimum, where served by both sanitary sewers and public water supply	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>
Lot Depth, Minimum, where sanitary sewers are not available.	50 m (164 ft)
Lot Depth, Minimum, where served by sanitary sewers and public water supply	30 m (98.4 ft)
Front Yard, Minimum Depth	7.5 m (24.6 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	All Uses
Interior Side Yard , Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 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 1.5 m (4.9 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>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Ground Floor Area , Minimum	1 <i>storey</i> – 93 m² (1,001 ft ²) greater than 1 <i>storey</i> – 55 m² (592 ft ²) provided that the <i>gross floor area</i> for all <i>storeys</i> is not less than 110 m² (1,184 ft ²)
Height of Building , Maximum	11 m (36.1 ft)
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.

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

In accordance with the provisions of Section 5.4, 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)

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- (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)

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

In accordance with the provisions of Section 5.9, 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 - Drumbo (Blenheim) R1-1

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*

11.5.1.2.2 All of the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

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11.5.2 Location: Part Lot 12, Concession 7 - Drumbo (Blenheim) R1-2
Location: Part Lot 1, Concession 10 - Bright (Blandford) R1-2

11.5.2.1 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 the following:

all *uses* permitted in Section 11.1 of this 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:

11.5.2.2.1 NUMBER OF SINGLE-DETACHED DWELLINGS PER LOT

Maximum 2

11.5.2.2.2 All of the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

11.5.3 Location: Part Lot 4, Plan 199 (16 Oxford Street East – Drumbo) R1-3

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)**

(Added by By-Law 1419-2003)

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- 11.5.3.2.2 All of the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 1419-2003)

11.5.4 **Location: Part Lot 11, Plan 29 (Blenheim), Wolverton, R1-4**

- 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.

- 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 Ground Floor Area | 51.0 m² (548.9 ft ²); |
| (ii) | Maximum Building <i>Height</i> | 4.0 m (13.1 ft); |
| (iii) | Minimum Exterior Side Yard | 5.5 m (18.0 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. | |

- 11.5.4.2.2 All of the provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

(Added by By-Law 1460-2005)

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11.5.5 **Location:** Part Lot 12, Concession 7 and Part Lot 9, Reg. Plan 199 (Blenheim),
Drumbo, R1-5

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 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 ENCLOSED MUNICIPAL DRAIN

Minimum *Setback* **3.0 m** (9.8 ft)

11.5.5.2.2 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 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)

11.5.6 **Location:** Part Lot 12, Concession 1 (Blenheim), 40 Railway Street East, Princeton, R1-6

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:

(Added by By-Law 1524-2007)

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11.5.6.2.1 FRONT YARD SETBACK

The minimum *front yard setback* shall be the *front yard setback existing* at the time of passing of the By-law or created by a severance granted by the Oxford County Land Division Committee.

11.5.6.2.2 All the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 1524-2007)

11.5.7 Location: 23 Dover Street East, Wolverton, R1-711.5.7.1 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.

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.

11.5.7.2.3 All the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 1530-2007)

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11.5.8 Location: 31 John Street West, Bright, R1-8

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 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

The minimum *lot area* shall be the *lot area existing* as of March 21, 2012, or created by a *boundary adjustment*.

11.5.8.2.2 LOT FRONTAGE

The minimum *lot frontage* shall be the *lot frontage existing* as of March 21, 2012, or created by a *boundary adjustment*.

11.5.8.2.3 FRONT YARD DEPTH

The minimum *front yard depth* shall be the *front yard depth existing* as of March 21, 2012, or created by a *boundary adjustment*.

11.5.8.2.4 All the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 1715-2012)

March/12

11.5.9 Location: Part Lot 1, Concession 11 (Blandford), 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:

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 ACCESSORY USES, BUILDINGS AND STRUCTURES

Notwithstanding any provisions of Section 5.1.1.3 of this Zoning By-Law to the contrary, the following provisions apply:

Maximum Number of *Accessory Buildings or Structures*

1

Height, Maximum

6.1 m (20 ft)

Interior Side Yard Setback, Minimum

5 m (16.4 ft), or 10 m (32.8 ft) where the *interior side lot line* abuts a Residential zone.

(Added by By-Law 1757-2012)

December/12

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 **5.0 m** (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 **3.0 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 **5.0 m** (16.4 ft).

11.5.9.2.5 LOT COVERAGE

Maximum 36% of Lot Area

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*.

11.5.9.2.7 All the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 1783-2013)

May/13

11.5.10 **Location: 52 Baird Street South, Bright, R1-10**

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

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:

11.5.10.3.2 EXTERIOR SIDE YARD

Minimum Width **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)

11.5.10.4 All the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 1816-2013)

December/13

11.5.11 **Location: Part Lot 3, Concession 7 (Blandford), Plattsville, R1-11**

11.5.11.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

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

11.5.11.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.11.2.1 LOT COVERAGE

Maximum 40% of the *lot area*

11.5.11.3 All the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

(Added by By-Law 1796-2013)

11.5.12 **Location: Part Lot 3, east side of Wolverton Street, Parts 1 & 2, Registered Plan 41R-2604, 11 Market Street, 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)

Sept 30/16

11.5.12.2.3 FRONT YARD

Minimum Depth **0.8 m** (2.6 ft)

11.5.12.2.4 INTERIOR SIDE YARD

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

Minimum Width
(from easterly property boundary) nil

11.5.12.3 All of the other provisions of the R1 Zone in Section 11.2 and all other relevant provisions contained in this Zoning By-law shall continue to apply *mutatis mutandis*.

(Added by By-Law 1856-2014)

11.5.13 **Location: Part Lot 17, Concession 13 (Blandford),
Part of Block 78, 41M-141, Plattsville, R1-13 (Key Map 6)**

11.5.13.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-13 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

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

11.5.13.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R1-13 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

11.5.13.2.1 LOT COVERAGE

Maximum **40%** of the *lot area*

11.5.13.3 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 1974-2016)

July/16

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:

11.5.14.2.1 LOT COVERAGE

Maximum **40%** of the *lot area*

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)

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)

11.5.14 **Location: Lots 11 – 23, Plan 210 (Blandford), Bright, R1-14 (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:

September/18

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)

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.

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.

(Added by By-Law 2135-2019)

May/19

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)

May/19