

15.1 USES PERMITTED

No person shall within any V Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the V uses presented in Table 15.1:

TABLE 15.1: USES PERMITTED
• an <i>automobile service station</i> ;
• a <i>bakeshop</i> ;
• a <i>business or professional office</i> ;
• a <i>commercial school</i> ;
• a <i>community centre</i> ;
• a <i>converted dwelling</i> in accordance with the provisions of Section 5.4;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> except that in the case of an <i>automobile service station</i> such <i>dwelling</i> shall not be permitted;
• an <i>eating establishment</i> ;
• a <i>financial institution</i> ;
• a <i>fire hall or police station</i> ;
• a <i>fraternal lodge or institutional hall</i> ;
• a <i>funeral home</i> ;
• a <i>group home</i> in accordance with Section 5.12;
• a <i>home occupation</i> in accordance with Section 5.13;
• a <i>laundromat</i> ;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>personal service establishment</i> ;
• a <i>place of entertainment</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.20;
• a <i>retail store</i> ;

TABLE 15.1: USES PERMITTED
• a retail or wholesale outlet or a business office <i>accessory</i> to a permitted use;
• a service shop;
• a <i>single detached dwelling</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> with no outside kennels or runs.

15.2 **ZONE PROVISIONS**

No person shall within any V Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 15.2:

The *lot area* provision for residential uses is cumulative with the *lot area* provision for non-residential uses when such residential use is located on the same *lot* with a permitted non-residential use. No person shall use any *lot* or *erect, alter* or use any *building or structure* for the any of the uses in Table 15.1 unless the *lot* is served by partial services (*sanitary sewers* or a public water supply) or by private services (private well and septic system).

TABLE 15.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Lot Area: Minimum	2,800 m² (30,140 ft ²)	300 m² (3,230 ft ²)	3,700 m² (39,828 ft ²)	.4 ha (1 ac)
Lot Frontage: Minimum	35 m (114.8 ft)	No Provision	40 m (131.2 ft)	50 m (164 ft)
Lot Depth: Minimum	50 m (164 ft)	No Provision	92.5 m (303.5 ft)	80 m (262.5 ft)

TABLE 15.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	9 m (29.6 ft)	9 m (29.6 ft)	9 m (29.6 ft)	15 m (49.2 ft)
Rear Yard: Minimum Depth	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	10 m (32.8 ft)
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 <i>building</i> , or the lot is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	No provision or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone	No provision or 5 m (16.4 ft) where the <i>interior side lot line</i> abuts a Residential zone	5 m (16.4 ft) or 10 m (32.8 ft) where the <i>interior side lot line</i> abuts a Residential zone
Setback: Minimum Distance from the Centreline of a County Road	22 m (72.2 ft)	22 m (72.2 ft)	22 m (72.2 ft)	26 m (85.3 ft)
Lot Coverage: Maximum	30%	No Provision	40%	20%
Landscaped Open Space: Minimum	No Provision	No Provision	10%	5%
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)	No Provision	No Provision	No Provision

TABLE 15.2: ZONE PROVISIONS				
Zone Provision	Residential Uses		Non-Residential Uses	Automobile Service Station
	Single Detached Dwelling	Dwelling Unit in a Non-Residential Building		
Gross Floor Area: Minimum	No provision	55 m ² (592 ft ²)	55 m ² (592 ft ²)	55 m ² (592 ft ²)
Height of Building: Maximum	11 m (36.1 ft)	No Provision	11 m (36.1 ft)	11 m (36.1 ft)
Number of Dwelling Units per Lot: Maximum	1 <i>dwelling</i>	1 <i>dwelling unit</i>	No Provision	No Provision
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5			

15.6.1 SINGLE DETACHED DWELLING AND NON-RESIDENTIAL BUILDING ON THE SAME LOT:

When a permitted *single detached dwelling* is *erected, altered* or used on the same *lot* in a Village Zone as a permitted non-residential *building*, then a *yard* of **2 m** (6.6 ft) is required between such *buildings*.

15.2.2 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

Dwellings, buildings or structures hereafter *erected* within a settlement defined on Schedule "A", Key Maps 8 (Washington); 26 (Wolverton); 52 (Eastwood); 57 (Gobles); and 64 (Canning) shall be required to satisfy MDS I, in accordance with Section 2.7. of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

15.2.3 OPEN STORAGE REQUIREMENTS

No storage of goods or materials is permitted outside any *building* except that the *open storage* of goods or materials may be permitted to the rear of the main *building* provided that:

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- 15.2.3.1 such *open storage* is *accessory* to the non-residential *use* on the *lot*;
- 15.2.3.2 such *open storage* complies with the *yard* and *setback* requirements of this Section;
- 15.2.3.3 *open storage* shall be enclosed within a wooden, rigid plastic and/or metal fence at least **1.8 m** (5.9 ft) in height from the ground, constructed of new materials.
- 15.3.3.4 Notwithstanding the *open storage yard*, *setback* and enclosure requirements, the *open storage* of finished goods or materials shall be permitted for the purposes of display or sale.

15.2.4 REQUIREMENTS FOR PUMP ISLANDS:

Notwithstanding any other provisions of this Zoning By-Law to the contrary, a *pump island* may be located within any front *yard* or *exterior side yard* provided:

- 15.2.4.1 the minimum distance between any portion of the *pump island* and any *lot line* shall be **7.5 m** (24.6 ft); and
- 15.2.4.2 where the *lot* is a *corner lot*, no portion of any *pump island* shall be located closer than **3 m** (9.8 ft) to a straight line between a point in the front *lot line* and a point in the *exterior side lot line*, each such point being distant **15 m** (49.2 ft) from the intersection of such lines.

15.2.5 REQUIREMENTS FOR DRIVEWAYS FOR USES WITH PUMP ISLANDS:

Notwithstanding the provisions of Section 5.18 of this Zoning By-Law, the following provisions shall apply to *driveways*:

- 15.2.5.1 there shall be a minimum of 2 *driveways* per *lot*;
- 15.2.5.2 the minimum width of a *driveway*, measured along the sidewalk, where such exists, and along the *street line* shall be **5 m** (16.4 ft);
- 15.2.5.3 the minimum distance between *driveways* measured along the *street line* intersected by such *driveways* shall be **7.5 m** (24.6 ft);

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- 15.2.5.4 the minimum distance between a *driveway* and an intersection of *street lines*, measured along the *street line* intersected by such driveway, shall be **15 m** (49.2 ft); and
- 15.2.5.5 the minimum distance between an *interior side lot line* and any *driveway* shall be **3 m** (9.8 ft).

15.3 **SPECIAL PROVISIONS FOR A CONVERTED DWELLING (V-C)**

In accordance with the provisions of Section 5.4, all V-C zoned *lots* may contain a *converted dwelling* or any use permitted in Section 15.1, in accordance with the provisions of Section 15.2 of this Zoning By-Law.

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

- (i) Northwest corner of Main Street North & Victoria Street West
– Princeton (Blenheim)
- (ii) Southwest corner of Main Street North & Victoria Street West
- Princeton (Blenheim)

15.4 **SPECIAL PROVISIONS**

15.4.1 **Location: Lots 2 & 3, Plan 125 – Washington (Blenheim) V-1**

- 15.4.1.1 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any V-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 15.1 of this by-law;
a woodworking shop.

- 15.4.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any V-1 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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15.4.1.2.1 INTERIOR SIDE YARD

Minimum width **5 m** (16.4 ft)

15.4.1.2.2 All of the other provisions of the V Zone in Section 15.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

15.4.2 **Location: Wilson & George Streets - Bright (Blenheim) V-2**

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

the storage *building existing* at the date of passing of this by-law;
a *service shop* in the *existing storage building*;
a *single detached dwelling*.

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

15.4.2.2.1 SPECIAL PROVISIONS FOR STORAGE BUILDINGS:

- i) A storage shed shall be used for the storage of cars, boats and travel *trailers* and/or a *service shop*;
- ii) No outside storage shall be permitted.

15.4.2.2.2 All of the other provisions of the V Zone in Section 15.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply mutatis mutandis.

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15.4.3 Location: Part Lot 1, Concession 11 (Blandford), V-3

15.4.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any V-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 15.1 of this Zoning By-Law.

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

15.4.3.2.1 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

15.4.3.2.1.1 LOT AREA

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

15.4.3.2.1.2 LOT FRONTAGE

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

15.4.3.2.1.3 LOT DEPTH

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

15.4.3.2.1.4 YARDS AND SETBACKS

The minimum *yards, setbacks, lot coverage, landscaped open space* shall be the *yards, setbacks, lot coverage and landscaped open space existing* as of the passage of this by-law.

15.4.3.2.1.5 That all of the provisions of the ‘V’ Zone in Section 15.2 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*.

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(Added by By-Law 1458-2005)

15.4.4 **Location: Part Lot 1, Concession 11 (Blandford), Bright V-4**

15.4.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any V-4 Zone use any *lot*, or *erect*, *alter* or use any *building or structure* for any purpose except the following:

all *uses* permitted in Section 15.1 of this Zoning By-Law;
a custom machine shop;
a retail or wholesale outlet or a *business office accessory* to a permitted *use*.

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

15.4.4.2.1 OFF-STREET PARKING

Minimum 13 spaces.

15.4.4.2.2 YARDS AND SETBACKS

The minimum *interior side yard* shall be the *interior side yard existing* as of the passage of this by-law.

15.4.4.2.3 That all of the provisions of the ‘V’ Zone in Section 15.2 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 1487-2005)

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