

22.1 USES PERMITTED

No person shall within any I Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the I *uses* presented in Table 22.1:

TABLE 22.1: USES PERMITTED
• an administrative office of the <i>Corporation</i> , the <i>County</i> , the Government of Ontario or the Government of Canada;
• a cemetery;
• a community centre;
• a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4;
• a <i>daycare centre</i> ;
• a <i>dwelling unit</i> in a portion of a non-residential <i>building</i> , if accessory to a permitted <i>use</i> ;
• a fire hall or police station;
• a <i>fraternal lodge or institutional hall</i> ;
• a funeral home;
• 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>long term care facility</i> ;
• a <i>medical centre</i> ;
• a <i>municipal yard</i> ;
• a museum;
• a <i>parking lot</i> ;
• a <i>place of worship</i> ;
• a <i>public or private school</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.20;
• a <i>public or private hospital</i> ;
• a <i>public library</i> ;
• a <i>single detached dwelling accessory</i> to a permitted use on the same <i>lot</i> .

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(Amended by By-Law 1576-2009)

22.2 ZONE PROVISIONS

No person shall within any I Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 22.2. The *lot area* and *lot frontage* provisions for residential uses in Table 22.2 are cumulative with the *lot area* and *lot frontage* provisions for non-residential uses in Table 22.2 when such *single detached dwelling* is located on the same *lot* with a permitted non-residential *use*.

TABLE 22.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
<b>Number of Dwellings Per Lot:</b> Maximum	1 <i>dwelling</i>	1 <i>dwelling</i>	Not Applicable
<b>Lot Area:</b> Minimum, where sanitary sewers are not available	<b>2,800 m<sup>2</sup></b> (30,140 ft <sup>2</sup> )	<b>300 m<sup>2</sup></b> (3,229 ft <sup>2</sup> )	<b>3,700 m<sup>2</sup></b> (39,828 ft <sup>2</sup> )
<b>Lot Area:</b> Minimum, where served by both sanitary sewers and public water supply	<b>450 m<sup>2</sup></b> (4,844 ft <sup>2</sup> ) or <b>600 m<sup>2</sup></b> (6,458.6 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	No provision	<b>2,000 m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Frontage:</b> Minimum, where sanitary sewers are not available	<b>30 m</b> (98.4 ft)	No provision	<b>40 m</b> (131.2)
<b>Lot Frontage:</b> Minimum Where served by both sanitary sewers and public water supply	<b>15 m</b> (49.2 ft) or <b>20 m</b> (65.6 ft) in the case of a <i>corner lot</i>	No provision	<b>30 m</b> (98.4 ft)
<b>Lot Depth:</b> Minimum Where sanitary sewers are not available	No provision	No provision	<b>50 m</b> (164.0 ft)
<b>Front Yard:</b> Minimum Depth <b>Exterior Side Yard:</b> Minimum Width	<b>9 m</b> (32.8 ft)	<b>9 m</b> (32.8 ft)	<b>9 m</b> (32.8 ft)
<b>Rear Yard:</b> Minimum Depth	<b>7.5 m</b> (24.6 ft)	<b>10 m</b> (32.8 ft)	<b>10 m</b> (32.8 ft)
<b>Interior Side Yard:</b> Minimum Width	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.5 m</b> (4.9 ft).		<b>5 m</b> (16.4 ft)

TABLE 22.2: ZONE PROVISIONS			
Zone Provision	Residential Uses		Non-Residential Uses
	Single Detached Dwelling	Dwelling Unit in a portion of a Non-Residential Building	
<b>Setback:</b> Minimum Distance from the Centreline of a County Road	<b>23 m</b> (75.5 ft)	<b>23 m</b> (75.5 ft)	<b>23 m</b> (75.5 ft)
<b>Landscaped Open Space:</b> Minimum	No Provision	30% of <i>lot area</i>	
<b>Ground Floor Area:</b> Minimum	1 <i>storey</i> – <b>93 m<sup>2</sup></b> (1,001 ft <sup>2</sup> ) greater than 1 <i>storey</i> – <b>55 m<sup>2</sup></b> (592 ft <sup>2</sup> ) provided that the <i>gross floor area</i> for all <i>storeys</i> is not less than <b>110 m<sup>2</sup></b> (1,184 ft <sup>2</sup> )	No provision	No provision
<b>Gross Floor Area:</b> Minimum	no provision	<b>55 m<sup>2</sup></b> (592 ft <sup>2</sup> )	No Provision
<b>Height of Building:</b> Maximum	<b>11 m</b> (36.1 ft)	<b>15 m</b> (49.2 ft), or in accordance with the provisions of Section 5.28	
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.		

#### 22.2.1 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 an I Zone as a permitted non-residential *building*, a **2 m** (6.6 ft) *yard* is required between such *buildings*.

#### 22.2.2 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES

*Dwellings, buildings or structures* hereafter erected outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

Existing *dwellings, buildings or structures* located outside of a settlement, as defined in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an existing insufficient *setback* relative to MDS I, whichever is the lesser.

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*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.

### 22.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (I-C)

In accordance with the provisions of Section 5.4, all I-C zoned *lots* may contain a *converted dwelling* or any use permitted in Section 22.1, in accordance with the provisions of Section 22.2 of this Zoning By-Law.

### 22.4 SPECIAL PROVISIONS

#### 22.4.1 Location: Part Lot 13, Concession 6 (Blenheim), Drumbo, I-1

22.4.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'I-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 22.1 of this Zoning By-Law.

22.4.1.2 Notwithstanding any provision of this by-law to the contrary, no *person* shall within any 'I-1' zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

22.4.1.2.1 REAR YARD

Minimum depth **6.0 m** (19.7 ft).

22.4.1.2.2 SETBACK FOR PARKING AREA

Minimum distance **1.0 m** (3.2 ft).

22.4.1.2.3 That all provisions of the 'I' Zone in Section 22.2 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 1493-2006)