

23.1 USES PERMITTED

No person shall within any REC Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the REC *uses* presented in Table 23.1:

<b>TABLE 23.1: USES PERMITTED</b>
• an arena;
• a community centre;
• a <i>conservation project</i> ;
• a <i>converted dwelling</i> in accordance with the provisions of Section 5.5;
• a flood control <i>structure</i> ;
• a <i>golf course</i> ;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.14;
• a museum;
• an <i>outdoor commercial recreation facility</i> ;
• a <i>park</i> ;
• a playground;
• a <i>public library</i> ;
• a <i>public use</i> , in accordance with the provisions of Section 5.21;
• a <i>recreation or athletic facility or club</i> ;
• a <i>single detached dwelling</i> ;
• a sports field;
• a wayside <i>sand or gravel pit or stone quarry</i> , outside of a designated settlement, in accordance with the provisions of Section 5.31.

(Amended by By-Law 2267-2021)

23.2 ZONE PROVISIONS

No person shall within any REC Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 23.2. The *lot area* and *lot frontage* provisions for residential uses in Table 23.2 are cumulative with the *lot area* and *lot frontage* provisions for non-residential uses in Table 23.2 when such residential use is located on the same *lot* with a permitted non-residential use.

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TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Number of Single Detached Dwellings per Lot:</b> Maximum	1	No Provision
<b>Lot Area:</b> Minimum Where sanitary sewers and/or public water supply not available	<b>2,800 m<sup>2</sup></b> (30,140 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>	<b>2,000 m<sup>2</sup></b> (21,528.5 ft <sup>2</sup> )
<b>Lot Frontage:</b> Minimum, where sanitary sewers and/or public water supply not available	<b>30 m</b> (98.4 ft)	<b>40 m</b> (131.2 ft)
<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>	<b>30 m</b> (98.4 ft)
<b>Lot Depth:</b> Minimum, where sanitary sewers and/or public water supply not available	No Provision	<b>30 m</b> (303.5 ft)
<b>Front Yard:</b> Minimum Depth <b>Exterior Side Yard:</b> Minimum Width	<b>10 m</b> (32.8 ft)	
<b>Rear Yard:</b> Minimum Depth	<b>7.5 m</b> (24.6 ft)	
<b>Interior Side Yard:</b> Minimum Width	<b>3 m</b> (9.8 ft) on one side and <b>1.2 m</b> (3.9 ft) on the narrow side	<b>7.5 m</b> (24.6 ft)
<b>Setback:</b> Minimum Distance from the Centreline of a County Road	<b>23 m</b> (75.5 ft) within a designated settlement or <b>26 m</b> (85.3 ft) outside of a designated settlement.	
<b>Height of Building:</b> Maximum	<b>11 m</b> (36.1 ft)	<b>15 m</b> (49.2 ft)
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.	

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

**23.2.1 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 a REC Zone as a permitted non-residential building, a **2 m** (6.6 ft) yard is required between such *buildings*.

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**23.2.2 LOCATION OF RECREATIONAL USE**

Any new recreational *use*, except a *conservation project*, a wayside *sand/gravel pit*, or *stone quarry*, a public use or a flood control *structure*, which is located outside of a designated settlement, as defined in Section 2.7.2, 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.

Any existing recreational *use*, except a *conservation project*, a wayside *sand/gravel pit*, or *stone quarry*, a public use or a flood control *structure*, located outside of a settlement, as defined in Section 2.7.2, which is 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.

(Amended by By-Law 2267-2021)

**23.2.3 LOCATION OF NEW DWELLINGS, BUILDINGS OR STRUCTURES**

*Single detached dwellings, buildings or structures* hereafter erected outside of a settlement, as defined in Section 2.7.2, 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.

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

**23.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (REC-C)**

In accordance with the provisions of Section 5.5, all REC-C zoned *lots* may contain a *converted dwelling* or any use permitted in Section 23.1, in accordance with the provisions of Section 23.2 of this Zoning By-Law.

**23.4 SPECIAL PROVISIONS**

***\*REC-1 Intentionally Left Blank\****

**23.4.2 Location: Part Lot 4, Concession 8 (Blenheim), REC-2 (Key Map 25)**

23.4.2.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any REC-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 23.1 of this Zoning By-Law.

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

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

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23.4.2.2.1 *LOT FRONTAGE*

The minimum *lot frontage* shall be the *lot frontage existing* as of the passage of this by-law or created by a *boundary adjustment*.

23.4.2.3 That all of the provisions of the REC Zone in Section 23.2 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*.

23.4.3 **Location: Part Lot 1, Concession 4 (Blandford), REC-3 (Key Map 48)**

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

a *trailer camp*.

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

## 23.4.3.2.1 TOTAL TRAILER DENSITY

Maximum	38 campsites per net hectare of total <i>lot area</i> of the trailer camp
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## 23.4.3.2.2 LOT AREA PER CAMPSITE

Minimum	<b>185 m<sup>2</sup></b> (1,991.4 ft <sup>2</sup> )
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## 23.4.3.2.3 DISTANCE BETWEEN TRAILERS

Minimum	<b>3 m</b> (9.8 ft)
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## 23.4.3.2.4 SEPARATION DISTANCE BETWEEN CAMPSITES AND HIGHWAY 401

Minimum	<b>14 m</b> (45.9 ft)
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## 23.4.3.2.5 PERIOD OF OCCUPANCY

Travel *trailers* and *motor homes* within a trailer camp shall not be occupied for human habitation between December 1 and March 31.

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

## 23.4.3.2.6 LENGTH OF A TRAVEL TRAILER

Maximum	<b>10.1 m</b> (33.1 ft)
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23.4.3.3 That all of the provisions of the REC Zone in Section 23.2 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)

23.4.4 **Location: Part Block C, Registered Plan 104 (Blenheim), Drumbo, REC-4 (Key Map 30)**

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

*a park*;  
a public *use* in accordance with the provisions of Section 5.21.

23.4.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any REC-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

23.4.4.2.1 *LOT AREA, LOT FRONTAGE & LOT DEPTH*

Minimum	Nil
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23.4.4.2.2 *FRONT YARD DEPTH*

Minimum	Nil
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23.4.4.2.3 *EXTERIOR SIDE YARD WIDTH*

Minimum	Nil
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23.4.4.2.4 SPECIAL PROVISION FOR *BUILDINGS* OR STRUCTURES

No *building* or *structure* shall be *permitted* within **10 m** (32.8 ft) of the travelled portion of Wilmot Street.

23.4.4.3 That all of the provisions of the REC Zone in Section 23.2 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 1363-2002)

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

**23.4.5 Location: Part Lots 4 & 5, Concession 4 (Blandford) REC-5**

(Added by By-Law 1376-2002 as amended by OMB Orders 1584, November 25/03 and 0408, February 25/04)

(Deleted by By-Law 1960-2016)

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

**23.4.6 Location: Part Lot 13, Concession 1 (Blenheim), Princeton, REC-6 (Key Map 58)**

23.4.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-6 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 23.1 of this Zoning By-Law;  
a Seasonal Farmers' Market.

23.4.6.1.1 For the purposes of this subsection, a "Seasonal Farmers' Market" shall mean an open-air retail sales area wherein goods, wares, merchandise or other articles that are produced and created by local farmers are offered for sale to the public.

23.4.6.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any REC-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

23.4.6.2.1 SPECIAL PROVISIONS FOR A SEASONAL FARMERS' MARKET

23.4.6.2.1.1 SEASONAL SALES PERIOD

First (1<sup>st</sup>) Saturday in July to second (2<sup>nd</sup>) Saturday in October

23.4.6.2.1.2 HOURS OF OPERATION

Maximum 7:00 am to 2:00 pm

23.4.6.3 That all the provisions of the REC Zone in Section 23.2 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 1632-2010)

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

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