

## **SECTION 20 - DEVELOPMENT ZONE (D)**

No **person** shall within any **D zone use** any **land** or **erect, alter, or use** any **building or structure** for any purpose except in accordance with the following provisions:

### **20.1 Permitted Uses, Buildings, and Structures**

- (a) **uses, buildings, and structures** lawfully existing on the date of passing of this By-law and additions to existing residential dwellings in accordance with Section 20.2.
- (b) **agricultural uses**, excluding **buildings** and **structures**.
- (c) **accessory uses, buildings, and structures** lawfully existing on the date of passing of this By-law.

### **20.2 Site and Building Requirements**

The **minimum lot area** and **lot frontage** requirements shall be as they lawfully **existed** on the date of passing of this By-law.

The replacement of part or all of an **existing single-detached dwelling** is **permitted** provided the replacement occurs in the same location as **existed** on the **lot**. An addition onto an existing or replacement **single-detached dwelling** is **permitted** provided the addition is no greater than 50 percent of the **gross floor area** of the **dwelling** that **lawfully existed** on the date of the passing of this By-law and complies with the following requirements:

- (a) Front Yard, Minimum 15 metres
- (b) Interior Side Yard, Minimum 10 metres
- (c) Exterior Side Yard, Minimum 10 metres
- (d) Rear Yard, Minimum 10 metres
- (e) Building Height, Maximum 11 metres
- (f) Lot Coverage, Maximum Equal to 150 percent of the lot coverage as lawfully existed on the date of passing of this By-law.

### **20.3 Use of Symbols**

20.3.1 RD The "RD" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD" **zone**; however timing for development and development standards (i.e. housing type and density) have yet to be determined.

**Permitted Interim Uses:** Uses, buildings and structures in accordance with Sections 20.1 and 20.2.

20.3.2 RD-1 The "RD-1" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD-1" **zone**; however timing for development and development standards (i.e. housing type and **density**) have yet to be determined.

**Permitted Interim Uses:** Uses, buildings and structures in accordance with Sections 20.1 and 20.2.

## 20.4 Special Provisions

### 20.4.1 RD-2

- (a) Location: Part of Lot 35 and 36, Registered Plan No. 36 and part of Lot 21, Concession 17.
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot frontage** and the **minimum lot area** for the land within the "RD-2" **zone** as shown on Schedule "A" to this By-law shall be 20.0 metres and 5.7 hectares respectively.
- (c) All other provisions of the "D" **zone** shall apply.

### Amended By By-law No. Z14-2000

#### 20.4.2 RD-3

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard).
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the "RD-3" **zone** as shown on Key May 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z14-2000) shall be 3,500 square metres and 39.7 metres, respectively.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

### Amended By By-law No. Z14-2000

#### 20.4.3 RD-4

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the "RD-4" zone as shown on Key May 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z14-2000) shall be 5,000 square metres and 79.0 metres, respectively.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

### Amended By By-law No. Z71-2007

#### 20.4.4 RD-5

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard).
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the "RD-5" zone as shown on Key May 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z71-2007) shall be 2.4 hectares and 158 metres, respectively.
- (c) Notwithstanding the provisions of Section 20.2 of By-law No. 100-1998 to the contrary, the **minimum yard requirements** for all **existing buildings and structures** (existing as of the day of passing of By-law No. Z71-2007) in the "RD-5" zone as shown on Key Map 3 of Schedule "A" to By-law No. 100-1998 (also shown on Schedule "A" to By-law No. Z71-2007) shall be as they lawfully existed on the day of passing of By-law No. Z71-2007.

- (d) All other provisions of this By-law, as amended, shall apply.

**Amended By By-law No. Z80-2008**

**20.4.5 RD-6**

- (a) Location: Part of Lot 15, Thames Concession (formerly in the Township of Blanshard).
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the “RD-5” zone as shown on Key Map 1 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z80-2008) shall be 3.1 hectares and 160 metres, respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

**Amended By By-law No. Z94-2011**

**20.4.6 RD-7**

- (a) Location: Part of Lot 15, Concession 18.
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the minimum lot area and minimum lot frontage for the land within the “RD-7” zone as shown on Key Map 3 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. Z94-2011) shall be 1,200 square metres and 15.0 metres, respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

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