

SECTION 31 – DEVELOPMENT “D” ZONE

31.1 GENERAL PROHIBITION

Within a Development “D” Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

31.2 USES PERMITTED

Conservation and Wildlife Sanctuary
Conservation Use
Existing Uses

31.3 ZONE REGULATIONS

31.3.1 All Uses

- | | |
|-----------------------------|----------|
| (a) Maximum Lot Coverage | 30% |
| (b) Minimum Required Yard | |
| (i) Front | 8 metres |
| (ii) Rear | 8 metres |
| (iii) Interior Side Yard | 3 metres |
| (iv) Exterior Side | 8 metres |
| (c) Maximum Building Height | 9 metres |

31.4 ZONE EXCEPTIONS

31.4.1 D-1 Zone

Notwithstanding the provisions of Section 31.2, the construction and use of one single detached dwelling is permitted on the lands zoned “D-1” in accordance with the Residential “R2” Zone Regulations.

31.4.2 D-2 Zone

Notwithstanding any other provisions of this By-law to contrary, on those lands zoned D-2, only existing uses shall be permitted.

31.4.3 D-3 Zone

Notwithstanding any other provisions of this By-law to the contrary, on those lands zoned "D-3" the only permitted uses shall be for conservation use, open space, outdoor recreation, and Marina.

31.4.4 D-4 Zone

Notwithstanding any other provision of this By-law to the contrary, on those lands zoned "D-4", the only permitted use shall be those uses that legally existed on the effective date of this By-law.