

**SECTION 31: DEVELOPMENT D ZONE****31.1 Permitted Uses**

The following uses are permitted in a Development D Zone:

- (1) existing uses and additions and reconstruction thereto;
- (2) uses, buildings and structures accessory to existing uses in accordance with the provisions of Section 31.3;
- (3) agriculture, save and except buildings and structures.

**31.2 Zone Provisions**

No person shall use any land or erect or use any building or structure in a Development Zone except in accordance with the applicable provisions of Section 6 General Provisions and with the following:

- |   |                          |
|---|--------------------------|
| (a) Minimum Lot Frontage  | 75 metres or as existing |
| (b) Minimum Lot Area - as existing or as created by consent of the Land Division Committee; |                          |
| (c) Maximum Lot Coverage (percent of lot area)  | 10                       |
| (d) Building Line (front yard and side yard abutting a street)                              | 7.5 metres               |
| (e) Minimum Side Yard Setback (metres)  | 1.5                      |
| (f) Minimum Rear Yard Setback   | 10                       |
| (g) Maximum Height for a dwelling (storeys)   | 2.5                      |

**31.3 Provisions for Accessory Buildings and Structures in a D Zone**

Accessory buildings and structures in a D Zone are permitted in accordance with the following provisions:

- (a) No accessory building or structure shall be used for human habitation;
- (b) An accessory building or structure is not permitted within any minimum front yard or side yard abutting a street;
- (c) The minimum distance from an accessory building or structure to a rear or a side lot line shall be 3 metres; however, where such rear or side lot line abuts a Residential Zone, or residential use, or Agricultural Zone, any accessory building or structure shall be a minimum of 6 metres from said lot line.

31.4 Special Provisions

In accordance with Section 5.1.3, the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

**D-1            1840 Decew Road**

Notwithstanding the provisions of the Development D Zone, in addition to the permitted uses of the D Zone, the lands indicated as D-1 on Schedule A6 are designated as a historical structure and may be used as a Bed and Breakfast Establishment.