

SECTION 31A: RESIDENTIAL DEVELOPMENT RD ZONE**31A.1 Permitted Uses**

The following uses are permitted in a Residential Development RD Zone:

- (1) single detached dwelling;
- (2) existing uses and additions and reconstruction thereto;
- (3) uses, buildings and structures accessory to existing uses in accordance with the provisions of Section 31A.3;
- (4) agriculture, save and except buildings and structures.
- (5) a home occupation, in accordance with the provisions of Section 6.21.

31A.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a Residential 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) Front Yard Setback 7.5 metres, except when the yard abuts the Highway 406 property line, a setback of 13.7 metres is required;
- (e) Minimum Side Yard Setback (metres) 10
- (f) Minimum Exterior Side Yard Setback 7.5 metres, except when the yard abuts the Highway 406 property line, a setback of 13.7 metres is required;
- (g) Minimum Rear Yard Setback 10 metres, except when the yard abuts the Highway 406 property line, a setback of 13.7 metres is required;
- (h) Maximum Height for a dwelling (storeys) 2.5

31A.3 Lots Created by Severance in a Residential Development Zone

Where a lot is created hereafter in a Residential Development Zone by severance, no person shall use such lot or erect or use any building or structure thereon except in accordance with the applicable provisions of Section 6 General Provisions and with provisions of Section 32.2.4(a) to (i).

31A.4 Provisions for Accessory Buildings and Structures in a RD Zone

Accessory buildings and structures in a Residential Development RD Zone are permitted in accordance with Section 6.25 Accessory Buildings and Structures in Residential Zones notwithstanding the following:

- (a) No accessory building or structure shall be used for human habitation;
- (b) An accessory building or structure is not permitted within any 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 a residential use, or Agricultural Zone, any accessory building or structure shall be a minimum of 6 metres from said lot line.

31A.5 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:

RD-1 1885 Port Robinson Road

Notwithstanding the provisions of the Residential Development RD Zone, in addition to the permitted uses of the RD Zone, the lands indicated as RD-1 on Schedule A3 may be used for a sign painters warehouse.