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%
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(b) Minimum Required Yard

Front	8 metres
Rear	8 metres
Interior Side Yard	3 metres
Exterior Side	8 metres
	Rear Interior Side Yard

(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 <u>D-3 Zone</u>

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 <u>D-4 Zone</u>

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.