

21.1 USES PERMITTED

No *person* shall within any D Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the D *uses* presented in Table 21.1:

TABLE 21.1: USES PERMITTED	
•	a <i>farm</i> , excluding the keeping of any livestock or the construction or placement of any <i>buildings</i> or <i>structures</i> ;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this Zoning By-Law;
•	a <i>public use</i> , in accordance with the provisions of Section 5.22 of this Zoning By-Law;
•	a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the <i>farm</i> on which the outlet is located;
•	an <i>existing single detached dwelling</i> .

(Amended by By-Law 2009-15)

21.2 ZONE PROVISIONS

No *person* shall within any D Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 21.2:

TABLE 21.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Number of Single Detached Dwellings per lot, Maximum</b>	A <i>single detached dwelling existing</i> at the date of passing of this Zoning By-Law, together with any replacement, rebuilding or alteration thereto made after the passing of this Zoning By-Law provided that any such replacement, rebuilding or alteration does not enlarge the <i>gross floor area</i> of the original <i>single-detached</i> dwelling by more than 25%.	
<b>Lot Area, Minimum</b>	Existing at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i>	<b>20 ha</b> (49.4 ac)
<b>Lot Frontage, Minimum</b>	Existing at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i> .	<b>100 m</b> (328 ft)
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>9 m</b> (29.5 ft)	
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)	

TABLE 21.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Interior Side Yard</b> , Minimum Width	<b>3 m</b> (9.8 ft) on one side and <b>1.5 m</b> (4.9 ft) on the narrow side	<b>7.5 m</b> (24.6 ft)
<b>Setback</b> , Minimum Distance from the Centreline of a County Road	<b>22 m</b> (72.2 ft)	
<b>Lot Coverage</b> , Maximum	30% of the lot area	none
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)	<b>15 m</b> (49.2 ft), or in accordance with Section 5.32 of the By-Law
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 of this Zoning By-Law.	

### 21.3 SPECIAL PROVISIONS

#### 21.3.1 Location: Part Lots 22 & 23, Concession 6, (South Easthope), D-1 (Key Map 3) (Amended by By-Law 2021-09)

21.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any D-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 21.1 of this Zoning By-Law.

21.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

##### 21.3.1.2.1 LOT AREA

Minimum **7.9 ha** (15.5 ac)

##### 21.3.1.2.2 LOT FRONTAGE

Minimum **20.0 m** (65.6 ft)

21.3.1.2.3 That all the other provisions of the D Zone in Section 21.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.

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21.3.2 **Location: Part Lots 19 and 20, Concession 5 (South Easthope), D-2 (Key Map 4)**  
(Amended by By-Law 2021-09)

21.3.2.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

all *uses* permitted in Section 21.1 of this Zoning By-Law.

21.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any D-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

21.3.2.2.1 LOT AREA

Minimum **3.08 ha** (7.61 ac)

21.3.2.2.2 LOT FRONTAGE

Minimum **17.0 m** (55.77 ft)

21.3.2.2.3 That all the provisions of the D Zone in Section 21.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2008-16)