

23.1 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 23.1:

TABLE 23.1: USES PERMITTED	
•	a farm, excluding the keeping of any livestock, or the construction or placement of any buildings or structures;
•	a home occupation, in accordance with the provisions of Section 5.14 of this Zoning By-Law;
•	a public use, in accordance with the provisions of Section 5.21 of this Zoning By-Law;
•	a seasonal fruit, vegetable, flower or farm produce sales outlet, provided the produce is the product of the farm on which the outlet is located;
•	a single detached dwelling existing at the date of passing of this Zoning By-Law.

(Amended by By-Law 31-09)

23.2 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 23.2:

TABLE 23.2: ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
<b>Number of Single Detached Dwellings per lot, Maximum</b>	A single detached dwelling existing 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 gross floor area of the original single detached dwelling by more than 25%.	
<b>Lot Area, Minimum</b>	Existing at the date of passing of this Zoning By-Law or created through the consent process	<b>30 ha</b> (74.1 ac)
<b>Lot Frontage, Minimum</b>	Existing at the date of passing of this Zoning By-Law or created through the consent process	<b>100 m</b> (328 ft)
<b>Front Yard, Minimum Depth</b> <b>Exterior Side Yard, Minimum Width</b>	<b>10 m</b> (32.8 ft)	
<b>Rear Yard, Minimum Depth</b>	<b>7.5 m</b> (24.6 ft)	

TABLE 23.2: 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>23 m</b> (75.5 ft)	
<b>Lot Coverage</b> , Maximum	30% of the <i>lot area</i>	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 5.30 of the By-Law
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 of this Zoning By-Law.	

(Amended by By-Law 46-07);  
(Amended by By-Law 31-09)

### 23.3 **SPECIAL PROVISIONS**

#### 23.3.1 **Location: Part Lot 12, Concession 4 (West Zorra), D-1**

(Added by By-Law 17-05)  
(Deleted by By-Law 18-16)

#### 23.3.2 **Location: Part Lot 21, Concession 1 (North Dorchester), D-2 (Key Map 66)**

23.3.2.1 Notwithstanding any provisions of By-Law Number 35-99 to the contrary, no *person* shall within any D-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 23.1 of this By-Law;

23.3.2.2 Notwithstanding the provisions 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:

23.3.2.2.1 LOT AREA

Minimum 0.8 ha (2.0 ac)

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23.3.2.2.2 That all the provisions of the D Zone in Section 23.2 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 48-10)

(Deleted and Replaced by By-Law 07-19)