

Section 28
Development Zone - D**SECTION 28 -- DEVELOPMENT ZONE (D) SECTION 20 DEVELOPMENT (D) AND RESIDENTIAL DEVELOPMENT (RD) ZONES**

No **person** shall within any **D zone** **use** any **land** or **erect, alter, or use** any **building** or **structure** for any purpose except in accordance with the following provisions:

20.1 Permitted Uses, Buildings, and Structures

- (a) **uses, buildings, and structures** lawfully existing on the date of passing of this By-law and additions thereto.
- (b) **agricultural uses**, excluding **buildings** and **structures**.
- (c) **accessory uses, buildings, and structures** lawfully existing on the date of passing of this By-law.

20.2 Site and Building Requirements

The **minimum lot area, lot frontage, front yard, interior side yard, exterior side yard, rear yard**, and the **maximum building height** and **lot coverage** requirements shall be as they lawfully existed on the date of passing of this By-law.

20.3 Use of Symbols

- 20.3.1 RD The "RD" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD" **zone**; however timing for development and development standards (i.e. housing type and density) have yet to be determined.

Permitted Interim Uses: Existing **Uses**.

~~20.3.2 RD-1 The "RD-1" zone symbol indicates that some form of residential development is contemplated in the future for the lands within the "RD-1" **zone**; however timing for development and development standards (i.e. housing type and **density**) have yet to be determined.~~

~~Lands within the "RD-1" are situated within 500 metres of operating or closed landfill sites. In accordance with the Environmental Protection Act R.S.O. 1990, agreements shall be entered into specifying any necessary studies and protective measures to the satisfaction of the Town of St. Marys, demonstrating that the development in the form and manner proposed, will not be adversely affected prior to the changing of the "RD-1" symbol.~~

~~**Permitted Interim Uses:** Existing **Uses**.~~

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Development Zone - D**20.4 Special Provisions****20.4.1 RD-2**

- (a) Location: Part of Lot 35 and 36, Registered Plan No. 36 and part of Lot 21, Concession 17.
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot frontage** and the **minimum lot area** for the land within the "RD-2" **zone** as shown on Schedule "A" to this By-law shall be 20.0 metres and 5.7 hectares respectively.
- (c) All other provisions of the "D" **zone** shall apply.

Amended by By-law No. Z14-2000**20.4.2 RD-3**

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard).
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the "RD-3" **zone** as shown on Key May 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z14-2000) shall be 3,500 square metres and 39.7 metres, respectively.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z14-2000**20.4.3 RD-4**

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard)
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the "RD-4" **zone** as shown on Key May 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z14-2000) shall be 5,000 square metres and 79.0 metres, respectively.
- (c) All other provisions of By-law No. Z1-1997, as amended, shall apply.

Amended by By-law No. Z71-2007**20.4.4 RD-5**

- (a) Location: Part of Lot 15, Concession 18 (formerly in the Township of Blanshard).
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the "RD-5" **zone** as shown on Key May 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z71-2007) shall be 2.4 hectares and 158 metres, respectively.
- (c) Notwithstanding the provisions of Section 20.2 of By-law No. 100-1998 to the contrary, the **minimum yard** requirements for all **existing buildings and structures** (existing as of the day of passing of By-law No. Z71-2007) in the "RD-5" **zone** as shown on Key Map 3 of Schedule "A" to By-law No. 100-1998 (also shown on Schedule "A" to By-law No. Z71-2007) shall be as they lawfully existed on the day of passing of By-

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law No. Z71-2007.

- (d) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z80-2008**20.4.5 RD-6**

- (a) Location: Part of Lot 15, Thames Concession (formerly in the Township of Blanshard).
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the **minimum lot area** and **minimum lot frontage** for the land within the "RD-5" zone as shown on Key May 1 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z80-2008) shall be 3.1 hectares and 160 metres, respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

Amended by By-law No. Z94-2011**20.4.6 RD-7**

- (a) Location: Part of Lot 15, Concession 18.
- (b) Notwithstanding the provisions of Section 20.2 of this By-law to the contrary, the minimum lot area and minimum lot frontage for the land within the "RD-7" zone as shown on Key May 3 of Schedule "A" to this By-law (also shown on Schedule "A" to By-law No. Z94-2011) shall be 1,200 square metres and 15.0 metres, respectively.
- (c) All other provisions of this By-law, as amended, shall apply.