

SECTION 17 – NEIGHBOURHOOD DEVELOPMENT (ND) ZONE

17.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply in all Neighbourhood Development (ND) Zones.

17.2 PERMITTED USES

- (a) Existing single-detached dwellings
- (b) Uses, buildings and structures accessory to the foregoing existing use
- (c) Home Occupations
- (d) Two (2) Accessory Dwelling Units, or one (1) Accessory Dwelling Unit and one (1) Detached Accessory Dwelling Unit as per the regulations of Subsection 6.43

17.3 REGULATIONS

Minimum Lot Frontage	18m
Minimum Lot Area	as existing
Maximum Lot Coverage	35 percent
Minimum Front Yard	7.5m
Minimum Interior Side Yard	1.5m
Minimum Exterior Side Yard	7.5m
Minimum Rear Yard	10m
Maximum Height for a Dwelling	i) 2.5 storeys ii) 9m

EXCEPTIONS TO THE NEIGHBOURHOOD DEVELOPMENT ND ZONE

ND-428 (59-10) 3720 REBSTOCK ROAD

These lands are zoned Neighbourhood Development ND-428 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Neighbourhood Development ND Zone by this by-law shall apply to those lands zoned Neighbourhood Development ND-428 Zone on Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 17.3, the minimum lot area shall not be less than 1.5 hectares (3.7 acres).

ND-582 (57-2017) 3303 Dominion Road

These lands are zoned “Neighbourhood Development ND (ND-582) Zone” (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Neighbourhood Development (ND) Zone” by this by-law shall apply to those lands zoned

“Neighbourhood Development (ND-582) Zone” shown as Part 1 on the attached Appendix “1” and shall be subject to the following provision:

- a) Minimum lot area - 4087 sq m.

ND-583 (57-2017) 3303 Dominion Road

These lands are zoned “Neighbourhood Development ND (ND-583) Zone” (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Neighbourhood Development (ND) Zone” by this by-law shall apply to those lands zoned “Neighbourhood Development (ND-583) Zone” shown as Part 2 on the attached Appendix “1” and shall be subject to the following provision:

- a) Minimum lot area - 3827 sq m.

ND-655 (128-2020) 1912 Kenwood Street (Part 1)

These lands are zoned “Neighbourhood Development (ND-655) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Neighborhood Development (ND) Zone” by this by-law shall apply to those lands zoned “Neighbourhood Development (ND-655) Zone” subject to the following special regulations:

- (a) That notwithstanding the regulations of Subsection 6.54 (b) (i), a maximum of two converted shipping/cargo containers will be permitted as accessory to a residential use subject to the accessory use provisions found in Subsection 6.1 of the Zoning By-law.

ND-769 (24-2023) 533 & 549 Ridge Road North (Part 3)

These lands are zoned “Neighborhood Development (ND-769) Zone” and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned “Neighbourhood Development (ND) Zone” by this by-law shall apply to those lands zoned “Neighbourhood Development (ND-769) Zone” subject to the following special provision:

- a) Minimum Lot Area - 6,300.00 sq m”