

## Existing Development Zone

### 7.13 Existing Development (ED) Zone Regulations (2012-001)

#### 7.13.1 Permitted Uses

- i. The uses as permitted in Section 4.3.1.
- ii. Infrastructure for which an Environmental Assessment has been completed or which are required as a condition of approval under the Planning Act, subject to the following provisions:
  - a. Notwithstanding any other provision of this By-law, any *building* or *structure* for the purpose of providing or sheltering infrastructure shall not be subject to Section 7.13.2;
  - b. Any *building* or *structure* used for a *general office use, public works yard, or warehouse* shall not be permitted.
- iii. The *use* of legally existing *buildings* and *structures* by new *accessory uses*.

#### 7.13.2 Permitted Expansion of Legal Buildings and Structures

The existing *lot coverage* on the day of the passage of this by-law, for all existing *buildings* or *structures* and existing *accessory buildings or structures*, may be increased by a maximum of 10% subject to regulations of this section and section 5.

#### 7.13.3 Maximum Height

10 metres except for *agricultural buildings*

#### 7.13.4 Minimum Yards

*Front Yard and Flankage* - 9 m

*Side Yard* - 2.4 m

*Rear Yard* - 7.5 m

(Performance zones relocated by 2012-001 and 2013-065)