

SECTION 20 – FUTURE DEVELOPMENT (FD) ZONE

No person shall within a Future Development (FD) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

20.1 PERMITTED USES

- 20.1.1 a single detached dwelling
- 20.1.2 an existing farm or agriculture use
- 20.1.3 a farm produce outlet
- 20.1.4 a bed and breakfast establishment
- 20.1.5 a home occupation
- 20.1.6 a conservation area including outdoor recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 20.1.7 a public park

20.2 REGULATIONS FOR USES PERMITTED IN SECTION 20.1

20.2.1	Minimum Lot Area	As Existing
20.2.2	Minimum Lot Frontage	As Existing
20.2.3	Minimum Front Yard Depth	
	(a) Single Detached Dwelling	7.5 m (24.6 ft.)
	(b) Other Permitted Uses	12.0 m (39.37 ft.)
20.2.4	Minimum Exterior Side Yard Width	
	(a) Single Detached Dwelling	7.5 m (24.6 ft.)
	(b) Other Permitted Uses	12.0 m (39.37 ft.)
20.2.5	Minimum Interior Side Yard Width	
	(a) Single Detached Dwelling	3.0 m (9.84 ft.)
	(b) Other Permitted Uses	6.0 m (19.69 ft.)
20.2.6	Minimum Rear Yard Depth	
	(a) Single Detached Dwelling	7.5 m (24.6 ft.)
	(b) Other Permitted Uses	12.0 m (39.37 ft.)
20.2.7	Minimum Dwelling Floor Area	93.0 m ² (1,001.08 ft. ²)

- (i) Minimum Lot Area 3.84 hectares (9.5 ac.)
- (ii) Minimum Lot Frontage 82.9 metres (270.0 ft.)
- (iii) A Livestock facility and the housing of livestock shall be prohibited.

20.4.3 Future Development-3 (FD-3) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Future Development-3 (FD-3) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) No building or structure shall be erected within 23.0 metres of the lands identified as Part 2 of Plan 45R-6864, shown as the line connecting the points marked by an asterisk (“*”) within the FD-3 zone area.

20.4.4 Future Development-4 (FD-4) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Future Development-4 (FD-4) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 5.0 hectares
- (ii) Minimum Lot Frontage 20.0 metres

20.4.5 Future Development-5 (FD-5) Zone

By-law 2011-54 Holding
 By-law 2014-55 Holding Removed
 1506 010 003 1155 1269 Heritage Line Part of Lot 14, Conc.6

Notwithstanding any other provisions of this By-law to the contrary, within the Future Development-5 (FD-5) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 11.0 hectares
- (ii) Minimum Lot Frontage 270 metres

20.4.6 Future Development-6 (FD-6) Zone

By-law 2012-20

1506 020 020 2470 Part of Lot 14, Concession 4 & 5

Notwithstanding any other provisions of this By-law to the contrary, within the Future Development-6 (FD-6) Zone the following provisions shall apply:

- (a) Special Provisions:
 - (i) The Minimum Lot Area and Minimum Lot Frontage requirements of the lands zoned Future Development-6 (FD-6) shall be “as existing” based on the area and frontage of the FD-6 zone area as shown on Schedule “A” of By-law No. 2012-20. All other provisions of the Future Development (FD) Zone shall apply.

20.4.7 Future Development-7 (FD-7) Zone

By-law 2012-64

1506 010 002 064 2414 Indian River Line Part of Lot 29, Conc.3

Notwithstanding any other provisions of this By-law to the contrary, within the Future Development-7 (FD-7) Zone the following provisions shall apply:

- (a) Permitted Uses:
 - (i) A building existing on December 10, 2012
 - (ii) The only permitted use on an existing building shall be for storage purposes only.
 - (iii) Outside storage shall not be permitted.
 - (iv) A residential use, including a single detached dwelling or any other type of dwelling or dwelling unit, shall not be permitted.
- (b) Special Regulations:
 - (i) The Minimum Lot Area shall be 517 square metres
 - (ii) The Minimum Lot Frontage shall be 22.8 metres
 - (iii) The Minimum Front Yard Depth for an existing building shall be 0.0 metres
 - (iv) The Minimum Interior Side Yard Width (north side yard) for an existing building shall be 0.0 metres
 - (v) The Minimum Interior Side Yard Width (south side yard) shall

be as existing

- (vi) The Minimum Rear Yard Depth shall be as existing.
- (vii) The Maximum Total Floor Area shall be as existing.
- (viii) The Maximum Building Height shall be as existing.
- (ix) For the purposes of the Future Development-7 (FD-7) Zone, the word “existing” shall mean as existing on December 10, 2012.

20.4.8 Future Development-8 (FD-8) Zone

By-law 2018-64

15-06-010-003-24300

Part Lots 13 & 14, Concession 7, Otonabee

Notwithstanding any other provisions of this By-law to the contrary, within the Future Development-8 (FD-8) zone, the following provisions shall apply:

a) Special Regulations:

- (i) No building or structure shall be erected within 7.5 metres of the lands identified as Part 2 of Plan 45R-6864, shown as the line connecting the points marked by an asterisk (“*”) within the FD-8 zone area;
- (ii) For the purposes of the subject property, the frontage shall be deemed to be along Edwards Drive.

all other provisions of the Future Development (FD) zone shall apply.

20.4.9 Future Development-9 (FD-9) Zone