# 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	
	<ul><li>(a) Single Detached Dwelling</li><li>(b) Other Permitted Uses</li></ul>	7.5 m (24.6 ft.) 12.0 m (39.37 ft.)
20.2.4	Minimum Exterior Side Yard Width	
	<ul><li>(a) Single Detached Dwelling</li><li>(b) Other Permitted Uses</li></ul>	7.5 m (24.6 ft.) 12.0 m (39.37 ft.)
20.2.5	Minimum Interior Side Yard Width	
	<ul><li>(a) Single Detached Dwelling</li><li>(b) Other Permitted Uses</li></ul>	3.0 m (9.84 ft.) 6.0 m (19.69 ft.)
20.2.6	Minimum Rear Yard Depth	
	<ul><li>(a) Single Detached Dwelling</li><li>(b) Other Permitted Uses</li></ul>	7.5 m (24.6 ft.) 12.0 m (39.37 ft.)
20.2.7	Minimum Dwelling Floor Area	93.0 m <sup>2</sup> (1,001.08 ft. <sup>2</sup> )

20.2.8	Maximum Building Height	11.0 m (36.09 ft.)
20.2.9	Maximum Lot Coverage of All Buildings	40%
20.2.10	Maximum Number of Dwellings or Dwelling Units per Lot	1

#### 20.3 <u>GENERAL ZONE PROVISIONS</u>

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Future Development (FD) Zone shall apply.

# 20.4 SPECIAL FUTURE DEVELOPMENT (FD) ZONES

#### 20.4.1 <u>Future Development-1 (FD-1) Zone</u>

Notwithstanding any other provisions of this By-law to the contrary, within the Future Development-1 (FD-1) Zone the following provisions shall apply:

- (a) Permitted Uses:
  - (i) All uses of the Future Development (FD) Zone shall be permitted, except that an existing barn shall not be used as a livestock facility.
- (b) Special Regulations:
  - (i) Minimum Lot Area(ii) Minimum Lot Frontage7.0 hectares180.0 metres
- (c) Existing Buildings and Structures: Notwithstanding any other provision of this by-law to the contrary, any buildings / structures having a deficient yard setback as existing at the time of the passing of this By-law shall be permitted. By-law 2019-27

# 20.4.2 <u>Future Development-2 (FD-2) Zone</u>

Notwithstanding any other provisions of this By-law to the contrary, within the Future Development-2 (FD-2) Zone the following provisions shall apply:

(a) Special Regulations:

(i) Minimum Lot Area

3.84 hectares (9.5 ac.) 82.9 metres (270.0 ft.)

- (ii) Minimum Lot Frontage
- (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

Future Development-5 (FD-5) ZoneBy-law 2011-54 HoldingBy-law 2014-55 Holding Removed1506 010 003 11551269 Heritage LinePart 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:

• •	Special Regulations: ) Minimum Lot Area	11.0 hectares
/;	i) Minimum Lot Frontago	270 motros

(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 Part Lots 13 & 14, Concession 7, Otonabee 15-06-010-003-24300

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:

- 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