

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

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| 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) |

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.