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 m² (1,001.08 ft²)
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 GENERAL ZONE PROVISIONS

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 Future Development-1 (FD-1) Zone

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 7.0 hectares
   (ii) Minimum Lot Frontage 180.0 metres

20.4.2 Future Development-2 (FD-2) Zone

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.)
   (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.