



14.4 Future Development (FD) Zone

Municipal Plan Context



The Future Development (FD) zone is intended to preserve land that presently cannot be fully developed due to municipal servicing and or street limitations. In the future when such limitations are no longer present, the land can then be more fully developed under a different and more appropriate zone. In the meantime, limited development is permitted in this zone.

The Future Development (FD) zone is intended for land inside the Primary Development Area that is designated Urban Reserve. However, land in other appropriate designations could be zoned FD.

14.4(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Any *Existing* Use;
- Bed and Breakfast, subject to section 9.2;
- Day Care, Home, subject to paragraph 9.5(a);
- Day Care, Neighbourhood, subject to paragraph 9.5(b);
- Dwelling, One-Unit;
- Garden Suite, subject to section 9.8;
- Home Occupation, subject to section 9.9;
- Secondary Suite, subject to section 9.13.

14.4(2) Zone Standards

(a)	Minimum Lot Area	Area of lot at the time this By-law was enacted
(b)	Minimum Lot Frontage	Frontage of lot at the time this By-law was enacted
(c)	Minimum Lot Depth	Depth of the lot at the time this By-law was enacted
(d)	Minimum Front Yard	6 metres
(e)	Minimum Rear Yard	6 metres
(f)	Minimum Side Yard	1.5 metres
(g)	Minimum Flankage Yard	3.5 metres



- (h) Minimum Ground Floor Area:
- | | | |
|---------------------|-----------|---------------|
| 1 Storey | 89 | square metres |
| Split-Level | 71 | square metres |
| 1½, 2, or 3 Storeys | 62 | square metres |
- (i) Maximum Building Height: **9** metres, or
11 metres if both side yards are increased in amounts equal to the height over 9 metres
- (j) Other Requirements **In accordance with the General Provisions, Parts 4-9**