

## **SECTION 25 - FUTURE DEVELOPMENT ZONE (FD)**

### **25.1 Permitted Uses, Buildings, and Structures**

- (a) Uses, buildings, and structures lawfully existing on the date of passing of this By-law;
- (b) Agricultural uses, excluding buildings and structures;
- (c) Accessory uses, buildings, and structures lawfully existing on the date of passing of this By-law.

### **25.2 Site and Building Requirements**

- (a) The minimum lot area, lot frontage, front yard, interior side yard, exterior side yard, and rear yard, and the maximum building height and lot coverage shall remain as they lawfully existed on the date of passing of this By-law.
- (b) Notwithstanding the foregoing, the enlargement of an existing single-detached dwelling and the enlargement or establishment of buildings and structures accessory thereto shall be permitted, subject to the provisions of Section 13.2.

### **25.3 Special Zones**

#### **25.3.1 FD-1**

- (a) Location: Part of Lot 9, Concession 1, Mornington Ward (Newton) (formerly A-5)
- (b) Notwithstanding any provisions of this By-law to the contrary, the area zoned "FD-1" may also be used for use described as an electrical contracting business with an accessory dwelling. The site requirements of Section 17 shall apply to this use.
- (c) All other provisions of this By-law, as amended, shall apply.

#### **25.3.2 FD-2**

- (a) Location: Part of Block 26, Registered Plan 535, Milverton Ward (formerly D-127)
- (b) Notwithstanding any provisions of this By-law to the contrary, the only uses permitted on the land in the "FD-2" zone shall be existing uses and a storm water retention area.
- (c) All other provisions of this By-law, as amended, shall apply.

#### **25.3.3 FD-3**

- (a) Location: Part Lot 41, Concession 1, South Easthope Ward (formerly A2-7)

- (b) Notwithstanding any provisions of this By-law to the contrary, the permitted uses on the land in the “FD-3” zone shall be limited to one single-detached dwelling and accessory buildings and structures on one lot. Development for the permitted uses shall be by plan of subdivision.
- (c) All other provisions of this By-law, as amended, shall apply.

**25.3.4 FD-4**

- (a) Location: Part of Lot 16 & 17, Concession 6 (Morningson Ward) (Millbank) (formerly EP-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a detached shed/garage to serve the single-detached dwelling permitted in the “FP-1” zone shall be permitted in the “FD-4” zone provided that such shed/garage is situated above the regulatory floodline elevation in a location approved by the Grand River Conservation Authority. The provisions of Section 6 of this By-law or buildings such as detached sheds/garages shall apply.
- (c) All other provisions of this By-law, as amended, shall apply.

**25.3.5 FD-5 (added by By-law No. 206-2000)**

- (a) Location: Part of Lot 21, Concession 10, Ellice Ward
- (b) Notwithstanding the provisions of Section 25.2 of By-law No. 30-1999 to the contrary, the minimum area for the land in the “FD-5” zone as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 206-2000) along with the remainder of the abutting land (zoned “NRE2-1” and “HVR”) which constitutes a single lot shall be 1.4 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**25.3.6 FD-6 (added by By-law No. 207- 2000)**

- (a) Location: Part of Lot 15, Concession 6 (formerly Township of Morningson)
- (b) Notwithstanding the provisions of Section 25.2 of By-law No. 30-1999 to the contrary, the minimum lot area for the land in the “FD-6” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2000) along with the abutting property (which is zoned “Agricultural Zone (A)” and “Natural Resources/Environment Zone Two (NRE2)”) and which together constitute a single lot under the Planning Act shall be 59 hectares.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

### **25.3.7 FD-7** (added by By-law No. 203- 2001)

- (a) Location: Lots 169, 170, 171, 172, 173, 194, 195, 196, 197, and 198, part of Sharman Street (closed), part of Victoria Street (closed), part of Wellington Street (closed), and part of 1.006 metre reserve (closed), Registered Plan No. 261 in the Mornington Ward.
- (b) Notwithstanding the provisions of Section 25.2 of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for the land in the “FD-7” zone in combination with the land in the “HVR-20” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 203-2001) shall be 1.62 hectares and 18.6 m, respectively.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

### **25.3.7A FD-7A** (removed by By-law No.210-2004)

### **25.3.8 FD-8** (added by By-law No. 202-2005, removed by By-law No.208-2006)

### **25.3.9 FD-9** (Added by By-law 202-2006)

- (a) Location: Part of Lot 399, Registered Plan No. 363, Milverton Ward
- (b) Notwithstanding the provisions of Section 25.2 of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for the land in the “FD-9” zone as shown on Key Map 10 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2006) shall be as they exist following the approval of Consent Application No. 32/05 by the County of Perth Land Division Committee.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

### **25.3.10 FD-10** (Added by By-law 215-2007)

- (a) Location: Part of Lot 17, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 25.2(a) of By-law No. 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for the land in the “FD-10” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 215-2007) shall be as they exist following approval of consent applications B17/07 and B18/07 by the County of Perth land Division Committee.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

### **25.3.11 FD-11** (Added by By-law 204-2011)

- (a) Location: Part of Lots 97 and 147, Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, a single residence and accessory buildings and structures shall be permitted on the land in the “FD-11” zone as shown on Key Map 11 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2011)
- (c) Notwithstanding any provisions of By-law No. 30-1999 to the contrary the following additional provisions shall apply to any buildings and structures permitted by clause (b) above:
  - i. Minimum setback from the northerly property line of 80.0 m.
  - ii. Minimum setback from the easterly property line of 250 m
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

### **25.3.12 FD-12** (Added by By-law 201-2009)

- (a) Location: Lot 22, Concession 1, North Easthope Ward
- (b) Notwithstanding any provisions of Section 25 of By-law No. 30-1999 to the contrary, an existing single detached dwelling and accessory garage shall be a permitted use.
- (c) Notwithstanding any provisions of Section 25 of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage requirement for lands in the FD-12 zone as shown on Key Map 41 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2009) shall be 7600 m<sup>2</sup> and 70 m respectively.
- (d) All other provisions of this By-law, as amended, shall apply.

### **25.3.13 FD-13** (added by By-law 223-2013)

- (a) Location: Part Lot 46, Registrars Compiled Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of Section 25 of By-law No. 30-1999 to the contrary, the minimum lot area for lands in the FD-13 zone in combination with the abutting “A” and “FP” zoned lands on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 223-2013) shall be 36.0 hectares.
- (c) Notwithstanding any provisions of Section 25 of By-law No. 30-1999 to the contrary the minimum lot frontage for lands in the FD-13 zone in combination with the abutting “A” and “FP” zoned lands on Key Map 45 of Schedule “A” to By-law 30-1999 (also shown on Schedule “A” to By-law No 223-2013) shall be 20 m.

- (d) All other provisions of this By-law, as amended, shall apply.