

FUTURE DEVELOPMENT ZONE (FD)**27.1 USES PERMITTED**

No *person* shall within any FD Zone *use any lot or erect, alter or use any building or structure* for any purpose except for one or more of the following FD uses:

27.1.1 Residential Uses

an existing single-detached dwelling house;
a home occupation in a permitted dwelling house;

27.1.2 Non-Residential Uses

a farm as defined in Section 2 of this By-law;
a seasonal farm produce outlet.

27.2 ZONE PROVISIONS

No *person* shall within any FD Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

TABLE 27.2 – ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Lot Area Minimum	existing as of the date of passage of this By-law	
Lot Coverage Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	30% of the <i>lot area</i>	
Lot Frontage Minimum	existing as of the date of passage of this By-law	
Front Yard Depth Minimum	6.0 m	7.5 m
Rear Yard Depth Minimum	7.5 m	10.0 m
Interior Side Yard Width Minimum	3.0 m on one side and 1.2 m on the other side, except that where a garage or carport is attached to or is within the <i>main building</i> on the <i>lot</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum <i>interior side yard width</i> shall be 1.2 m	6.0 m

FUTURE DEVELOPMENT ZONE (FD)

TABLE 27.2 – ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Exterior Side Yard Width		
Minimum	4.5 m	7.5 m
Setback		
Minimum distance	18.5 m adjacent to a <i>front yard</i> and 17.0 m adjacent to an <i>exterior side yard</i>	20.0 m
Landscaped Open Space		
Minimum	30% of the <i>lot area</i>	35% of the <i>lot area</i>
Height		
Minimum	11.0 m	
Parking, Accessory Buildings, etc.	In accordance with the provisions of Section 5 herein	

27.2.1 Provision for the Replacement, Reconstruction or *Alteration* of an *Existing Single-Detached Dwelling House*:

An *existing dwelling house* may be replaced, reconstructed or *altered* provided that any such replacement, reconstruction or *alteration* does not increase the *gross floor area* of the original *dwelling house* by more than 25%.

27.2.2 Provision for a Seasonal Farm Produce Outlet:

A seasonal farm produce outlet shall offer for sale only that produce which is grown or otherwise produced on the *farm* on which such sales outlet is located.

27.3 SPECIAL PROVISIONS

27.3.1 **FD-1 OXFORD ROAD 17 AT OXFORD ROAD 30 (KEY MAP 1)**

27.3.1.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any FD-1 Zone *use any lot*, or *erect, alter or use any building or structure* for any purpose except for the following:

all *uses permitted* in Section 27.1 of this By-law;
 a seasonal farm show
 a Scottish festival

FUTURE DEVELOPMENT ZONE (FD)

27.3.1.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any FD-1 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

27.3.1.2.1 Time Period for a Scottish Festival:

27.3.1.2.2 Maximum February 15, 2018 to February 15, 2021

27.3.1.2.3 That all provisions of the FD Zone in Section 27.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Deleted and Replaced by By-Law 9189-18)

27.3.2 FD-2 END OF LAMPMAN PLACE, SOUTH OF RIDEAU ROAD (KEY MAP 87)

(Added by By-Law 8825-13)
(Deleted by By-Law 9076-16)