

# Future Urban Development A1 Zone (proposed Future Development FD Zone) Review

## Key Information

| A1 Existing Key Information                                                                          | FD Proposed Key Information                                                                          | Notes     |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------|
| This Zone allows for agricultural and related uses until the land is required for urban Development. | This Zone allows for agricultural and related uses until the land is required for urban Development. | No change |

## Land Uses

P – Permitted Use; D – Discretionary Use

| Land Uses                                                | Existing Future Urban Development A1 Zone | Proposed Future Development FD Zone | Notes                              |
|----------------------------------------------------------|-------------------------------------------|-------------------------------------|------------------------------------|
| Accessory Building                                       | D                                         | P                                   | Added flexibility in zone          |
| Accessory Use                                            | P                                         | P                                   | No change                          |
| Agriculture                                              | P                                         | P                                   | No change                          |
| Animal Services                                          |                                           | D                                   | New use, added flexibility in zone |
| Any legally existing or approved Residential Development | D                                         | P                                   | Added flexibility in zone          |
| Auction Mart                                             |                                           | D                                   | New use, added flexibility in zone |
| Backyard Suite                                           |                                           | D                                   | New use, added flexibility in zone |
| Building Sign                                            | P                                         | P                                   | No change                          |
| Cemetery                                                 |                                           | D                                   | New use, added flexibility in zone |
| Community Gardens                                        | P                                         | P                                   | No change                          |
| Courtyard                                                | D                                         | D                                   | No change                          |
| Emergency Services                                       | D                                         | D                                   | No change                          |
| Excavation, Stripping, and Grading                       | D                                         | D                                   | No change                          |
| Freestanding Sign                                        | P                                         | P                                   | No change                          |
| Greenhouse                                               | P                                         | P                                   | No change                          |
| Home Occupation Major                                    | D                                         | D                                   | No change                          |
| Home Occupation Minor                                    | P                                         | P                                   | No change                          |
| House                                                    | D                                         | P                                   | Added flexibility in zone          |
| House Suite                                              |                                           | P                                   | New use, added flexibility in zone |

| Land Uses                        | Existing Future Urban Development A1 Zone | Proposed Future Development FD Zone | Notes                              |
|----------------------------------|-------------------------------------------|-------------------------------------|------------------------------------|
| Information Service Provider     |                                           | D                                   | New use, added flexibility in zone |
| Manufactured Home                | D                                         | P                                   | Added flexibility in zone          |
| Mining and Extraction            | D                                         | D                                   | No change                          |
| Natural Vegetation               |                                           | P                                   | New use, added flexibility in zone |
| Off Leash Dog Park               |                                           | D                                   | New use, added flexibility in zone |
| Open Space                       |                                           | D                                   | New use, added flexibility in zone |
| Outdoor Display or Sale of Goods |                                           | D                                   | New use, added flexibility in zone |
| Outdoor Recreation Facility      |                                           | D                                   | New use, added flexibility in zone |
| Outdoor Storage                  |                                           | D                                   | New use, added flexibility in zone |
| Parking Lot                      |                                           | D                                   | New use, added flexibility in zone |
| Parking Structure                |                                           | D                                   | New use, added flexibility in zone |
| Public Art                       |                                           | P                                   | New use, added flexibility in zone |
| Recreational Equipment Storage   |                                           | D                                   | New use, added flexibility in zone |
| Recycling Depot                  |                                           | D                                   | New use, added flexibility in zone |
| Show Home                        |                                           | D                                   | New use, added flexibility in zone |
| Temporary Building               | D                                         | D                                   | No change                          |
| Temporary Use                    | D                                         | D                                   | No change                          |
| Utilities                        | P                                         | P                                   | No change                          |
| Utility Facility                 | D                                         | D                                   | No change                          |
| Waste Management Facility        | D                                         | D                                   | No change                          |

## Regulations

| Regulation         | Existing Future Urban Development A1 Zone | Proposed Future Development FD Zone | Notes                                    |
|--------------------|-------------------------------------------|-------------------------------------|------------------------------------------|
| Minimum Floor Area | 75.0m <sup>2</sup>                        |                                     | Removed, no longer regulating floor area |
| Minimum Site Area  | 1.2ha                                     | 1.2ha                               | No change                                |

|                            |                        |                                                                       |                                             |
|----------------------------|------------------------|-----------------------------------------------------------------------|---------------------------------------------|
| Minimum Frontage           | Subject to DA approval | 12.0m                                                                 | Changed for consistency with R-L zone       |
| Minimum Front Yard Setback | 15.0m                  | 10.0m                                                                 | Changed for consistency with R-A zone       |
| Minimum Rear Yard Setback  | 7.5m                   | 7.5m                                                                  | No change                                   |
| Minimum Side Yard Setback  | 7.5m                   | 7.5m                                                                  | No change                                   |
| Maximum Building Height    | 10.0m                  | 3 storeys, overall height of 15.0m                                    | Increased for consistency with other zones  |
| Minimum Landscaped Area    | Subject to DA approval | 30% of the Site Area, and including 20% of the Front Yard for a House | Changed for consistency with R-A zone       |
| Parking Lots               |                        | Parking Lots must be unpaved.                                         | Changed to allow flexibility in future uses |