

SECTION 15. FUTURE RESIDENTIAL (FR) ZONE

The Future Residential (FR) Zone applies to large undeveloped parcels in settlement areas designated 'Residential' in the West Elgin Official Plan and intended for future residential purposes. The zoning which would ultimately be applied to these lands would ultimately be determined upon submission of a plan of subdivision or plan of condominium approved by the County of Elgin and a development agreement entered into with the Municipality.

15.1 GENERAL USE REGULATIONS

15.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Future Residential (FR) Zone except for the following purposes:

- agricultural use with the exception of buildings or structures for the keeping or raising of livestock
- forestry use

TABLE 15-1

FUTURE RESIDENTIAL (FR) ZONE STANDARDS:

1	Minimum Lot Area	(1)
2	Minimum Lot Frontage	(2)
3	Maximum Lot Coverage	10%
4	Front Yard Depth	15 m
5	Side Yard Width	15 m (3) 10 m (4)
6	Rear Yard Depth	15 m
7	Maximum Building Height	10.5 m

FOOTNOTES	
(1)	the area of the lot on the day it was created
(2)	the frontage of the lot on the day it was created
(3)	for lot frontages > 100 m
(4)	for lot frontages < 100 m

15.2 SPECIAL USE REGULATIONS

15.3 SITE-SPECIFIC ZONES