

8.4. Future Urban Development – FUD

No person shall within any Future Urban District use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

8.4.1 Purpose

To provide for interim limited development on lands which have potential for future development.

8.4.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Agricultural	Kennel Boarding
Commercial Greenhouses, Market Gardens, Sod Farms	Livestock
Campgrounds	Large Accessory Buildings
Livestock Holding Pens	
Municipal Facility or Protective Services	
Parks & Playgrounds	
Uses in existence when this Bylaw comes into force.	

8.4.3 Site Development Regulations

Site Area (Minimum)	Existing sites are permitted.
Site Frontage (Minimum)	Existing site frontages permitted
Site Coverage (Maximum)	N/A
Front Yard Setback	15 metres
Side Yard Setback	3 metres
Rear Yard Setback	3 metres

8.4.4 Signage

- One permanent sign is permitted per site.
- The facial area of a sign shall not exceed 0.47 m² (5.0 ft²).
- Temporary signs not exceeding 0.93 m² (10 ft²) advertising the sale, lease, or other information regarding the property are permitted.
- No roof signs shall be permitted
- Illuminated signs shall have a steady internal light source or a steady external light source shielded so that the light is directed only at the face of the sign

8.4.5 Single Detached Dwellings

To recognize existing uses, Council will consider building or expansion of single-detached dwelling in a Future Urban District on a site that holds an existing single-detached dwelling.

8.4.6 Accessory Buildings

No accessory building shall be located within 3.0 metres of a side and 1.5 metres of a rear site line except where the minimum yard abuts a public street, in which case the minimum side or rear yard shall be 6.0 metres.

8.4.7 Supplementary Regulations

Council will consider the applications for discretionary use with respect to the following criteria:

- a) Roads, sewer, water, and utility servicing capacity to service the proposed development will not have excessive impact on other uses in the area.
- b) Where the standard connection to the Town's existing sewer and water system is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities acceptable to Council and all other regulating bodies.
- c) The development of new streets and utility lines will be provided at the expense of the developer.
- d) The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Official Community Plan.
- e) Any structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 76.20 metres (250 feet) from an occupied dwelling situated on an adjoining site.