

FUTURE URBAN DEVELOPMENT – FUD

PURPOSE: *To safeguard against the premature or unorderly development of lands that are within the boundary of an approved area structure plan through an interim designation until such time that the lands are ready to be developed in accordance with the area structure plan.*

1. PERMITTED USES

Accessory Building or Use up to 72.8 m² (784 ft²),
not prior to the establishment of the principal
building or use
Agriculture
Exploratory Excavation / Grade Alteration /
Stockpiling
Home Occupation – Class 1
Private Utility – except freestanding Solar Collector
and freestanding Small Wind Energy
Conversion System
Sign – Types:
Fascia or Wall
Freestanding
Murals
Portable
Projecting

DISCRETIONARY USES

Accessory Building or Use up to 72.8 m² (784 ft²) prior to
the establishment of the principal building or use
Accessory Building or Use over 72.8 m² (784 ft²)
Canvas Covered Structure
Home Occupation – Class 2
Manufactured Home
Moved-In Building
Moved-In Dwelling
Private Utility – freestanding Solar Collector and
freestanding Small Wind Energy Conversion System
Recreational Vehicle Storage
Resource Extraction
Secondary Suite, Attached
Sign – Types:
Roof
Third-Party
Single-Detached Dwelling

1. SUBDIVISION WITHIN THE FUD DISTRICT

Subdivision may be supported where the proposal furthers the outcomes of an approved area structure plan and the layout is consistent with the land use concept outlined in the area structure plan.

2. USE RESTRICTIONS FOR DISCRETIONARY USES

- (a) Where lands within this district are subject to a development permit application for a discretionary use, the Development Authority shall not approve the application if it is of the opinion that the use will become non-conforming when the subject lands are ultimately redesignated in accordance with the approved area structure plan that is in effect at the time the development permit application is being considered.
- (b) The Development Authority shall utilize a temporary approval under Administration section 17.1(b) where necessary to ensure that the lands are available for development as envisioned in the approved area structure plan.

3. DEVELOPMENT CONSIDERATIONS FOR DISCRETIONARY USES

- (a) Where lands within this district are subject to a development permit application for a discretionary use, the Development Authority shall not approve the application if it is of the opinion that the proposed development would:
 - (i) compromise the orderly subdivision or subsequent development of the subject lands;

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- (ii) substantially conflict with the provisions of the land use district that will govern the subject lands in the future once the lands have been redesignated to align with the approved area structure plan that is in effect at the time the development permit application is being considered; or
- (iii) jeopardize in any way the implementation of the approved area structure plan that is in effect at the time the development permit application is being considered.

4. MINIMUM LOT SIZE – see Schedule 4 section 16

All uses – 1.2 hectares (3 acres) or existing titles

5. MINIMUM YARD SETBACKS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft
All Uses	Setbacks shall be at the discretion of the Development Authority having regard to the approved area structure plan.					

6. MAXIMUM BUILDING HEIGHT

Principal building	– 10.0 m (32.8 ft)
Accessory buildings	– 6.1 m (20.0 ft)
Principal Structures under “Agriculture”	– No maximum

7. MINIMUM HABITABLE FLOOR AREA OF PRINCIPAL BUILDING

Single-Detached Dwelling – 102 m² (1,100 ft²) habitable floor area

8. APPLICATION REQUIREMENTS

An application for development shall be accompanied by the documents necessary for the Development Authority to evaluate the consistency of the application with the approved area structure plan. For a permanent building (eg. accessory building, dwelling, etc.), these necessary documents shall include a professionally drafted site plan demonstrating that the building is within an acceptable building pocket and oriented in a manner consistent with the direction provided or implied in the land use concept of the approved area structure plan.

9. STANDARDS OF DEVELOPMENT – See Schedule 4.

10. OFF-STREET PARKING AND LOADING – See Schedule 6.

11. RELOCATION OF BUILDINGS – See Schedule 7.

12. CRITERIA FOR HOME OCCUPATIONS – See Schedule 8.

13. MANUFACTURED HOME DEVELOPMENT STANDARDS – See Schedule 9.

14. SIGN STANDARDS – See Schedule 11.

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SCHEDULE 'A'

- 15. STANDARDS FOR RENEWABLE ENERGY OPERATIONS** – See Schedule 12.
- 16. ANIMAL CARE SERVICE FACILITY REGULATIONS** – See Schedule 13.
- 17. STANDARDS FOR SECONDARY SUITES** – See Schedule 15.
- 18. STANDARDS FOR SHORT-TERM RENTAL / BED & BREAKFAST AND TOURIST HOME** – see Schedule 17.
- 19. DEFINITIONS** – See Schedule 18.

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