

1. FUTURE URBAN DEVELOPMENT DISTRICT – FUD

The purpose of this District is to limit development that may affect future growth of the Town by providing for temporary and transitional uses and activities.

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

1.1 PERMITTED USES

- a. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
- b. Uses, buildings and structures accessory to the principal building or use;
- c. Recreational uses and sports grounds;
- d. Recreational Vehicle Storage yards;
- e. Public works buildings and structures including offices, warehouses, storage, yards, and waste management or sewage facilities;

1.2 DISCRETIONARY USES

The following uses may be permitted in the FUD - Future Urban Development District only by resolution of Council and only in locations specified by Council. Discretionary Use requirements are provided in Section. 5

- a. Keeping of livestock, but excluding intensive livestock operations, poultry farms, hatcheries, or commercial kennels;
- b. Commercial greenhouses, market gardens, and sod farms
- c. Large Accessory buildings ;
- d. Cemeteries;
- e. Wind Energy Facilities.

1.3 SITE DEVELOPMENT REGULATIONS

Minimum site area	16 hectares (39.64 a.) for agricultural uses 1 hectare (2.47 a.) for discretionary uses No minimum on public works and other permitted uses.
Minimum site frontage	60.0 meters (197 feet) abutting a highway or 6.0 meters (20 feet) abutting a street.
Minimum front yard	15 meters (49 feet) unless the property abuts a municipal road, then the setback is 60.0 meters (197 feet) from the centerline of the municipal road.
Minimum side yard	7.5 meters (25 feet) for dwelling and accessory buildings except the minimum side yard abutting a public street shall be 10.0 meters (33 feet).
Minimum rear yard	10.0 meters (33 feet) for dwellings and accessory buildings except that the minimum rear yard abutting a public street shall be 30.0 meters (98 feet).

1.4 SIGNAGE

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m² (10.7 ft²);
- b. In the case of a home occupation/business, an additional permanent sign is permitted;
- c. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;
- d. Temporary signs not exceeding 1.0 m² advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

1.5 SUPPLEMENTARY REGULATIONS

- a. Council will consider the applications for permitted and discretionary use with respect to the following criteria:
 - i. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system.
 - ii. 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 Hague Official Community Plan.
 - iii. The development will not require the development of new streets and utility lines except as may be provide for in existing plans under the Hague Official Community Plan and that the proposal is not premature.
- b. Where a development is proposed at a location at which 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 for that development acceptable to Council and meets *The Public Health Act and Regulations* requirements. Domestic waste disposal systems located on the site and serving only the principal use will be a permitted use to that principal use.
- c. Any building or structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 76.0 meters (249 feet) from an occupied dwelling situated on an adjoining site.

