

8.9 UR – Urban Reserve District

8.9.1 UR Purpose

This District is intended to reserve areas within the City which are typically rural or undeveloped and have been identified for future subdivision and development. Interim uses may be permitted provided they would not inhibit the convenient and economical redevelopment of the site.

8.9.2 Discretionary Uses in the UR District

UR Discretionary Uses:

- Agriculture
- Billboard sign
- Communication tower
- Community garden
- Natural conservation use
- Those uses which, in the opinion of the Development

Authority, are similar to a permitted or discretionary use and which conform to the general purpose and intent of this District.

8.9.3 UR Site Subdivision Regulations

	Interior or Corner Site
Site Area	At the discretion of the Development Authority
Site Width	At the discretion of the Development Authority
Site Depth	At the discretion of the Development Authority

8.9.4 UR Site Development Regulations

	Interior Site	Corner Site
Front Yard Setback	7.0m (23.0ft) minimum	Front: 7.0m (23.0ft) minimum Flanking: 7.0m (23.0ft) minimum
Rear Yard Setback	7.0m (23.0ft) minimum	
Side Yard Setback	7.0m (23.0ft) minimum	
Principal Building Height	At the discretion of the Development Authority	
Site Coverage	40% maximum	

8.9.5 Additional Development Regulations for UR

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 8.1 to 8.4 of Part 8 – Institutional Land Use Districts, Part 11 - Parking and Loading, and Part 12 – Signs;
- (b) The Development Authority may specify the length of time that a use is permitted in the Land Use District having regard for the servicing and future residential development of the site; and
- (c) All development shall be compatible with the Municipal Development Plan and any applicable Area Structure Plan.