

## 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

(a) UR Discretionary Uses
<ul style="list-style-type: none"> <li>- Agriculture</li> <li>- Billboard sign</li> <li>- Communication tower</li> <li>- Community garden</li> <li>- Natural conservation use</li> <li>- <sup>1</sup>(Deleted)</li> <li>- <sup>2</sup>Accessory development to any use listed in subsection 8.9.2(a)</li> </ul>

### 8.9.3 UR Site Subdivision Regulations

	Interior or Corner Site
<b>a) Site Area</b>	At the discretion of the Development Authority
<b>b) Site Width</b>	At the discretion of the Development Authority
<b>c) Site Depth</b>	At the discretion of the Development Authority

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<sup>1</sup> C19-15

<sup>2</sup> C19-15

#### 8.9.4 UR Site Development Regulations

	Interior Site	Corner Site
<b>a) Front Yard Setback</b>	7.0m (23.0ft) minimum	Front: 7.0m (23.0ft) minimum  Flanking: 7.0m (23.0ft) minimum
<b>b) Rear Yard Setback</b>	7.0m (23.0ft) minimum	
<b>c) Side Yard Setback</b>	7.0m (23.0ft) minimum	
<b>d) Principal Building Height</b>	At the discretion of the Development Authority	
<b>e) Site Coverage</b>	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.