

UR – Urban Reserve District

1. Purpose

This District is intended to reserve areas within the City which are typically undeveloped and have been identified for future urban subdivisions and urban developments. Interim development may be authorized provided they would not inhibit the convenient and economical redevelopment of the site.

2. UR – Permitted and Discretionary Development

i. Fundamental Use Provision

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- a. None.

Building Typologies	Permitted or Discretionary Development
Agriculture	P
Renewable Energy Installation	D
Sign	D
Urban Agriculture	D

3. UR – Site Subdivision Regulations

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

4. UR – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	At the discretion of the Development Authority
Rear Yard Setback	At the discretion of the Development Authority
Side Yard Setback	At the discretion of the Development Authority
Building Height	At the discretion of the Development Authority
Site Coverage	At the discretion of the Development Authority

5. UR – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The development shall be in compliance with other applicable provincial legislation.
- iii. The Development Authority may specify the length of time that a development is authorized in this District having regard for future urban developments of the site.

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