
SECTION 33: URBAN RESERVE RESIDENTIAL (UR-R) DISTRICT

1. **PURPOSE**

The purpose of this District is to regulate the subdivision and development of land in anticipation of eventual annexation into the City of GrandePrairie.

2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Existing Agricultural Operations

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Country Residential
- (c) Dugouts
- (d) Farm Buildings
- (e) Farmstead
- (f) Kennel
- (g) Manufactured Home
- (h) Public Use
- (i) Utilities
- (j) Recreational Use, Intensive
- (k) Recreational Use, Extensive
- (l) Sign
- (m) Sod Farming
- (n) Stripping of Topsoil

3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Country Residential:

Minimum Lot Area:	2 ha
Maximum Lot Area:	Discretion of the Development Authority
Maximum Lot Density Per Quarter Section	3 residential lots plus the balance
Minimum Lot Width:	30 metres
Minimum Front Yard:	30 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	7.5 metres

SECTION 33: URBAN RESERVE RESIDENTIAL (UR-R) DISTRICT

All Other Uses:

Minimum Lot Area:	58 ha (143 acres)
Minimum Front Yard:	32 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	7.5 metres