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## SECTION 35: URBAN RESERVE (UR) DISTRICT

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### 1. **PURPOSE**

The purpose of this District is to regulate the subdivision and development of land in anticipation of future development in County hamlets and to provide a buffer between the agricultural community and County hamlets.

### 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) Farmstead
- (e) Farm Buildings
- (f) Institutional Use
- (g) Landfill Operation
- (h) Manufactured Home
- (i) Public Use
- (j) Recreational Use, Extensive
- (k) Recreational Use, Intensive
- (l) Sanitary Landfill Site
- (m) Sewage / Wastewater Treatment Facilities
- (n) Sign
- (o) Sod Farming
- (p) Stripping of Topsoil
- (q) Utilities
- (r) Water Treatment Facility

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### 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.

#### Residential Uses:

Minimum Lot Area:	2 hectares
Maximum Lot Area:	At the Discretion of the Development Authority
Minimum Lot Width:	30 metres
Minimum Front Yard:	32 metres
Minimum Rear Yard:	30 metres
Minimum Interior Side Yard:	30 metres
Minimum Exterior Side Yard:	32 metres
Minimum Lot Density:	2 plus the balance of the quarter

#### Other Uses:

Minimum Lot Area:	At the discretion of the Development Authority
Maximum Lot Area:	At the discretion of the Development Authority
Maximum Lot Density:	At the discretion of the Development Authority
Minimum Front Yard:	32 metres
Minimum Rear Yard:	30 metres
Minimum Interior Side Yard:	30 metres
Minimum Exterior Side Yard:	32 metres

### 4. **SPECIAL REQUIREMENT**

The Development Authority may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this District.