

## **UR – URBAN RESERVE DISTRICT**

(1) Purpose:

- a. This district is intended to reserve those areas of the Municipality which are rural in character or land use for urban development until such time as a subdivision plan has been accepted in principle or approved for other specific uses not permitted in this district. The reclassification of land to other land use districts will normally occur subsequent to the acceptance of an Area Structure Plan or Outline Plan where one is required by Council, and subsequent to the approval of subdivisions proposed.

(2) Permitted Uses:

- a. Public parks and recreational uses; and
- b. Public utility buildings and uses.

(3) Discretionary Uses:

- a. Active recreational use or facility;
- b. Cemeteries;
- c. Equestrian centre;
- d. Extensive agriculture;
- e. Greenhouse or plant nursery;
- f. Kennel;
- g. One single detached dwelling on existing parcel;
- h. Natural resource development;
- i. Public or quasi-public uses; and
- j. Any strictly temporary use or building in which the Municipal Planning Commission will not prejudice the possibility of conveniently and economically replotting or developing the area in the future.

(4) Development Regulations:

- a. No subdivision, reclassification of land from UR into any other land use district, or development other than for the permitted or discretionary uses above, shall take place until an Area Structure Plan or Outline Plan for the area has been approved by Council. This plan should include but not be limited to identifying the following:
  - (i) Municipal service distribution systems (i.e. water, sewer, storm sewer, fire protection, street lighting, utilities, and so on);
  - (ii) Roads, walkways and easements;
  - (iii) Allocation of Municipal Reserve requirements;
  - (iv) Periods of time for completion of construction or installation of facilities;
  - (v) Densities;

- (vi) The incorporation of natural topography, vegetation and drainage into the design of the development and subdivision; and
- (vii) Any other matters as may be deemed necessary by Council.
- b. The minimum site area shall be 4.0 hectares.
- c. All siting, coverage, densities, yard setbacks, and height of buildings shall be at the discretion of the Development Officer, for permitted uses and the Municipal Planning Commission, for discretionary uses.
- d. Water supply and sewage disposal must be provided in accordance with the Public Health Act regulations.
- e. An applicant may be required to enter into a legal land use agreement with the Town to ensure that the use and development of land and buildings on the site complies with the approved development plan, as a condition of a development permit issued pursuant to the Urban Reserve District.
- f. The land use agreement shall run as a restrictive covenant against the title of the parcel and shall serve to restrict the development of land in accordance with the approved development plan.
- g. The land use agreement may also provide that the applicant post security in the form and amount as may be approved by Council to ensure performance with the terms of the agreement.
- h. A land use agreement made pursuant to this District may specify a time period for which it is to remain in effect.
- i. The Development Officer may specify for a permitted use and the Municipal Planning Commission for a discretionary use, the length of time a use is permitted in this District having regard to the servicing, and future residential development of the subject land.