

Section 140 UR Urban Reserve

(1) General Purpose of District

This land use district is generally intended to reserve those areas within the Town that are rural in character or land use for development that is urban in character and density. When development on lands within this land use district is proposed, other than for the uses and development prescribed in this land use district, and at any time when subdivision on lands within this land use district is proposed, such development or subdivision will require reclassifying the subject lands to the appropriate land use district.

Furthermore, the Development Authority shall ensure that the water usage associated with all uses in this district is limited, comparable to the domestic water use, including water used for landscaping, of a standard residence in the R-1B Single Family Residential (Class B) District. Beyond this, no use shall be allowed in this land use district that requires the use of water in any process associated with the use.

(2) Listed Uses

Permitted Uses

Public park and recreational area
Public utility
Public utility building
Public use
Sign, except billboard

Discretionary Uses

Accessory building or use
Billboard
Excavation, stripping, or grading
(Bylaw 2270)
Farming and cultivation of land but not such agricultural pursuits as a feed lot or fur farm.
Home occupation
Single family dwelling, modular home, or mobile home existing on a parcel of land at the time this Bylaw came into effect
Surveillance suite
Any temporary use or any building which, in the opinion of the Development Authority will not prejudice the possibility of conveniently replotting or development the area in the future

(3) Development Regulations

- (a) Unless the associated impacts on the general purpose and intent of this land use district are considered to be minimal or non-existent by the Development Authority or Council, as the case may be, all subdivision applications, reclassification of land from UR Urban Reserve District into any other land use district, or development proposals other than for the permitted or discretionary uses above, shall be accompanied by an area structure plan satisfactory to the Town. This area structure plan shall include but not be limited to identifying the following:
- i) the sequence of development proposed for the area,
 - ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
 - iii) the density of the population proposed for the area, either generally or with respect to specific parts of the area,
 - iv) the general location of major transportation routes and public utilities, and
 - v) any other matters Council considers necessary.
- (b) All siting, parcel coverage, densities, yard setbacks and height of buildings shall be at the discretion of the Development Authority.
- (c) In deciding upon applications involving the keeping of livestock, the Development Authority will ensure that such use is compatible with the uses occurring or proposed/expected to occur on adjacent parcels by limiting number, scale and intensity and by requiring proper screening;
(Bylaw 2170)
- (d) Water supply and sewage disposal shall be provided in accordance with all applicable federal, provincial and municipal regulations and standards.
- (e) A Developer 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 parcel complies with the approved development plan, as a condition of a development permit issued pursuant to the UR 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 Developer post security in such 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 land use district may specify a time period for which it is to remain in effect.

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- (i) The Development Authority may specify the length of time a use is permitted in this land use district having regard to the future servicing and development of the subject land.
- (4) Other Provisions
- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
 - (b) General Parcel Provisions: refer to Part VI of this Bylaw.
 - (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
 - (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
 - (e) Sign Regulations: refer to Part IX of this Bylaw.