

SECTION 49

URBAN RESERVE (UR) ZONE

49.1 GENERAL PURPOSE OF THE UR ZONE

This Zone provides for and regulates existing uses on lands which are primarily undeveloped for urban uses. Generally, these uses have limited structures. The Urban Reserve Zone is intended to protect large tracts of land from premature subdivision and development to provide for future comprehensive development on those lands.

The UR1, UR2 and UR3 Zone variations are intended to be applied to undeveloped areas within the former City boundaries and to areas which have been reviewed through the Community Plan Process. The UR4 Zone variation is applied to areas which have not completed the Community Plan process which are intended for residential development over the long term. The UR5 and UR6 Zone variations are to be applied to areas where industrial development is anticipated over the long term.

49.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any UR Zone or UR Zone variation for any use other than the following uses:

1) UR1

The following are permitted uses in the UR1 Zone variation:

- a) [Existing dwellings](#);
- b) [Agricultural uses](#) except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities;
- c) [Conservation lands](#);
- d) [Managed woodlot](#);
- e) [Wayside pit](#);
- f) [Passive recreation use](#);
- g) [Farm Gate Sales](#) (Z.-1-192806)

2) UR2

The following are permitted uses in the UR2 Zone variation:

- a) Permitted uses in the UR1 Zone variation;

3) UR3

The following are permitted uses in the UR3 Zone variation:

- a) Permitted uses in the UR1 Zone variation;
- b) [Kennels](#);
- c) [Private outdoor recreation clubs](#);
- d) [Riding stables](#);

4) UR4

The following are permitted uses in the UR4 Zone variation;

- a) Permitted uses in the UR3 Zone variation;

5) UR5

The following are permitted uses in the UR5 Zone variation;

- a) Permitted uses in the UR3 Zone variation;
- b) Existing defined industrial uses;

6) UR6

The following are permitted uses in the UR6 Zone variation;

- a) Permitted uses in the UR5 Zone variation;

49.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any UR Zone or UR Zone variation except in conformity with the regulations as set out in Table 49.3.

UR1 Zone Variation

UR1(1) 1154 Sunningdale Road East

a) Additional Permitted Use

- i) Converted dwelling (maximum 3 dwelling units)

b) Regulations

- i) For the purpose of this by-law, the un-opened, un-assumed road allowance dedication of the future extension of Pleasantview Drive shall be considered to be part of the property, and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, drive aisles, and density; until such time as the road allowance dedication is assumed by the Municipality.
- ii) Lot Frontage (minimum) 20m (65.6ft)
- iii) Lot Area (minimum) 0.42ha (1.03ac)
- iv) Rear Yard Depth (minimum) 9m (29.5ft)
- v) Interior Side Yard (west) (minimum) 9m (29.5ft)

UR2 Zone Variation

UR2(1) 1836 Richmond Street

a) Permitted Uses

- i) Existing driveways, parking and landscaping;
- ii) Conservation lands;
- iii) Managed woodlot;
- iv) Passive recreation uses.

b) Regulations

- i) No minimum lot frontage requirement;
- ii) No minimum lot area requirement;
- iii) The long-term intent for these lands is that they be rezoned to apply Residential and/or Open Space Zones consistent

with the zoning on the adjacent lands at 1836 Richmond Street, in order to delineate the development limit. This rezoning is to be applied for and evaluated based on the recommendations of a detailed Environmental Impact Study prepared to the satisfaction of the Managing Director, Planning and City Planner, based on a detailed development concept for the adjacent Residential lands (Z.-1-142301)

UR3 Zone Variation

UR3(1)

- a) Regulations:
 - i) Lot Frontage (Minimum) 18 m (59.06 ft.)
 - ii) Lot Area (Minimum) (Z.-1-091898) 1.7 hectares (4.2 ac.)

UR3(2)

- a) Regulations:
 - i) Existing Lot Area (Z.-1-162453) 5.9 hectares

UR4 Zone Variation

UR4(1)

- a) Permitted Use:
 - i) One single detached dwelling.
- b) Regulations:

Notwithstanding Table 49.3:

 - i) Lot Area (Minimum) 2 000 square metres (21,528.5 square feet)
 - ii) Front Yard Setback (Minimum) 8 metres (26.2 feet)
 - iii) Exterior Side Yard Setback (Minimum) 18 metres (59.1 feet)
 - iv) Rear Yard Setbacks (Minimum) 8 metres (26.2 feet)
 - v) Interior Side Yard Depth (Minimum) (Z.-1-061583) 8 metres (26.2 feet)

UR4(2)

- a) Regulations:
 - i) Lot Area: (Minimum) 4 000 m2 (43,055 ft2)
 - ii) Lot Frontage (Minimum) 50.0 m (164.0 ft)
 - iii) Interior Side Yard Depth (Minimum) 5.0 m (16.4 ft)
 - iv) Lot Coverage (Z.-1-091886) 12%

UR4(3)

- a) Regulations:

Notwithstanding Table 49.3:

 - i) Lot Area (Minimum) 15 h
 - ii) Interior Side Yard Depth (Minimum) (Z.-1-091886) 10.0 m (32.8 ft)

UR4(4)

- a) Regulations:
 - i) Lot Frontage (Minimum) 18 metres (59 ft.)
 - ii) Lot Area (Minimum) (Z.-1-112020) 750 m2 (8,073 sq. ft.)

UR4(5)

- a) Regulations:
 - i) Lot Area (minimum) 1 hectare (2.47 ac.)
 - ii) Interior Side Yard Depth (minimum) 10 m (32.8 ft.)
 - iii) Rear Yard Depth (minimum) (Z.-1-132243) 20 m (65.6 ft.)

UR4(6)

- a) Regulations:
 - i) Lot Area (minimum) 2 hectares (4.94 ac.)
 - ii) Lot Frontage (minimum) 12 m (39.4 ft)

(Z.-1-132243)

UR4(7)

a) Regulations:

- i) Lot Area (Minimum) 190M² (2,045 sq. ft)
- ii) No Minimum Lot Frontage Requirement (Z.-1-162489)

UR4(8)

a) Regulations

- i) Lot Area (Minimum) 7.0 hectares (Z.-1-172629)

UR4(9)

a) Regulations

- i) Lot Area (Minimum) 160 square metres
- ii) No Minimum Lot Frontage Requirement (Z.-1-172629)

UR4(10) 3087 White Oak Road

a) Regulations:

- i) Lot Frontage on Petty Road (Minimum): 10m (32.8ft)
- ii) No Minimum Lot Area (Z.-1-192756)

UR4(11) 3087 White Oak Road

a) Regulations:

- i) No Minimum Lot Frontage
- ii) No Minimum Lot Area (Z.-1-192756)

UR4(12) 3080 Bostwick Road

a) Regulations:

- i) Lot Area (Minimum): 2.0 hectares (Z.-1-212921)

UR6 Zone Variation

UR6(1)

a) Additional Permitted Uses:

- i) Office, business;
- ii) Private school;
- iii) Antique store;
- iv) Restaurant in association with an Antique Store;
- v) Self-storage establishment;
- vi) Custom workshop;
- vii) Garden store.

b) Regulations for additional permitted uses:

- i) Notwithstanding other regulations to the contrary, the maximum building floor areas, building heights and building locations, shall be as existing on the date of this by-law;
- ii) Restricted to existing buildings;
- iii)

Total Gross Floor Area- Restaurant (Maximum)	150 square metres (1,614 square feet)
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- iv)

Total Gross Floor Area- Office, business (Maximum) (Z.-1-081730)	300 square metres (3,229 square feet)
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TABLE 49.3

URBAN RESERVE (UR) ZONE

REGULATIONS FOR UR ZONE VARIATIONS

Zones	UR1	UR2	UR3	UR4	UR5	UR6
Permitted Uses:	See Section 49.2 (1)	See Section 49.2 (2)	See Section 49.2 (3)	See Section 49.2 (4)	See Section 49.2 (5)	See Section 49.2 (6)
Lot Area (Ha) Minimum:	4 or as existing on the date of passage of the by-law; whichever is lesser.	6 or as existing on the date of passage of the by-law; whichever is lesser.	10 or as existing on the date of passage of the by-law; whichever is lesser.	40 or as existing on the date of passage of the by-law; whichever is lesser.	4 or as existing on the date of passage of the by-law; whichever is lesser.	40 or as existing on the date of passing of the by-law, whichever is lesser.
Lot Frontage (M) Minimum:	30 or as existing on the date of passage of the by-law, whichever is lesser.	40 or as existing on the date of passage of the by-law, whichever is lesser.	100 or as existing on the date of passage of the by-law, whichever is lesser.	100 or as existing on the date of passage of the by-law, whichever is lesser.	40 or as existing on the date of passage of the by-law, whichever is lesser.	100 or as existing on the date of passage of the by-law, whichever is lesser.
Front & Exterior Side Yard Depth (M) Minimum:	10					
Rear Yard Depth (M) Minimum:	10		25			
Interior Side Yard Depth (M) Minimum:	10		25			
Lot Coverage (%) Maximum	20		10			
Height (M) Maximum:	15.0					
Number of Farm Dwellings Per Lot Maximum:	1					