

PART 14

SPECIALIZED URBAN RESERVE

(UR) ZONES

Specialized Urban Reserve (UR) **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Urban Reserve (UR) **Zone**. In these cases, specific UR Restricted Defined Areas (Specialized UR **Zones**) are established and these are indicated by hyphenated **Zone** designations (e.g., UR-1, UR-2, etc.).

The UR **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any UR Restricted Defined Area.

The following UR Restricted Defined Areas (Specialized UR **Zones**) are herein set out:

- 11.3.1 **UR-1**
Parking **Lot** backing on Hanlon Pkwy., south of Willow Rd.
As shown on Defined Area Map Number 9 of Schedule "A" of this **By-law**.
- 11.3.1.1 **Permitted Uses**
A parking **Lot** accessory to an **Apartment Building** in addition to those **Uses** specified in Section 11.1.
- 11.3.2 **UR-2**
579 Stone Rd. E
As shown on Defined Area Map Number 54 of Schedule "A" of this **By-law**.
- 11.3.2.1 **Regulations**
Notwithstanding the regulations for **Buildings** and **Structures** in the UR **Zone**, as set out in Sections 4 and 11.2, only the **Building** existing on the date of the passing of this **By-law** may be **Used** as a **Group Home** and only the following regulations shall apply to such **Use** within the UR-2 **Zone**:
- 11.3.2.1.1 **Minimum Front Yard**
14 metres.
- 11.3.2.1.2 **Minimum Side Yard**
22 metres.
- 11.3.2.1.3 **Minimum Rear Yard**
75 metres.
- 11.3.2.1.4 **Minimum Lot Area**

0.8 hectares.

- 11.3.2.1.5 Occupancy Limit
A maximum of 8 residents may be accommodated in the **Building** existing on the date of the passing of this **By-law**, plus any staff required to adequately care for the 8 residents.
- 11.3.2.1.6 Occupancy Type
A **Group Home** must occupy all of the **Building**.
- 11.3.2.1.7 Minimum Floor Area
Minimum floor area, including staff and/or receiving family accommodation shall be:
- 18 m² of **Gross Floor Area** per adult resident
 - 9 m² of **Gross Floor Area** per child resident
- 11.3.2.1.8 Minimum Off-Street Parking
1 **Parking Space** for every 2 **Group Home** residents.
- 11.3.3 **UR-3**
As shown on Defined Area Map Numbers 8, 9, 10, 11, 12, 16, 17, 18, 19, 20 and 21 of Schedule “A” of this **By-law**.
- 11.3.3.1 Permitted Uses
- Hanlon Parkway transportation corridor.
- 11.3.4 **UR-4**
As shown on Defined Area Map Numbers 1, 4, and 10 of Schedule “A” of this **By-law**.
- 11.3.4.1 Permitted Uses
- Flood or erosion control facilities
- 11.3.5 **UR-5**
As shown on Defined Area Map Numbers 55 and 60 of Schedule “A” of this **By-law**.
- 11.3.5.1 Permitted Uses
In addition to the **Uses** listed in Section 11.1, the following is also permitted:
- Sanitary landfill operation

20190 11.3.7 **UR-7**
745 Stone Road East
As shown on Defined Area Map Number 59 of Schedule “A” of this **By-law**.

11.3.7.1 **Permitted Uses**
Despite Section 11.1 of the **By-law**, the UR-7 **Zone** shall only be used to provide **Lot Frontage** and **Driveway** access to the R.1A-4 **Zoned Lots**.

11.3.7.2 **Regulations**
Despite Section 11.2 of the **By-law**, the UR-7 **Zone** shall have a maximum **Lot Frontage** of 10 metres and a maximum **Driveway** width of 6 metres.

