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
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.