

UR Urban Reserve

PURPOSE: To protect lands for future orderly and economic development and provide for a limited range of temporary uses.

PERMITTED USES:	DISCRETIONARY USES:
Agriculture (existing only)	Accessory Building/Structure
Dwelling, Single Detached (existing only)	Dwelling, Single Detached (new build)
Park	Government Services
Utilities	Recreational (Indoor)
	Shipping Container

Any strictly temporary use, which in the opinion of the Development Authority, will not prejudice the orderly and economic development of the area in the future.

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

ADDITIONAL REQUIREMENTS:

- a) All siting, Parcel coverage, densities, setbacks and heights of Buildings shall be at the discretion of the Development Authority.
- b) The Development Authority may specify the length of time a use is permitted, having regard to the future servicing and development of the subject land.
- c) Parcels annexed to the Town shall follow the development regulations the MD of Wainwright Land Use Bylaw in effect at the time of annexation, until such time as further development occurs on the parcel.
- d) No land shall be reclassified from Urban Reserve district into other land use districts unless the development of the same land shall constitute an orderly and economic development, having due regard for the provisions of schools, parks, roads, utilities and services, and such development as in the opinion of the Council shall not detract or disrupt any other orderly and economic development already initiated in the Town.

ACCESSORY BUILDINGS:

- a) Accessory buildings are to be temporary in nature and able to be easily relocated. The size, height, location, and appearance are to be approved by the Municipal Planning Commission.