

67. UR1 Zone (Urban Reserve 1) (Bylaw No. 1937)**Intent**

- (1) The intent of this zone is to provide an area reserved for multifamily residential development for employee housing and associated uses.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) Apartments
 - (b) Apartments for employee housing
 - (c) Auxiliary buildings and uses
 - (d) Auxiliary residential dwelling unit provided it is contained in a detached dwelling.
 - (e) Detached Dwellings
 - (f) Duplexes
 - (g) Duplexes for employee housing
 - (h) Live work units
 - (i) Live work units for employee housing
 - (j) Park and playground
 - (k) Townhouses
 - (l) Townhouses for employee housing

Density

- (3) The maximum permitted gross floor area of all buildings in the zone is 41,850 square metres.
- (4) The maximum permitted size for a detached dwelling is 325 square metres.
- (5) The minimum permitted size for a detached dwelling is 46.5 square metres.
- (6) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.
- (7) The maximum permitted size for any other dwelling unit is 175 square metres.

- (8) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Detached Dwellings	55 square metres per parcel
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Height

- (9) The maximum permitted height of a principal use building is shown in the accompanying table:

Use	Maximum Building Height
Apartments	18.0 m
Detached Dwellings	8.0 m
Duplexes	8.2 m
Live Work Units	12.0 m
Townhouses	10.7 m

Parcel and Site Area

- (10) The minimum permitted parcel area is 15.49 hectares.

Setbacks and Siting

- (11) No building shall be located within 6 metres of any parcel line.
- (12) The minimum permitted separation between buildings is 4 metres.

Off-Street Parking and Loading

- (13) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw except that, in relation to duplex dwellings, the owner must provide at least 1.5 spaces per dwelling unit; and in relation to townhouse and apartment dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Part 6.

Other Regulations

- (14) The maximum occupancy is two persons per bedroom.