

17.5 UR – URBAN RESERVE OVERLAY



.1 General Purpose

The purpose of this overlay is intended to allow for interim development without comprising the intent of the Sturgeon Valley South Area Structure Plan (SVS ASP) and any subsequent *local planning documents* formed under the SVS ASP.

.2 Application

The Urban Reserve Overlay applies to the boundaries of the SVS ASP, as shown on Schedule 6, and any future road alignments subject to Section 5.9 of this Bylaw.

.3 Development Regulations

Development of lands subject to this overlay shall be conducted in a manner that does not conflict with the general purpose of this overlay, subject to the following regulations:

- (a) Proposed development identified as a permitted use within the corresponding land use district shall be considered discretionary.
- (b) Development permits may be issued in areas with an approved *local planning document* formed under the SVS ASP for a maximum 5-year period, at which time the applicant will need to re-apply.
- (c) Development permits may be issued in areas outside an approved *local planning document(s)* for up to a 10-year period, at which time the applicant will need to re-apply.
- (d) Notwithstanding Paragraphs 17.5.3(c), development permits for residential uses and uses accessory to residential development will not be time limited.

.4 Subdivision Regulation:

Subdivision of lands subject to this overlay:

- (a) may only be considered if the subdivision application is consistent with the SVS ASP and any subsequent *local planning documents* formed under the SVS ASP; and
- (b) must be accompanied by a redistricting application for the corresponding lands.
- (c) Notwithstanding Subsection 17.5.4, applications received for the subdivision of lands designated as AG – Agriculture within this Bylaw will be subject to the subdivision regulations of that district.