

COUNTRY RESIDENTIAL DISTRICT – CR

INTENT: This district is intended to regulate and allow for the development of larger acreage lots in limited areas on the periphery area of the municipality where municipal services may be limited or unavailable, and where the primary purpose of residential single-unit dwellings is supported by secondary uses.

1. PERMITTED USES

Accessory Building, Structures and Uses
 Alternative Energy, Individual Solar
 Day Home
 Dwelling:
 - Single-detached
 - Semi-detached
 Home Occupation 1
 Public or Private Utility
 Sign (fascia for home occupation)
 Temporary Shipping Container A (less than 6 months)

DISCRETIONARY USES

Dwelling:
 - Moved-in Dwelling
 - Prefabricated dwelling (Modular/ Panelized)
 Group Care Minor/ Child Care Facility
 Home Occupation 2
 Moved-in Building
 Parks, Playgrounds & Open Space
 Recreational Facilities (Public & Private)
 Secondary Suite (contained within a dwelling)
 Secondary Suite (detached garage)
 Secondary Suite (other as per Part 6)
 Signs (associated with a discretionary use)
 Telecommunication Towers/Structure
 Temporary Shipping Container B
 Temporary Uses

PROHIBITED USES

Park Model Trailers
 Recreational Vehicles as Residences
 Shipping Container (permanent)

* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

2. MINIMUM AND MAXIMUM LOT SIZE

Use and servicing provisions	Min. Width		Min. Length		Min. Area	
	m	ft	m	ft	m ²	sq ft
Municipal water but no sanitary sewage system (minimum size) - All residential and associated accessory residential uses	30	98.5	30	98.5	1,850*	19,914
All other uses	As required by the MPC					
All uses - Maximum lot size	2 hectares (5 acres) overall area Maximum					

* Overall lot area and minimum width take precedence over length dimension

3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
All uses including accessory building, uses & structures	10	32.8	10	32.8	3	9.8	5	16.4

NOTE 1: Minimum yard setback distances are from subdivision internal streets or service roads only. Setbacks from County roads shall be 40 metres (130 ft.) from the centre line of a local road. Any parcel fronting or adjacent to a provincial highway the development setback shall be in compliance with the Highway Development Act or as otherwise authorized by Alberta Transportation.

NOTE 2: All development including tree shelter belts, dugouts and private sewage systems shall comply with minimum yard requirements.

4. BUILDING RESTRICTIONS AND MAXIMUM FLOOR AREA

Principal building - maximum floor area as required by the Development Authority

Accessory building - maximum floor area **per building:** 100 m² (1,076 sq. ft)

Accessory building - maximum floor area all buildings **combined:** 300 m² (3,228 sq. ft)

Accessory buildings - maximum number per lot: 3

Required minimum building separation: 1.5 metres (4.9 ft)

5. MINIMUM FLOOR AREA

Single-unit dwellings: 74.3 m² (900 sq. ft.)

All other uses: As required by the Municipal Planning Commission

6. MAXIMUM BUILDING HEIGHT

Principal Building: 8.5 m (28 ft)

Accessory Building: 5.5 m (18 ft)

Accessory Building – detached garage with secondary suite above: 7.62 m (25 ft)

7. SPECIAL SERVICING DEVELOPMENT STANDARDS

- (a) All private on-site sewage septic systems shall be appropriately sized to meet the needs of the building and use it is associated with and shall be installed to conform to the current *Alberta Private Sewage Systems Standards of Practice*. Open discharge or lagoon systems are prohibited within the Town.
- (b) Individual private wells are not permitted to be drilled or used as a source of water supply for country residential parcels within Town limits.
- (c) Water distribution and sewage collection systems shall be provided as determined necessary by the Development Officer or Municipal Planning Commission.

8. USES OR OBJECTS PROHIBITED OR RESTRICTED

Storage

- (a) The storage of recreational vehicles (holiday campers, trailers) shall be in compliance with any municipal Traffic and Parking bylaw. In the absence of such a bylaw, not more than two recreational vehicles shall be stored or parked on the lot.

Keeping of Pets and Livestock

- (b) The keeping of animals and pets shall be in compliance with any municipal Animal Control (or similar) purpose bylaw.
- (c) Not more than two dogs, excluding unweaned pups, shall be kept on a parcel unless a kennel permit has been issued. Any off-spring over the age of six months shall be considered to be weaned.
- (d) Within this district, the number of livestock permitted without a development permit shall not exceed 2 hooved animals or 25 hens. Adequate containment facilities must be constructed a minimum of 15 metres (50 ft.) from any property line. If there is any discrepancy between these standards and an adopted municipal Animal Control bylaw, the later shall prevail.

The following Part and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and Development Officer for details.

9. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6

- Parking – Part 5, Sections 13 & 14
- Alternative energy – Part 6, Section 1
- Shipping Containers – Part 6, Section 21

10. RESIDENTIAL STANDARDS OF DEVELOPMENT – Parts 5 & 6

- Accessory buildings – Part 5, Section 15
- Fences – Part 5, Section 17
- Decks – Part 5, Section 19
- Home Occupations – Part 6, Section 10
- Manufactured/Mobile dwelling – Part 6, Section 11
- Moved-in (previously occupied) building or dwelling – Part 6, Section 14
- Prefabricated dwelling – Part 6, Section 16
- Secondary suite – Part 6, Section 20
- Show home – Part 6, Section 23

11. SIGN REGULATIONS – Part 7