

HIGHWAY TRANSITIONAL DISTRICT – HT

INTENT: This district to be applied to a limited area on the municipality where lands in proximity to Highway 3 are intended to be used in the long-term for highway commercial uses, but in the interim allow for existing non-commercial related land uses, such as historically established residential, to continue until such time they are approved to be converted for commercial use.

1. PERMITTED USES

Accessory Structures
 Accessory Building or Use [not exceeding 139.4 m² (1,500 sq ft)]
 Alternative Energy, Individual Solar
 Community Buildings & Facilities
 Convenience store
 Dwellings:
 - Single-detached - Existing
 - Multi-unit (2 to 4 units) - Existing
 Hotel / Motel
 Public Buildings, Facilities & Uses
 Public or Private Utility
 Retail & Commercial Uses
 Restaurant (Food Establishment)
 Signs
 Temporary Shipping Container A (less than 6 months)
 Tourist Information

DISCRETIONARY USES

Accessory Building or Use [exceeding 139.4 m² (1,500 sq ft)]
 Automotive Sales & Service
 Dwellings:
 - Single-detached
 - Multi-unit (2 to 4 units)
 - Multi-unit (more than 4 units)
 Farmers' / Community Market
 Liquor Store
 Moved-in Building
 Restaurant Drive-thru
 Retail Cannabis store
 Secondary Suites (all types as per Part 6)
 Service Station or Gas Bar
 Shipping Container (permanent)
 Temporary Shipping Container B
 Temporary Uses
 Wholesale Outlet

PROHIBITED USES

Recreational Vehicles as Residences

* 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 LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m ²	sq ft
Residential Uses ¹	15	50	35	115	550	5,750
Retail & Commercial Uses	30	98.5	30	98.5	925	9,956
All Other Uses	As Required by the Municipal Planning Commission					

NOTE: ¹ The minimum residential lot size excludes the south 50 feet and the north 75 feet of Lots 18-20, Block 24, Plan 186AA which are as existing.

3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Permitted Use - Principal	10	33	4.5	15	3.0	10	4.5	15
Accessory Buildings	10	33	4.5	15	1.5	5	1.5 ¹	5
Discretionary Uses	As Required by the Municipal Planning Commission							

NOTE:¹ The rear yard setback shall be increased to 2.5 metres if a vehicular entrance is located adjacent to the rear lot line.

4. MAXIMUM SITE COVERAGE

PERMITTED USES - COMMERCIAL:

Principal Building: 50%

Accessory Buildings: 10%

Total Combined Coverage of all principal and accessory buildings: 60%

DISCRETIONARY USES - COMMERCIAL:

As required by the Municipal Planning Commission

RESIDENTIAL USES:

Principal Building: 40%

Accessory Buildings: 10%

- If a dwelling has an attached garage the principal building site coverage may be allowed up to 50% but then any associated accessory building/structure site coverage shall be decreased accordingly to not exceed the total combined coverage.

5. MAXIMUM BUILDING HEIGHT

Principal Buildings: 15 m (50 ft)

Accessory Buildings: 5.5 (18 ft)

6. EXEMPTIONS

The Municipal Planning Commission may approve a development on an existing registered lot, the minimum dimensions or area of which are less than those specified in this district provided that the minimum area is at least 278 m² (3,000 sq ft).

7. SPECIAL DEVELOPMENT STANDARDS

- No new direct access from residential lots to Highway 3 is permitted, unless otherwise approved by both the Development Authority and Alberta Transportation.
- The Development Authority may allow development rear access by a lane in some circumstances if there is no reasonable alternative. Any such access will be determined on a case-by-case basis having regard for site specific conditions.

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- (c) All commercial sites abutting a residential use or district shall be screened from the view of the residential use to the satisfaction of the Municipal Planning Commission.
 - (d) All outdoor storage and garbage containers shall be screened from adjacent sites and public thoroughfares.
 - (e) Parking standards and loading bay requirements as required for the intended use must be provided on-site as per Part 4.

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

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

- Accessory Buildings – Part 5, Section 20
- Alternative energy – Part 6, Section 1
- Fences – Part 5, Section 20
- Landscaping – Part 5, Section 13
- Moved-in building – Part 6, Section 14
- Parking & Loading – Part 5, Sections 13 & 14
- Service station or gas bar – Part 6, Section 14
- Shipping containers Part 6, Section 21
- Storage & Screening – Part 5, Section 22

9. SIGN REGULATIONS – Part 7

10. TELECOMMUNICATION ANTENNA SITING PROTOCOL – Part 9