

SMALL HOLDINGS – SH

PURPOSE: *To protect the agricultural land base of the municipality while allowing a flexible parcel size based on the practicalities of agricultural production and the physical characteristics of the land.*

SECTION 1 USES

1.1 Permitted Uses

Accessory building, structure or use
Additions to existing buildings
Agricultural building (e)
Agricultural operation (e)
Home occupation 1 (e)
Manufactured dwellings 1
Modular dwellings 1 and 2
Moved-in building
Moved-in dwelling
Ready-to-move dwelling
Shipping container (e)
Short-Term Rental 1
Sign, Category 1 (e)
Sign, Category 2 and 3
Single detached dwelling
Utilities (e)

1.2 Discretionary Uses – MPC

Animal care service, small
Child care facility
Home occupation 2
Intensive horticultural operation
Kennel, breeding
Renewable energy, individual
Riding stable/arena
Short-Term Rental 2

Discretionary Uses – DO

Home occupation 3
Manufactured dwelling 2
Second dwelling unit
Secondary suite
Sign, Category 3

(e) means “Exempt” and development will not require a development permit if it meets all the provisions of this Bylaw and is in accordance with any applicable requirements in Schedule 3.

SECTION 2 PARCEL AND LOT SIZE

2.1 Single Lot Developed Farmstead

- (a) existing parcels;
- (b) minimum of 1.2 ha (3 acre);
- (c) maximum of 4.0 ha (10 acres).

2.2 **Vacant Parcels**

- (a) existing parcels;
- (b) minimum of 1.2 ha (3 acres);
- (c) maximum of 4.0 ha (10 acres).

2.3 **All Other Uses**

Parcel and lot sizes for all other land uses shall be determined by the Municipal Planning Commission after consideration of comments from relevant agencies and in accordance with, but not limited to, the *Municipal Government Act*, a regional plan, the *Subdivision and Development Regulation*, this Land Use Bylaw, the Municipal Development Plan and any other applicable legislation or regulations.

SECTION 3 DENSITY

- 3.1 Only one redesignated parcel per unsubdivided quarter section or 80 acre parcel is allowed.
- 3.2 The resubdivision of an existing small holdings parcel is not allowed unless the entire parcel is redesignated to “Grouped Country Residential” or another appropriate land use district.

SECTION 4 SERVICING REQUIREMENTS

- 4.1 Every development shall be required to install a sewage disposal system and potable water system to the satisfaction of the Development Authority and in accordance with any applicable County Design Guidelines. The Development Authority may refuse a development if the parcel on which it is proposed is not large enough to support a sewage disposal system to the standard required.

SECTION 5 SUBDIVISION

- 5.1 A subdivision that proposes to create a single lot country residential parcel containing a developed residence or farmstead and additional cultivated or pasture land may be approved provided that:
 - (a) the proposed parcel to be created is a **minimum of 1.2 ha (3.0 acres) in size**; and a **maximum of 4.0 ha (10.0 acres) in size**;
 - (b) the proposed lot contains an existing dwelling;
 - (c) the proposed lot can be serviced to the satisfaction of the Municipal Planning Commission in accordance with County Design Guidelines;
 - (d) the development on the proposed lot will not, in the opinion of the Municipal Planning Commission, inhibit public access to or otherwise have a detrimental effect on agriculture or the recreational use of a river valley, water body, environmentally sensitive area or special scenic location;
 - (e) the proposed lot and the residual parcel both have direct legal and physical access to a public roadway to the satisfaction of the Municipal Planning Commission;
 - (f) the access is satisfactory to Alberta Transportation where the access is onto or in close proximity to a primary highway;
 - (g) the size and location of the proposed lot will not significantly affect any irrigation system in the area; and
 - (h) the residual parcel size after subdivision is to be flexible based on the proposal for subdivision.

- 5.2 A subdivision that proposes to create a single, vacant parcel may be approved provided that:
- (a) the proposed parcel to be created is a **minimum of 1.2 ha (3.0 acres) in size** and a **maximum of 4.0 ha (10.0 acres) in size**;
 - (b) the proposed single residential lot contains, in the opinion of the Municipal Planning Commission, a buildable site;
 - (c) the proposed parcel can be serviced to the satisfaction of the Municipal Planning Commission;
 - (d) the development on the proposed single residential lot will not, in the opinion of the Municipal Planning Commission, inhibit public access to or otherwise have a detrimental effect on agriculture or the recreational use of a river valley, water body, environmentally sensitive area or special scenic location;
 - (e) the proposed lot and the residual parcel both have direct legal and physical access to a public roadway to the satisfaction of the Municipal Planning Commission;
 - (f) the access is satisfactory to Alberta Transportation where the access is onto or in close proximity to a primary highway;
 - (g) the size and location of the proposed lot will not significantly affect any irrigation system in the area;
 - (h) the residual parcel size after subdivision is to be flexible based on the proposal for subdivision.

SECTION 6 MINIMUM SETBACK FROM PROPERTY LINES

- 6.1 All structures and buildings shall be setback 7.6 m (25 ft) from all property lines not fronting on or adjacent to a municipal roadway.

SECTION 7 MINIMUM SETBACKS FROM IRRIGATION INFRASTRUCTURE

- 7.1 No part of a building or structure shall be located:
- (a) within 10.0 m (33 ft) of the centreline of a Bow River Irrigation District (BRID) irrigation pipeline or 3.0 m (10 ft) of a registered right-of-way or easement for any irrigation pipeline or irrigation canal, whichever is greater;
 - (b) within 60.1 m (200 ft) from any BRID or Alberta Environment water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft) from the registered reservoir right-of-way, whichever is greater.

SECTION 8 MINIMUM SETBACKS FROM ROADS

- 8.1 No part of a building or structure shall be located within 38.1 m (125 ft) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development and Protection Regulation*.

- 8.2 Any road designated as a provincial highway under the *Highways Development and Protection Regulation* is subject to setbacks as required by Alberta Transportation and any applications for development adjacent to a highway should be referred to Alberta Transportation for a Roadside Development Permit.
- 8.3 No part of any dugout, regardless of size, shall be located within 76.2 m (250 ft) of the right-of-way of a highway or public road.
- 8.4 Dugouts may be allowed closer to the centre line of a highway or public road if a barricade is installed along 100 percent of the length of that part of the dugout fronting the highway or public road and 25 percent of the length of the sides of the dugout.

SECTION 9 ACCESS

- 9.1 The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction or upgrade of any approach(es) necessary to serve the development area in accordance with County Design Guidelines.
- 9.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway in accordance with County Design Guidelines. If the development is within 300 m (984.3 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- 9.3 The requirement for a service road or subdivision street to provide access may be imposed as a condition of subdivision approval for any new development. Survey and construction costs shall be the responsibility of the applicant.

SECTION 10 ACCESSORY BUILDINGS

- 10.1 An accessory building shall not be used as a dwelling unit.
- 10.2 An accessory building shall be setback a minimum 3.0 m (10 ft) from the principal dwelling and from all other structures on the same lot.
- 10.3 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

SECTION 11 FENCES AND SHELTERBELTS

- 11.1 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel and are not subject to the 38.1 m (125 ft) setback from municipal roads or the required setbacks for the land use district.
- 11.2 Fences used as an enclosure, barrier, boundary, means of protection, privacy screening or confinement constructed of any allowable material (wood, stone/brick, metal, or plastic) with less than 85 percent of their surface area open for free passage of light must be located outside the required setbacks for the land use district and shall not exceed 2.4m (8 ft.) in height.
- 11.3 In rural areas along municipal roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

- (a) no fence, hedge, tree or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic; and
- (b) no fence, hedge, tree or shelterbelt under Section 11.2 shall be erected closer than 7.6 m (25 ft) of the right-of-way of a municipal road. This provision shall not apply to existing yardsites developed before the passing of this Bylaw.

SECTION 12 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.

SECTION 13 STANDARDS OF DEVELOPMENT – See Schedule 5.