

GROUPED COUNTRY RESIDENTIAL – GCR

PURPOSE: To provide for clustered large lot residential development on parcels that can support private water and sewage systems in areas where there is a minimum of conflict with adjacent land uses pursuant to the Municipal Development Plan.

SECTION 1 USES

1.1 Permitted Uses

Accessory building (*less than 1,600 ft²*)
Accessory structure or use
Additions to existing buildings
Home occupation 1
Manufactured dwelling 1
Modular dwelling 1
Ready-to-move dwelling
Sign, Category 1 (*e*)
Single detached dwelling
Utilities (*e*)

1.2 Discretionary Uses – MPC

Accessory building (*greater than 1,600 ft²*)
Child care facility
Intensive horticultural operation
Parks and playgrounds
Renewable energy, individual
Riding stable/arena
Second dwelling unit
Secondary suite
Shipping container
Short-Term Rental 2

Discretionary Uses – DO

Home occupation 2
Manufactured dwelling 2
Modular dwelling 2
Moved-in building
Moved-in dwelling
Short-Term Rental 1

(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 Vacant Parcels

- (a) existing parcels;
- (b) minimum of 0.4 ha (1 acre);
- (c) maximum of 1.2 ha (3 acres).

2.2 **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 The creation of three or more new contiguous lots to a maximum of 10 contiguous lots may be allowed on a quarter section of land.

3.2 The Municipal Planning Commission may increase or decrease the total number of parcels based on location and/or the suitability of the land to be subdivided or developed, etc. in accordance with an adopted area structure plan.

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 MINIMUM FLOOR AREA REQUIREMENT

5.1 The minimum floor area of the principal dwelling shall not be less than 74.3 m² (800 ft²), not including multi-unit dwellings.

SECTION 6 MAXIMUM BUILDING HEIGHT

6.1 Principal Building: 10.5 m (34.4 ft)

6.2 Accessory Building(s): one at 6.7 m (22 ft) with all subsequent buildings at 4.6 m (15 ft)

SECTION 7 MAXIMUM LOT COVERAGE

7.1 Principal Building: 10%

7.2 Accessory Building(s): 5% (cumulative of all accessory buildings)

SECTION 8 MINIMUM SETBACK FROM PROPERTY LINES

8.1 All structures and buildings shall be setback 7.6 m (25 ft) or as established in an adopted area structure plan or conceptual scheme from all property lines not fronting on or adjacent to a municipal roadway.

SECTION 9 MINIMUM SETBACKS FROM ROADS

9.1 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*.

- 9.2 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.
- 9.3 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.
- 9.4 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 10 MINIMUM SETBACKS FROM IRRIGATION INFRASTRUCTURE

- 10.1 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 11 ACCESS

- 11.1 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.
- 11.2 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.
- 11.3 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 12 ACCESSORY BUILDINGS

- 12.1 An accessory building shall not be used as a dwelling unit.
- 12.2 There shall be no more than three accessory buildings (not including attached garages and accessory structures) on any parcel.
- 12.3 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.
- 12.4 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.

- 12.5 An accessory building exceeding 148.6 m² (1,600 ft²) may be approved where, in the opinion of the Development Authority, the size, design, location, building style and materials of the building are complementary to the principal building and compatible with adjacent developments. The Development Authority may require high quality design measures and building materials in order to mitigate the impact of a large accessory building.

SECTION 13 FENCES AND SHELTERBELTS

- 13.1 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.
- 13.2 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.
- 13.3 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 13.2 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 14 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.

SECTION 15 STANDARDS OF DEVELOPMENT – See Schedule 5.