

GROUPED RESERVOIR RESIDENTIAL – GRR

PURPOSE: To provide for the urban-style subdivision and/or development, with the provision of communal water and sewer systems, of residential and resort communities within Vulcan County.

SECTION 1 USES

1.1 Permitted Uses

Accessory building, structure or use
Additions to existing buildings
Home occupation 1
Manufactured dwelling 1 (*located in approved Manufactured Dwelling Park/Community*)
Modular dwelling 1
Ready-to-move dwelling
Show home
Sign, Category 1 (*e*)
Single detached dwelling
Utilities (*e*)

1.2 Discretionary Uses – MPC

Boat launch
Child care facility
Dwelling:
 Duplex
 Multi-unit dwelling
 Senior citizen housing
Group home, limited
Manufactured dwelling park/community
Marina
Office
Parking areas and structures
Parks and playgrounds
Public building or use
Recreation facility
Recreational vehicle storage
Renewable energy, individual
Restaurant
Retail
Secondary suite
Short-Term Rental 2

Discretionary Uses – DO

Home occupation 2
Manufactured dwelling 2
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 SPECIFIC USE PROVISIONS

2.1 The use provisions for Lots 41-84, Block 2; Lots 1-33, Block 3; and Lots 1-7, Block 4; all within Plan 001 2103 in the Lake McGregor Resort community (including any subsequent legal description), include, in addition to the list of uses in Section 1 of this district:

(a) Permitted Uses

- Park model recreational unit
- Park model trailer

2.2 The use provisions for Lots 1-15, Plan 991 2215, in the Lake McGregor Landing community (including any subsequent legal description), include, in addition to the list of uses in Section 1 of this district:

(a) Discretionary Uses - DO

- Park model recreational unit

SECTION 3 SPECIAL REFERRAL

3.1 The Development Officer shall refer all Discretionary Use – MPC applications to the appropriate overseeing community body for comment prior to presentation to the Municipal Planning Commission.

SECTION 4 MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Single detached dwellings and manufactured dwellings	15.2	50	30.5	100	464.5	5,000
Two-unit dwellings	21.3	70	30.5	100	650.3	7,000
Row dwelling or townhouses						
- interior unit	4.9	16	30.5	100	148.6	1,600
- end unit	7.6	25	30.5	100	232.2	2,500
Multi-unit dwelling	24.4	80	30.5	100	743.2	8,000
Park model recreation unit	9.1	30	20.1	66	180.9	1,980
Commercial uses	15.2	50	30.5	100	464.5	5,000
All other uses	As required by the Municipal Planning Commission					

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 MINIMUM SETBACK FROM PROPERTY LINES

6.1 The minimum setback for any building or structure within this district (except where specific community setbacks are established in sections below) shall be:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
All uses	6.1	20	1.5	5	6.1	20

6.2 In the case of corner lots, a front yard of at least 6.1 m (20 ft) shall be provided on one frontage and a secondary front yard of at least 3.0 m (10 ft) shall be provided for the other frontage.

SECTION 7 MINIMUM SETBACK FROM PROPERTY LINES IN LAKE MCGREGOR RESORT

7.1 The minimum setback for any building or structure located for Lots 1 to 69, Block 1, and Lots 1 to 40, Block 2, in Plan 001 2103, within Lake McGregor Resort (including any subsequent legal description), shall be:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
All uses	4.0	13	1.2	4	4.0	13

7.2 The minimum setback for any building or structure for Lots 41 to 84, Block 2; Lots 1 to 33, Block 3; Lots 1 to 7, Block 4; and Lots 1 to 9, Block 5, in Plan 001 2103, within Lake McGregor Resort (including any subsequent legal description), shall be:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
All uses	4.0	13	1.2	4	4.0	13

SECTION 8 MINIMUM SETBACK FROM PROPERTY LINES IN LAKE MCGREGOR LANDING

8.1 The minimum setback for any building or structure within Lake McGregor Landing (Plan 991 2215) shall be:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
All uses	6.1	20	3.0	10	6.1	20

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 MAXIMUM LOT COVERAGE

- 10.1 The maximum site coverage for all the permitted and discretionary uses listed above:
- (a) principal residential and accessory buildings – 50 percent;
 - (b) all other uses – as required by the Development Authority;
 - (c) there shall not be more than two accessory buildings located on an individual residential parcel, or plot (in an unsubdivided manufactured dwelling park/community).

SECTION 11 MAXIMUM BUILDING HEIGHT

- 11.1 Principal building: 10.5 m (34.4 ft)
- 11.2 Accessory building(s): one at 6.7 m (22 ft) with all subsequent buildings at 4.6 m (15 ft)

SECTION 12 ACCESSORY BUILDINGS

- 12.1 An accessory building shall not be used as a dwelling unit.
- 12.2 An accessory building shall not be located in the front yard or on an easement.
- 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.

SECTION 13 SERVICING REQUIREMENTS

- 13.1 Every development shall be required to connect to municipal/communal services where the services are available.
- 13.2 For communities without municipal/communal servicing, 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 14 PARK MODELS RECREATIONAL UNITS

- 14.1 The Development Authority shall only issue a development permit for a park model recreational unit if, in its opinion, the unit is to only be used for seasonal residential and/or recreational use.
- 14.2 The Development Authority may, as a condition of development permit, limit or prohibit the type or extent of certain service connections that may be connected to a park model recreational unit in order to ensure that the unit is only to be used for seasonal use.

SECTION 15 REFUSE COLLECTION AND STORAGE

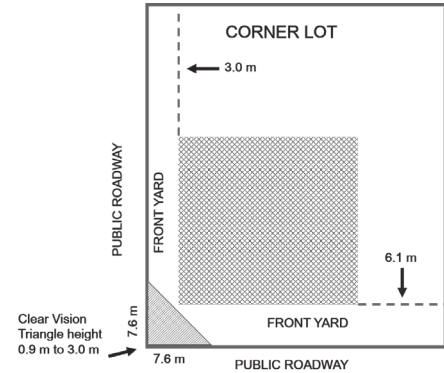
- 15.1 Refuse and garbage shall be kept in a suitable container or enclosure and shall be effectively screened from public view.

SECTION 16 FENCES AND CORNER VISIBILITY

- 16.1 No fence, wall, hedge or any combination thereof, lying within 6.1 m (20 ft) of the right-of-way of a public roadway (excluding lanes) shall extend more than 0.9 m (3 ft) above the ground (except in the case of corner lots where one yard is considered as the side yard) unless permitted by the Development Authority.

- 16.2 On a corner lot nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of 0.9 and 3.0 m (3 and 10 ft) above the centre line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property lines 7.6 m (25 ft) from the point of intersection (see Figure).

- 16.3 Fences enclosing rear and side yards shall not exceed 2.4 m (8 ft) in height.



SECTION 17 PROJECTION OVER YARDS

- 17.1 Except as provided in this section, no portion of the principal building shall project into the minimum setbacks as required by the land use district regulations.
- 17.2 The portions of any attachments to a principal building which may project over or on a minimum setback on a lot in a Grouped Reservoir Residential district are:
 - (a) a cornice, a sill, a canopy, fireplace, eaves or chimney which project a distance not exceeding on half of the minimum side setback required for the lot;
 - (b) an open veranda, porch, balcony, fireplace, chimney or other similar projections as determined by the Development Officer, which project not more than 1.5 m (5 ft) over or on a minimum front or rear setback; or
 - (c) open staircases with or without a landing if they do not project more than 2.4 m (8 ft) over or into the rear yard setback and not exceeding one half of the minimum side yard setback required for the lot.

SECTION 18 LANDSCAPING AND SCREENING

- 18.1 The front yard (except for sidewalks and driveways) shall be landscaped to the satisfaction of the Development Officer. Landscaping may consist of any or all of the following:
 - (a) trees, shrubs, lawn, flowers;
 - (b) large feature rocks, field stone and other hard surface materials (Development Authority approval is required if this type of landscaping exceeds 25 percent of the total landscaped area);
 - (c) berming, terracing;

- (d) innovative landscaping features;
- (e) landscape ornaments;
- (f) other features that may include, but not limited to, front walkways and steps.

18.2 In the case of corner lots, the minor street frontage shall also be landscaped to the satisfaction of the Development Officer.

18.3 No non-residential development shall be allowed which may interfere with the amenities of residential areas. The Development Authority may:

- (a) require the development to be screened to minimize conflict between residential and non-residential land uses; or
- (b) may refuse the development if the potential conflict cannot be resolved.

SECTION 19 FENCES and SHELTERBELTS

19.1 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.

19.2 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.

19.3 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 19.2 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 20 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.

SECTION 21 STANDARDS OF DEVELOPMENT – See Schedule 5.