

# HAMLET RESIDENTIAL – HR

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**PURPOSE:** To provide for a high quality living environment for hamlet residents pursuant to the Municipal Development Plan recognizing that hamlets act as an important service centre for the agricultural community.

## SECTION 1 USES

### 1.1 Permitted Uses

Accessory building, 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

Child care facility  
Duplex  
Group home, limited  
Group home, major  
Manufactured dwelling park/community  
Modular dwelling 2  
Multi-unit dwelling  
Parking areas and structures  
Parks and playgrounds  
Public building or use  
Religious assembly  
Secondary suite  
Senior citizen housing  
Short-Term Rental 2

### Discretionary Uses – DO

Home occupation 2  
Manufactured dwelling 2  
Moved-in building  
Moved-in dwelling  
Renewable energy, individual  
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 SPECIAL REFERRAL

2.1 The Development Officer shall refer all discretionary use applications to the appropriate Hamlet Advisory Committee and/or Condominium Association as well as any agent associated with architectural controls, comment prior to presentation to the Development Authority.

**SECTION 3 MINIMUM LOT SIZE – General**

3.1 The minimum lot size for uses in this land use district shall be:

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
Unserviced lots	30.5	100	61.0	200	1858.0	20,000
Water distribution system only	30.5	100	45.7	150	1395.5	15,000
Sewage distribution system only	30.5	100	30.5	100	929.0	10,000

3.2 The minimum area and dimension required for any unserviced or partially serviced lots may be altered if supporting documentation is submitted and considered by the Municipal Planning Commission in accordance with Alberta Health Services and Alberta Municipal Affairs regulations or recommendations.

3.3 The minimum lot size for lots serviced with municipal water supply and sanitary sewer shall be:

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
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
All other uses	As required by the Development Authority					

**SECTION 4 MINIMUM SETBACK FROM PROPERTY LINES**

**General**

4.1 The minimum setbacks for the principal dwelling 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

4.2 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.

4.3 Accessory buildings shall not be less than 1.5 m (5 ft) from a side or rear lot line; overhanging eaves shall not be less than 0.3 m (1 ft) from a side lot line.

**SECTION 5 ACCESS**

5.1 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.

5.2 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.

- 5.3 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 6 MAXIMUM LOT COVERAGE**

- 6.1 The maximum site coverage for all the permitted and discretionary uses listed above:
- (a) principal building – 33 percent;
  - (b) accessory buildings – 15 percent;
  - (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 7 MAXIMUM BUILDING HEIGHT**

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

## **SECTION 8 ACCESSORY BUILDINGS AND STRUCTURES**

- 8.1 An accessory building shall not be used as a dwelling unit.
- 8.2 An accessory building or structure shall be setback a minimum 3.0 m (10 ft) from the principal dwelling and from all other structures on the same lot.
- 8.3 An accessory building or structure shall not be located in a front yard or on an easement.
- 8.4 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 9 SERVICING REQUIREMENTS**

- 9.1 Every development shall be required to connect to municipal/communal services where the services are available.
- 9.2 For hamlets 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.

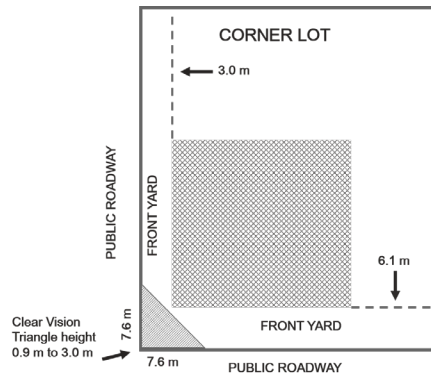
## **SECTION 10 BUILDING SETBACKS**

- 10.1 The Development Authority may waive the setback requirement in a well-established residential area if, in its opinion, the setback blends in with the prevailing yard pattern.

- 10.2 The Development Authority may require varied front setbacks in new residential areas if, in its opinion, the variation in setbacks will not detract from the development of that area.
- 10.3 The Development Authority may require increased setbacks other than those listed in Section 4, if, in its opinion, such setbacks would be necessary.
- 10.4 The Development Authority may consider building setbacks to be measured from the building envelope to the furthest property line on lots subject to corner cuts for either roadways or lanes.

**SECTION 11 FENCES AND CORNER VISIBILITY**

- 11.1 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.
- 11.2 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).



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

**SECTION 12 PROJECTION OVER YARDS**

- 12.1 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.
- 12.2 The portions of any attachments to a principal building which may project over or on a minimum setback on a lot in a hamlet 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; or
  - (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;

- (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 13      LANDSCAPING AND SCREENING**

- 13.1 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.
- 13.2 In the case of corner lots, the minor street frontage shall also be landscaped to the satisfaction of the Development Officer.
- 13.3 No non-residential development in hamlets shall be allowed which may interfere with the amenity of residential areas in the hamlet and the Development Authority may:
  - (a) require it be screened to minimize conflict between residential and non-residential land uses; or
  - (b) may refuse it if the potential conflict cannot be resolved.

**SECTION 14      RECREATIONAL VEHICLES**

- 14.1 A Recreational Vehicle is not allowed to be used or stored on undeveloped residential parcels.
- 14.2 One Recreational Vehicle may be stored, in a rear or side yard, on a developed residential parcel containing a habitable dwelling but is not to be used as a permanent dwelling unit. For the purpose of this provision, permanent means exceeding, 72 hours, consecutively or cumulatively within a 7 day period.

**SECTION 15      LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.**

**SECTION 16      STANDARDS OF DEVELOPMENT – See Schedule 5.**