

HAMLET COMMERCIAL – HC

PURPOSE: *To provide for a high quality of commercial and light industrial development pursuant to the Municipal Development Plan recognition that hamlets act as an important service centre for the surrounding rural community.*

SECTION 1 USES

1.1 Permitted Uses

Accessory building, structure or use
Additions to existing buildings
Business support service
Community hall
Contractor, limited
Office
Sign, Category 1 (e)
Utilities (e)

1.2 Discretionary Uses – MPC

Agricultural processing
Agricultural repair shop
Animal care service, large
Animal care service, small
Auction market
Auto repair and paint shop
Auto sales and service
Bar/lounge
Bulk fertilizer storage and sales
Cannabis retail store
Car wash
Cardlock fuel dispensing facility
Child care facility
Commercial truck wash
Contractor, general
Crop spraying operation and facility
Drive-in restaurant
Equipment sales, rental and service
Farm supply and service
Farm/industrial machinery sales, rental and service
Farmer's market
Feed mills/Grain terminals
Fleet and transportation services 1 and 2
Funeral home
Gas station
Government services

Discretionary Uses – DO

Sign, Category 2 and 3

Discretionary Uses – MPC (continued)

Hotel/Motel
 Industrial, light
 Intensive horticultural operation
 Liquor store
 Lumber yard/building supply store
 Manufacturing and fabrication operation
 Medical treatment services
 Mini-storage facility
 Mixed use development
 Moved-in building
 Museum
 Oilfield contractor services
 Oilfield/pipe equipment and storage
 Outdoor storage
 Parking areas and structures
 Personal service business
 Public building or use
 Recreation facility
 Recycling facility
 Religious assembly
 Renewable energy, individual
 Restaurant
 Retail
 Security suite
 Shipping container
 Truck transportation dispatch/depot
 Warehousing and storage, general
 Welding shop

(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 or Condominium Association for comment prior to presentation to the Municipal Planning Commission.

SECTION 3 MINIMUM LOT SIZE

3.1

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	ft ²
Municipal sewer only	30.5	100	30.5	100	929.0	10,000
Municipal water only	30.5	100	45.7	150	1393.5	15,000
No municipal water or sewer	30.5	100	61.0	200	1858.0	20,000
Full municipal services	15.2	50	30.5	100	436.6	5,000

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

SECTION 4 MINIMUM SETBACK FROM PROPERTY LINES

- 4.1 The minimum setback for any building or structure shall be:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Principal uses	4.9	16	1.5	5	6.1	20
Accessory buildings	4.9	16	1.5	5	1.5	5

- 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.

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 At the discretion of the Development Authority.

SECTION 7 MAXIMUM BUILDING HEIGHT

- 7.1 Principal building: 10.5 m (34.4 ft)
- 7.2 Accessory building(s): 6.7 m (22 ft)

SECTION 8 ACCESSORY BUILDINGS

- 8.1 An accessory building shall not be used as a dwelling unit.
- 8.2 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.
- 8.3 An accessory building shall not be located in a front yard or on an easement.

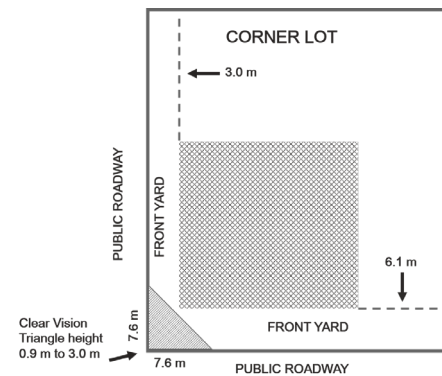
- 8.4 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

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 FENCES AND CORNER VISIBILITY

- 10.1 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.
- 10.2 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).
- 10.3 Fences enclosing rear and side yards shall not exceed 2.4 m (8 ft) in height.



SECTION 11 LANDSCAPING AND SCREENING

- 11.1 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.
- 11.2 In the case of corner lots, the minor street frontage shall also be landscaped to the satisfaction of the Development Officer.

- 11.3 No non-residential development in hamlets shall be allowed which may interfere with the amenity of adjacent residential areas in the hamlet and the Development Authority may require any use to be screened to minimize conflict between residential and non-residential land uses; or may refuse it if the potential conflict cannot be resolved.

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

SECTION 13 STANDARDS OF DEVELOPMENT – See Schedule 5.