

COUNTRY RESIDENTIAL: CR

SECTION 1 PURPOSE

The purpose of the Country Residential land use district is to accommodate residential development in specific areas of the Town of Fort Macleod on fragmented lands or areas suitable for such development that may not be connected to the conventional municipal water or sanitary sewer system, provided the proposed uses will:

- (1) not conflict with the residential, recreational or other uses on lands adjacent to or in close proximity to the proposal; and
- (2) not compromise the safe, efficient operation of the existing road and servicing network or more dense urban expansion of the municipality.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building (< 700 ft ²) Alternative energy, Solar roof or wall mounted Dwelling: Modular home A Ready-to-move A Single detached Home occupation 1	Accessory building (701 to 2000 ft ²) Accessory structure Accessory use Alternative energy, Solar ground mounted Childcare facility, Day homes Dwelling: Modular home B Moved-in Ready-to-move B Home occupation 2 Kennel, Minor Moved-in building Shipping container (temporary) Short-term rental Signs (in accordance with Schedule 7)	Accessory building (> 2000 ft ²) *Airplane hangar, Private Alternative energy, Wind Bed and breakfast Childcare facility, Daycares Home occupation 3 Lodging house Kennel, Major Market garden Residential sales center Secondary suite
Notes	*Airplane hangars are prohibited unless the parcel on which the hangar is proposed is directly adjacent to and has direct physical access to the airport's taxiway or other type of approved airplane right-of-way.	

SECTION 3 MINIMUM LOT SIZE

Lot Size	Lot Depth	Lot Width
0.8 ha (2.0 acres)	To the discretion of the Development Authority.	

SECTION 4 SPECIAL DEVELOPMENT STANDARDS

- (1) Country Residential uses may be exempted from the requirement to connect to the municipal water or sewage system, if in the opinion of the Municipal Planning Commission it is deemed not to be feasible;
- (2) a professional soils tests/analysis shall be submitted as part of an application for subdivision or development within this land use district to ensure a suitable site is available to install a private sewage treatment system. The analysis must include identifying and confirming the depth to water table to meet provincial requirements and be performed and approved by an engineer or approved agency under Alberta Municipal Affairs.

SECTION 5 SETBACKS

5.1 APPLICABILITY

- (1) Minimum setbacks for those discretionary uses that do not take place within a single detached dwelling shall be determined by the Development Authority;
- (2) notwithstanding the setbacks provided in Section 5.2 of this land use district, setbacks in established areas shall be determined by application of Administration Section 3.6; and
- (3) where the shape of a lot or other circumstances is such that the setbacks prescribed in Section 5.2 of this land use district cannot be reasonably applied, the Development Authority shall determine the setbacks.

5.2 SETBACK REQUIREMENTS

Principal Building	
Front and Secondary front	15 m (49.2 ft)
Rear	15 m (49.2 ft)
Side	7.6 m (25 ft)
Notes	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

Accessory Building(s)/Structure(s)		
Front and Secondary front	15 m (49.2 ft)	
Rear	15 m (49.2 ft)	
Side	7.6 m (25 ft)	
Internal	From principal building	1.5 m (4.9 ft)
	From other accessory buildings	1.0 m (3.3 ft)

Notes	Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.
	Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.
	Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.

SECTION 6 MAXIMUM LOT COVERAGE

- (1) Total allowable coverage: 15% inclusive of all buildings and structures
- (2) Principal building: 7.5 to 15% depending on accessory structures
Note: attached garages are considered part of the principal building for the purposes of lot coverage calculations.
- (3) Accessory building(s): 7.5% depending on principal building

SECTION 7 MAXIMUM BUILDING HEIGHT

- (1) Single detached: 10.1 m (33 ft)
- (2) Detached garage with approved secondary suite: 7.5 m (24.6 ft) or the height of the principal dwelling, whichever is the lesser of the two
- (3) Accessory buildings $\leq 65 \text{ m}^2$ (700 ft^2): 4.9 m (16 ft)
- (4) Accessory buildings $> 65 \text{ m}^2$ (700 ft^2): 7.3 m (24 ft)
- (5) Wind Fences: 4.9m (16ft)

SECTION 8 FLOOR AREA REQUIREMENTS

8.1 APPLICABILITY

- (1) Minimum floor areas are calculated for that part of a building that is no more than 1.0 m (3.3 ft) below finished grade, which does not include finished basements or attached garages; and
- (2) should the dwelling be multiple storeys, the minimum floor area shall be required to be met for the main floor (closest to grade) of the dwelling, with the floor area of all other storeys being in addition to the minimum floor area requirements.

8.2 MINIMUM FLOOR AREAS

Dwelling	Minimum Floor Area
Modular home A/B Ready-to-move A/B Single detached	74.3 m ² (800 ft ²)
Secondary suite	30 m ² (322.9 ft ²)

8.3 MAXIMUM FLOOR AREAS

Building or Structure	Maximum Floor Area
Accessory structure	To the discretion of the Development Authority, with consideration for potential conflicts adjacent to and within the area of the accessory structure.

SECTION 9 FOUNDATION REQUIREMENTS

- (1) All dwellings shall be placed on a foundation;
- (2) if a dwelling is placed on an open foundation, it shall be skirted from the base of the home to the ground with material similar in design to the home itself; and
- (3) the basement height of new construction be comparable to other dwellings in the area at the discretion of the development authority.

SECTION 10 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the CR land use district include but are not limited to:
 - (a) General Standards of Development: **Schedule 3**
 - Section 1: Accessory Buildings and Structures
 - Section 2: Access Requirements
 - Section 4: Corner Lots
 - Section 5: Decks and Patios
 - Section 6: Easements
 - Section 7: Fences, Privacy Walls and Gates
 - Section 8: Grading, Excavation, Stripping and Stockpiling
 - Section 9: Infill Development
 - Section 12: Parking and Loading
 - Section 13: Setbacks from Coulees, Steep Slopes and Waterbodies
 - Section 14: Projections into Setbacks
 - Section 15: Site Drainage and Stormwater Management
 - (b) Design Standards of Development: **Schedule 4**
 - Section 1: General Design Standards
 - Section 2: Interface Areas
 - Section 3: Landscaping
 - Section 4: Outdoor Lighting
 - Section 5: Screening

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| (c) | Use-specific Standards of Development: | Schedule 5 |
| | Section 1: Alternative Energy Sources | |
| | Section 2: Bed and Breakfasts | |
| | Section 3: Childcare Facility | |
| | Section 4: Group Homes | |
| | Section 5: Home Occupations | |
| | Section 6: Moved-in Buildings and Moved-in Dwellings | |
| | Section 7: Kennels | |
| | Section 8: Lodging Houses | |
| | Section 10: Modular Homes and Ready-to-Move (RTM) Homes | |
| | Section 13: Secondary Suites | |
| | Section 16: Shipping Containers | |
| | Section 17: Residential Sales Center | |
| | Section 20: Condominium Conversion Application | |
| | Section 23: Short-Term Rental | |
| (d) | Overlays: | Schedule 6 |
| | Section 3: Gateways Overlay | |
| (e) | Signage: | Schedule 7 |