

APPENDIX C



Section 73 Country Residential (Large Lot) District – CR2

(Amendment LU 574 – Adopted December 14, 2022)

73.1 Purpose:

The general purpose of this district is to provide opportunities for multi-lot country residential living on larger lots.

73.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Home Business (Minor) Manufactured Home/Park Model Home Single Detached Dwelling	Bed & Breakfast Beekeeping Child Care Facility Communication Tower Community Facility Family Care Unit Home Business (Major) Institutional Use Public Utility Recreational Vehicle Storage Secondary Suite Temporary Use of Reserve Lands Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

73.3 The minimum parcel size for a country residence shall be 2.0 hectares (4.94 acres) and the maximum shall be 4.04 hectares (10.0 acres).

73.4 Site Provisions:

In addition to the General Regulations contained in Part Six of this Bylaw, and in compliance with all relevant Area Structure Plans, the following standards shall apply to every development in this district:

- (a) Setback with internal roads
 - i) front yard (minimum) 7.6 metres (25.0 feet);
 - ii) side yard (minimum) 6.0 metres (19.6 feet);
 - iii) rear yard (minimum) 7.6 metres (25.0 feet);
- (b) Setback with adjacent public roads 38.5 metres (125.0 feet); and

- (c) Building height (maximum): 10.0 m (32.8 feet) for the principle building;
and 7.0 metres (23.0 feet) for accessory buildings

73.5 Country residential development shall only be allowed if the Development Authority is satisfied that:

- (a) Adequate access exists to a public road;
- (b) No conflict will result with adjacent land owners;
- (c) The environmental integrity of adjacent lands or bodies of water will be respected;
- (d) The developer will be responsible for constructing all internal roads; and
- (e) Each lot in the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Systems Standard of Practice and any amendments thereto.

73.6 A dugout shall not be permitted within all Country Residential Districts.

Part 8 DEFINITIONS

INSTITUTIONAL USE means uses for the purpose of assembly, education, health care, public administration or public service, and shall also include uses related to culture, religion or other community, area or regional activities as determined by the Development Authority.