

## 6.3.3 Country Residential - Single-Lot (CR-S) District

**6.3.3 COUNTRY RESIDENTIAL - SINGLE-LOT (CR-S) DISTRICT**

(a) The Purpose of this District is to accommodate incremental single-Lot country residential Development as to encourage the Development of rural areas in a coordinated and orderly manner. This District is established in recognition of the existence of substantial areas of the County presently committed to a form of Development characterized by rural non-farm Uses, which are mostly residential in kind. This District is also intended to protect the Use of land adjoining Roads passing through rural portions of the county against strip Development, in favour of a more sustainable pattern of Development both, socially and economically. District regulations are designed to permit only those Land Uses that are compatible with existing and future rural, non-farm, Residential Uses. Additional provisions apply to lands within the Agriculture Preservation Area (APA) and Environmentally Sensitive Area (ESA) Overlays.

**(b) DISTRICT BOUNDARIES**

- (i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

**(c) PERMITTED AND DISCRETIONARY USES**

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Farmstead	Existing Dwellings, as of the date of the approval of this Bylaw	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses.
Residential Use <i>Dwelling, Modular or Ready-To-Move</i>  <i>Dwelling, Single-Family or Dwelling, Single-Detached</i>	Bed and Breakfast Establishments	Other existing Uses limited to: non-conforming.  Bed and Breakfast Use limited to: maximum of three rooms.  Residential Uses limited to: maximum one Main Unit per title.
Manufactured Home	Boarding House	Boarding House Use limited to: maximum of three guests.
Secondary Suites and Secondary Dwelling Units	Child Care Facility	Secondary Units: one Unit per Main Unit on a single Lot or Parcel.
Solar Collector, Roof Mount	Contractor Service, Limited	
Wind Energy Conversion System, Small	Day Care Facility	

## 6.0 Land Use Districts Regulations

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PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Buildings and Uses Accessory to Permitted Uses	Day Homes	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.
	Family care facilities	
	Greenhouse	
	Group care facilities	
	Group Homes	
	Home Occupations, Major	Home Occupation Major limited to: Business and Services Uses.
	Home Occupations, Minor	
	Household Repair Service	
	Horticultural Development	
	Intensive Agriculture	
	Institutional Uses	Institutional Use limited to: less than ten patrons.
	Office Use	Office use limited to Accessory Use to Home Occupation Uses.
	Recreational Buildings and Uses	Recreational Buildings and Uses limited to: Parks and playgrounds.
	Signs	Signs limited to: Accessory to Home Occupation Uses.
	Solar Collector, Ground Mount	
	Buildings and Uses Accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

#### (d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Agricultural & Residential Uses:	All other Uses, as required by the	Except where the Lot is subject to:

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ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	Minimum 2.0 ha (5 ac.); Maximum 4.06 ha (10.1 ac) of developable land (i.e., land which does not include sloughs, draws, gulleys, lands with high water table, or other lands that would not normally be suitable for residential Development)	Development Authority	<p>(a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or</p> <p>(b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery.</p> <p>(c) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas.</p>
Minimum Floor Areas	Single Detached Dwellings - 84 sq. m (900 sq. ft.)	All other Uses, as required by the Development Authority	
Minimum Front Yard	In accordance with the provisions of <b>Section 4.3</b> of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	In accordance with the provisions of <b>Section 4.3</b> of this Bylaw or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access.
Minimum Rear Yard	In accordance with the provisions of <b>Section 4.3</b> of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Maximum Height	In accordance with the provisions of <b>Section 4.3</b> of this Bylaw or an approved Site Development Plan or Area Structure Plan.  Communications Towers, maximum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay ( <b>Section 7.2.1</b> ), or where a Variance under <b>Section 2.13</b> has been granted.
Stables, Barn, and Manure Storage Setbacks	60 m (200 ft.) from all Property Lines.		

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ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Parking	Parking and loading requirements shall be provided in accordance with the provisions of <b>Section 4.15</b> of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of <b>Part 3</b> of this Bylaw and the County's Municipal Development Plan.		Subject to the Additional Provisions in <b>Sub-section 1.1.1</b> and <b>Sub-section 7.2.2</b> , where applicable.
Density Bonus	In accordance with the provisions of <b>Section 4.18</b> of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Keeping horses	<p>Provided it is <u>not</u> for profit or as a business use:</p> <p>(a) There shall be a minimum Parcel size of 2.02 ha (5 ac.) for up to two (2) horses.</p> <p>(b) There shall be one (1) additional acre for each additional horse.</p>		
Parking	Parking and loading requirements shall be provided in accordance with the provisions of <b>Section 4.15</b> of this Bylaw and the General Municipal Servicing Standards.		
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures.		
Vegetation	The location of any shelterbelts shall be determined by the Development Authority		
Maximum Mixed-Use Residential Density	10 Units per ha (24.7 DUA)		
Additional Regulations	In accordance with the provisions of <b>Section 4.7</b> of this Bylaw, as applicable.		