

# **County of Ponoka**

## **Bylaws**



### **Country Residential**

### **CR District**

## 705 Country Residential (CR) District

### 705.1 Purpose

The purpose of the Country Residential District is to provide land of low agricultural value where clusters of rural non-farm residences may be established away from incompatible land uses, and the Development Authority may, at his discretion, refuse to issue a permit for any land use which may interfere with the quiet enjoyment of residential property in the district.

### 705.2 Permitted Uses:

The following uses are permitted:

- new single detached residences of conventional or modular construction and of a standard and design which are compatible with the surrounding residences,
- home offices,
- public parks and recreation areas,
- unattended utility structures serving the immediate area, and
- buildings and uses accessory to these uses

### 705.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- extensive agriculture,
- intensive agriculture [crops, not livestock],
- bed and breakfast operations with a maximum of four guest rooms,
- home businesses compatible with the purpose of the district,
- manufactured houses and pre-existing buildings of a standard and design which are compatible with the surrounding residences,
- group homes, and
- buildings and uses accessory to the above.

### 705.5 Size of Lots:

Residential lots shall have an area of at least 4000 square metres (one acre).

Lots for other uses shall have an area to the satisfaction of the Municipal Planning Commission.

### 705.6 Number of lots per quarter section

- (a) Where a subdivision is to be served by **individual water wells**, the maximum number of residential lots on a quarter section shall be the lesser of
  - (i) the number of families whose water needs can be met on a sustainable basis from the underlying aquifer, as proved by tests under section 23 of the Water Act, or
  - (ii) 48 multiplied by A/160, where A is the number of acres in the present title.
- (b) Where a subdivision is to be served by a **piped water system**, the number of residential lots on a quarter section shall be no more than 100 multiplied by A/160, where A is the number of acres in the present title.
- (c) Where the area in the title has been reduced by a road plan or any other land taken for public purposes, those areas shall be added to the area of the title for the purposes of calculating allowable density.

- (d) Where the area of a water body is excepted from the title, the subdivision authority may include the area of that water body in the area of the title for the purpose of calculating allowable density.
- (e) Where part of the quarter contains a mixture of good soil and poor soil, the entire number of allowable lots may be concentrated on the poor soil.
- (f) Where a quarter contains two or more privately owned titles, the number of lots that may be subdivided out of each title shall be set in an outline plan agreed by the several owners and by council. If the several owners are not able to agree, the decision shall be made by council alone.
- (g) In a situation not covered by clauses (a) to (g) above, or where there appears to be a conflict between those clauses, the subdivision authority shall interpret the clauses and decide.

(By-Law 3-12-A)

705.7 Number of Residences on a Lot:

No more than one residence shall be established on a lot, but this shall not prevent the establishment of

- a secondary suite in a detached residence, or
- a second residence under section 615 of the By-Law.

705.8 Setbacks from Property Lines:

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any highway, railway, or county main road or, where a highway or road is to be widened or diverted, from its future boundary, and
- 10 metres from any other property boundary or an internal subdivision road.

No accessory building shall be built in a front yard.

705.9 Livestock

No livestock shall be kept on a lot with an area of 1 hectare (2.5 acres) or less.

On lots with an area greater than 1 hectare (2.5 acres), livestock may be kept in the ratio of one animal per hectare.

Notwithstanding the previous two sentences, two cats, and two dogs, and reasonable numbers of smaller common domestic pets, may be kept on any lot.

705.10 Sequence of Development

The Development Authority may refuse to issue a development permit for an accessory building if no main building exists on the lot.

705.11 Resubdivision

Land in a multi-lot subdivision may be resubdivided only after an outline plan or area structure plan for the quarter section has been adopted by Council.