

12.2. R-CR1 Country Residential (1) District

Purpose

To accommodate clustering of residential uses on smaller parcels that encourage the preservation of ecologically significant areas, historical sites, and agricultural land.

Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw.

EXEMPT	DISCRETIONARY
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance please refer to Subsection 4.2.	Accessory Building and Use
	Bed and Breakfast
	Berming
	Business, Home Based
Accessory Building and Use, less than 10.0 m ² (107.6ft ²)	Day Care Services
Agriculture, Extensive – see Other Development Regulations	Dwelling, Duplex
Business, Home Office	Dwelling, Move In/Relocation
Recreational Vehicle Storage Outdoor up to 2 vehicles	Dwelling, Secondary Suite
Sign, Identification	Group Home, Limited
PERMITTED	
Accessory Building and Use	Recreational Vehicle for living accommodation may be applied for as a temporary residential use in combination with a Development Permit application to construct a dwelling unit
Dwelling, Prefabricated	Selective Logging when in ESA Level 1
Dwelling, Single Detached	Show Home
Selective Logging when in ESA Level 2, 3, & 4	Tree Clearing/Clear Cutting when in ESA Level 1, 2, 3, & 4
Shipping Container - see Table 4.2-2	
Sign, Gateway & Directional	
Sign, On-Site Commercial (with an existing DP)	

Site Regulations

- b) The following regulations shall apply to every development in this district.

PARCEL DENSITY	In accordance with statutory plans and approved Concept Plans
PARCEL AREA	Minimum 0.81 ha (2.0 ac); Maximum 1.20 ha (2.99 ac)
FRONT YARD	Minimum 30.0 m (98.4 ft) from the property line from any paved or hard surface County road allowance
	Minimum 40.0 m (131.2 ft) from the property line from any gravel County road allowance
	Minimum 7.0 m (23.0 ft) from an internal subdivision roadway
REAR YARD	Minimum 6.0 m (19.7 ft)
SIDE YARD	Minimum 4.0 m (13.1 ft)
YARD SETBACKS FROM EXISTING AGRICULTURAL DISTRICTS	Where the yard abuts an agricultural district it shall be 17.0 m (55.8 ft) Accessory Buildings when abutting Agricultural Districts shall be minimum 15.0 m (49.2 ft)
FENCES, GATES, SIGNS	On the property line for fences, gates, other means of enclosure, and signs
CORNER PARCEL RESTRICTIONS	In accordance with Subsection 9.7

YARD SETBACKS FROM EXISTING & PROPOSED HIGHWAYS & SERVICE ROADS	As determined by Alberta Transportation
BUILDING HEIGHT	Dwelling unit: Maximum 10.0 m (32.8 ft)
	For all other Permitted and Discretionary Uses: Limited to such height as is deemed suitable and appropriate for the intended use
DWELLING FLOOR AREA	Shall meet required Alberta Building Codes for permanent year-round occupancy
	Standards for other uses shall be as required by the Approving Authority
DWELLING DENSITY	The base density for all parcels shall be one (1) dwelling unit per parcel
	A secondary suite may be considered in accordance with Section 9.11. except when the principal building is a multiple dwelling unit then no secondary suite shall be considered.

Other Development Regulations

- c) When an accessory building is used as a Farm Building as defined in Section 2.5 of this Bylaw a Building Permit may not be required.
- d) Agriculture, extensive shall be exempt on designated land until such time as development and construction commences according to the primary intent of the district.
- e) As a condition of subdivision or development approval, the County may require guaranteed security to ensure the timely completion of the subdivision and/or development approval conditions.
- f) Permitted and Discretionary Uses shall adhere to PART 4 – RULES GOVERNING ALL DISTRICTS.
 - (i) For General Regulations refer to Section 9.0.
 - (ii) For Specific Use Regulations refer to Section 10.0.
- g) Permitted and Discretionary Uses in this district shall comply with the “Mountain View County Business, Commercial, and Industrial Design Guidelines” as adopted by Council.
- h) Prior to issuance of a Development Permit for a dwelling (including any type of dwelling listed within this District as a Permitted or a Discretionary Use) on the lots contained in Phase 1 within the SE 3-33-1-5, shall require the submission of a Water Well Driller Report demonstrating that the well's total depth drill is at a minimum of 40 m (131.2 ft), as recommended in the Ground Water Supply Evaluation report.