

HAMLET RESIDENTIAL 1 DISTRICT



LACOMBE
COUNTY

7.12 HAMLET RESIDENTIAL 1 DISTRICT (H-R1)

1 PURPOSE

The purpose of the Hamlet Residential 1 'H-R1' District is to provide an area for residential development consisting primarily of detached dwellings with other housing types dispersed throughout the District, all of which will be connected to municipal systems.

2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Adult care residence
Dwelling, single detached	Alternative energy, personal
Home based business, minor	Bed and breakfast
	Community facility
	Daycare facility
	Dwelling, apartment
	Dwelling, duplex
	Dwelling, fourplex
	Dwelling, mobile/manufactured home (<i>existing mobile/manufactured home on approved permanent foundation</i>)
	Dwelling, mobile/manufactured home (<i>maximum 10 years old, only as a replacement for an existing mobile/manufactured home</i>)
	Dwelling, moved-in residence
	Dwelling, row housing
	Dwelling, secondary suite
	Home based business, major
	Neighbourhood convenience store

PERMITTED	DISCRETIONARY
	Park
	Public use
	Public utility
	Public utility building
	Tourist home

3 REGULATIONS

(1) Minimum Site Area

Single detached dwelling, moved-in residence

549.98 m² (5,920 ft²)

with a minimum lot width of 15.24 m (50 ft)

Duplex dwelling

274.99 m² (2,960 ft²)

Row housing

Interior parcel 184.96 m² (1,991 ft²)

Corner parcel 274.99 m² (2,960 ft²)

Fourplex

Interior parcel 179.95 m² (1,937 ft²)

Corner parcel 184.96 m² (1,991 ft²)

Apartment

1.3 times the building's total floor area

(2) Floor Area

All dwelling units minimum 69.68 m² (750 ft²)

(3) Site Coverage

Single detached dwelling, replacement mobile/manufactured home, moved-in residence, duplex dwelling, fourplex or row housing

55% (includes garage and accessory buildings)

Apartment

75% (includes accessory buildings)

(4) Setbacks

General Requirements

Single detached dwelling, replacement mobile/manufactured home, moved-in residence, duplex dwelling, fourplex or row housing

Front 6.10 m (20 ft)

Side 1.52 m (5 ft)

3.05 m (10 ft) from a side line adjacent to a street

Rear 6.10 m (20 ft)

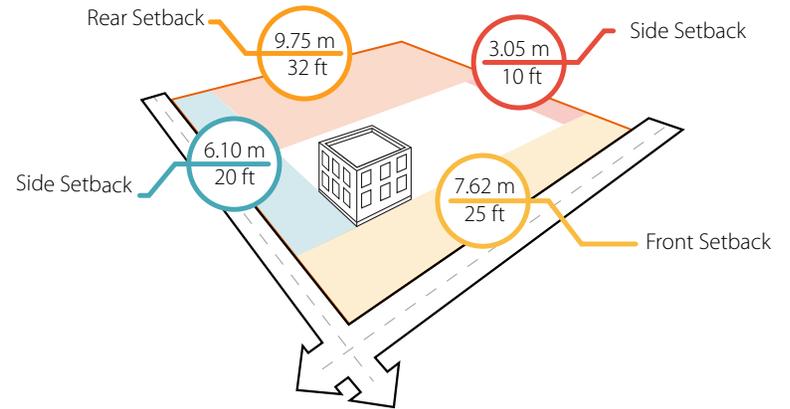
Apartment

Front 7.62 m (25 ft)

Side 3.05 m (10 ft)

6.10 m (20 ft) from a side line adjacent to a street

Rear 9.75 m (32 ft)



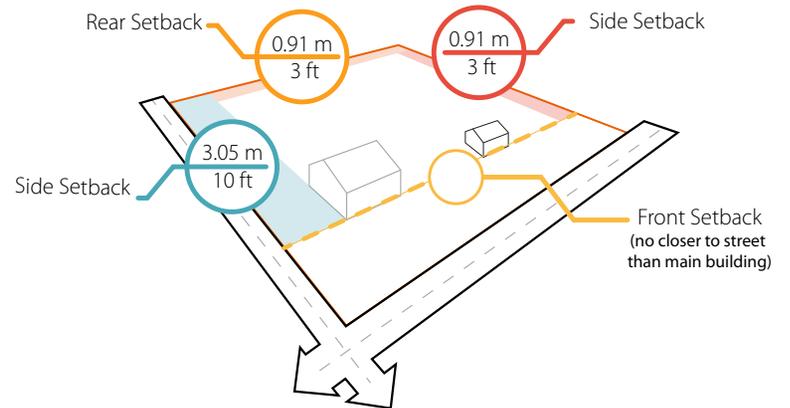
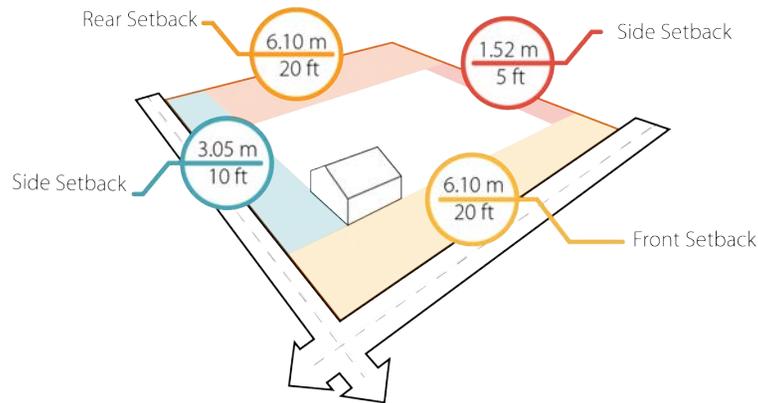
Accessory buildings

Front no closer to the street than the main building

Side 0.91 m (3 ft)

3.05 m (10 ft) from a side line adjacent to a street

Rear 0.91 m (3 ft)



Buildings with Vehicle Access

Any building into which a vehicle may enter shall have a driveway on the parcel at least 6.10 m (20 ft) in length, except where the driveway enters a lane, where it shall be either 1.52 m (5 ft) or at least 6.10 m (20 ft).

(5) Existing Mobile/Manufactured Homes

- (a) A mobile/manufactured home that exists in the Hamlet Residential 1 'H-R1' District may be replaced with another mobile/manufactured home, no older than ten (10) years, and additions may be permitted at the discretion of the Development Authority.

(6) Building Height Maximum

Single detached dwelling, replacement mobile/manufactured home, moved-in residence, duplex dwelling, fourplex or row housing

10.05 m (33 ft)

Apartment

12.19 m (40 ft)

Accessory buildings

6.10 m (20 ft), subject to height not exceeding the height of the main building

(7) Objects Prohibited or Restricted in Yards

- (a) No person shall allow a recreational vehicle, bus or large boat to be stored in any yard abutting a street in a Hamlet Residential 1 'H-R1' District, except in a rear yard on a corner parcel where it shall be stored no closer to the street than the main building.

- (b) No person shall allow a vehicle of more than 2,730 kg (6,019 lbs) GVW and/or a length of 6.4 m (21 ft) to be parked or stored in a Hamlet Residential 1 'H-R1' District, except those vehicles described in subsection 7(a).
- (c) A recreational vehicle shall not be kept on a vacant lot, except as to provide temporary accommodation for the registered owner(s) of the lot or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a development on the lot and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (d) If a dwelling already exists on a lot, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.
- (e) Not more than one (1) recreational vehicle shall be stored or parked on a lot with a dwelling.
- (f) No person shall keep in their yards:
 - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
 - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
 - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
 - (iv) sea containers (sea-can); or
 - (vii) tarp/canvas covered structures.

(8) Keeping of Animals

Domestic Pets

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

Livestock

- (e) No livestock are allowed on lots in this District.

Chickens (or Other Poultry)

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a lot is six (6)
- (g) No person shall keep a rooster on a lot in this District.
- (h) Conditions of keeping chickens (or other poultry):
 - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
 - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.

- (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
- (iv) Coops shall follow the same setbacks for Accessory Buildings.
- (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
- (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
- (viii) No poultry are to be kept on a commercial basis.

Bee Keeping

- (i) The maximum number of beehives or apiaries permitted on a lot in this District is one (1)
- (j) Beehives or apiaries must be located:
 - (i) in the rear yard of the property;
 - (ii) at least 9.14 m (30 ft) from any dwelling; and
 - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:

- (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
- (ii) A person must register with the Province through the Premise Identification Number (PID) program.
- (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
- (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
- (ii) Beekeepers must provide water sources for bees.

(9) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(10) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS of the Bylaw.