

1984 Rocky View County Land Use Bylaw - Small Holding District

Bylaw C-1725-84

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44

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SECTION 33.0.0 SMALL HOLDING DISTRICT (SH) LAND USE RULES

33.1.0 Purpose and Intent

The purpose and intent of the District is to provide for the development of residential uses at rural densities with minor agricultural pursuits and to recognize the existing Small Holding parcels.

33.2.0 List of Permitted Uses

- 33.2.1 - Accessory buildings
- 33.2.2 - Dwelling single detached
- 33.2.3 - Keeping of animals listed in Table A of Section 8 of this Bylaw at densities of no greater than one animal unit per 1.6 hectares (4.0 acres)
- 33.2.4 - Private swimming pools

33.3.0 List of Discretionary Uses

- 33.3.1 - Day care centres
- 33.3.2 - Home occupations
- 33.3.3 - Keeping of animals listed in Table A of Section _ of this Bylaw at densities of no greater than 2 animal units per 1.6 hectares (4.0 acres)
- 33.3.4 - Market gardens and greenhouses on parcels greater than 6 hectares (14.82 acres) (where there is a surface supply of water)
- 33.3.5 - Private riding arenas on parcels greater than 6 hectares (14.82 acres) in area
- 33.3.6 - Tree farms on parcels greater than 6 hectares (14.82 acres) in area (where there is a surface supply of water)

33.4.0 General Land Use Regulations

The General Land Use Regulations apply as contained in Section 8 as well as the following provisions.

33.5.0 Minimum and Maximum Requirements

- 33.5.1 - The minimum parcel size shall be 1.6 ha (4.0 acres).
- 33.5.2 - The maximum parcel size shall be 8.09 ha (20.0 acres).
- 33.5.3 - Minimum front yard:
 - (a) 15 m (49.21 feet) from any internal subdivision road or service road
 - (b) 60 m (196.84 feet) from any municipal road
 - (c) 71m (232.94 feet) from any primary or secondary highway
- 33.5.4 - Minimum side yard:
 - (a) 60 m (196.84 feet) from any municipal road
 - (b) 10% of the mean width of the parcel, minimum 6 m (19.68 feet)

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- 33.5.5 - Minimum rear yard:
 - (a) 15 m (49.21 feet)
- 33.5.6 - Minimum habitable floor area, excluding basement:
 - (a) 92 sq. m (990.31 sq. ft.) single storey dwelling
 - (b) 92 sq. m (990.31 sq. ft.) split level dwelling, the total area of two finished levels
 - (c) 74 sq. m (796.55 sq. ft) split entry or bi-level and the main floor;
 - 18 sq. m (193.76 sq. ft) finished lower level
 - (d) 74 sq. m (796.55 sq. ft) two storey dwelling, the main floor
 - 18 sq. m (193.76 sq. ft) second floor
- 33.5.7 - Maximum height of buildings:
 - (a) principal building, 10 m (32.81 feet)
 - (b) accessory buildings, 5.5 m (18.04 feet)
- 33.5.8 - Maximum dwellings per lot is one.

33.6.0 Lot Density

Maximum density is 0.3 lots per acre in title. Density approved shall be in direct ratio to the capacity of an approved water source to provide a 20 year safe yield of 2,273 l (500 Imp. gallons) per day per lot.