

# **DEVELOPMENT SETBACK REQUIREMENTS**

## **RURAL COUNTY DISTRICTS**

### **Agricultural (A), Agricultural (A1) Small Holdings:**

#### Minimum Front Yards

- |                |  |
|----------------|--|
| Municipal Road | a.) Structures – 40 m. (131.2 ft) from the front line of property      |
|                | b.) Shelterbelts – 3.0 m (9.8 ft) from the front line of the property. |

#### Minimum Side Yards

- |              |                   |
|--------------|-------------------|
| Structures   | - 5 m. (16.4 ft.) |
| Shelterbelts | - 3 m. (9.8 ft.)  |
| Dugouts      | - 9 m. (29.5 ft.) |

#### Minimum Rear Yards

- |              |                   |
|--------------|-------------------|
| Structures   | - 5 m. (16.4 ft.) |
| Shelterbelts | - 3 m. (9.8 ft.)  |
| Dugouts      | - 9 m. (29.5 ft.) |

### **Highway Commercial (HC):**

Required setbacks adjacent to a highway will be at the discretion of Alberta Transportation.

### **Multi-Lot Country Residential:**

#### Minimum Front Yards

- |                                 |   |   |
|---------------------------------|---|---|
| Municipal Road                  | - | 40 m. (131.2 ft.) from the front line of property       |
| Adjacent to Provincial Highways | - | Contact AB Transportation regarding their requirements. |

#### Internal Subdivision Roads

- |            |                   |
|------------|-------------------|
| Front Yard | - 7.6 m. (25 ft.) |
| Rear Yard  | - 7.6 m. (25 ft.) |
| Side Yard  | - 6.1 m. (20 ft.) |

### **Industrial:**

#### Minimum Front Yards

- |                |   |
|----------------|---|
| Municipal Road | - 40 m. (131.2 ft.) from the front line of the property |
|----------------|---|

Minimum Side Yards - 18.3 m. (60 ft.)

Minimum Rear Yards - 18.3 m. (60 ft.)

### **Rural Industrial:**

Minimum Front Yards  
Municipal Road - 40 m. (131.2 ft.) from the front line of the property

Minimum Side Yards - 10 m. (32.8 ft.)

Minimum Rear Yards - 10.0 m. (32.8 ft.)

**Important Notes:** If development is adjacent to a Provincial Highway, a Roadside Development Application must be submitted to Alberta Transportation for approval.

No access, buildings, trees, fences or other obstructions over 1 m. in height shall be put within 100 m. of an intersection.

## **HAMLET DISTRICTS**

### **Hamlet General (HG):**

Front Yard - 6.0 m. (19.7 ft.) from the front property line  
*Note:* Where a lot abuts two or more roads, the Development Authority may require that front yard setbacks be observed from more than one road.

Rear Yard  
Main Building - 6.0 m. (19.7 ft.) from the rear boundary of the lot  
Accessory Building - 1.0 m. (3.3 feet) from the rear boundary of the lot  
Garages - shall be situated so that there is a parking stall at least 6.0m. in length between the vehicle doors and the road or lane used for vehicular access.

Side Yard  
Main Building - 1.5 m. (4.9 ft.) from the side property line  
*Note:* On a lot which is not served by a lane or flanking street, one side yard shall be at least 3.0 m. (9.8 ft.) to provide vehicle access to the rear yard.

Accessory Building - 1.0 m. (3.3 feet) from the rear boundary of the lot

Maximum Building Height - The maximum height of the main building shall not exceed 10.7 m (35.0 ft.) from grade to roof peak.

- The maximum height of accessory buildings shall not exceed 5.0 m. (16.4 ft.).

### **Hamlet Industrial:**

#### Front Yard

- Residences - 6.0 m. (19.7 ft.) from the front property line

#### Rear Yard

- Residences - 6.0 m. (19.7 ft.) from the rear boundary of the lot
- Other Buildings - No rear setback is required for other buildings.

#### Side Yard

- Where a lot is adjacent to a lot classified as commercial or industrial, no side yard is required.
- In all other cases, all buildings must be set back at least 2.5 m. (8.2 ft) from the side property.

### **Hamlet Public (HP):**

#### Front Yard

- All buildings shall be setback at least 6.0 m. (19.7 ft.) from the front property line, however, refer to the Land Use Bylaw concerning flammable materials.

#### Rear Yard

- All buildings shall be set back at least 6.0 m. (19.7 ft) from the rear property line.

#### Side Yard

- All buildings must be set back at least 2.5 m. (8.2 ft) from the side property line.

### **Public Use District:**

#### Front Yard

- All buildings shall be set back at least 6.0 metres (19.7 ft.) from the front property line.

#### Rear Yard

- All buildings must be set back at least 6.0 m. (19.7 ft.) from the rear property line.

#### Side Yard

- All buildings must be set back at least 2.5 m. (8.2 ft.) from the side property line.

### **AER – Setback from Abandoned Oil and Gas Wells**

The Alberta Energy Regulator has established minimum setback requirements to address public safety issues that could result from an abandoned well. The setback requirements are to allow for well access with minimal disruption to surface structures, to prevent accidental contact of the construction equipment with the well. A surface radius of a 5m (16.4 ft.) setback around the well shall be required and maintained.

No access, buildings, trees, fences or other obstructions higher than 1 m. (3.3 ft.) above grade shall be erected within 100 m (330 ft.) of an intersection.