

HAMLET TRANSITIONAL / AGRICULTURAL – HTA

1. INTENT

The intent of the Hamlet Transitional/Agricultural (HTA) district is to:

- (a) provide an interim land use classification for lands adjoining the built-up area of a designated hamlet, which may be subdivided and developed for urban uses in the future, but are presently essentially agricultural or unurbanized; and
- (b) discourage disorderly, incompatible or premature development and subdivision of lands within the hamlet's boundary until they are needed or suited for suitable, economical and orderly urban development.

2. USES

2.1 Permitted Uses

Accessory structures (see Section 33)
Extensive agriculture
Farm buildings and structures excluding those for intensive livestock facilities
Home occupation (see Section 43)
Ready-to-move home
Secondary residence on an unsubdivided quarter section (see Section 38)
Single-detached residence

2.2 Discretionary Uses

Accessory buildings and uses (see Section 32)
Bed and breakfast facility (see Sections 43.13 - 43.17)
Child care service
Manufactured home, singlewide and doublewide (see Section 49)
Moved-in residential building (see Section 50.6 - 50.9)
Public park or recreation
Public and institutional uses
Public utility
Sign (see Section 51)
Uses deemed similar in nature by the MPC

3. USE RESTRICTIONS AND DEVELOPMENT REQUIREMENTS

- 3.1 The MPC shall not approve a discretionary use in this district if, in the opinion of the MPC, that use is likely to become a non-conforming use on subsequent reclassification of the lands.
- 3.2 The MPC shall ensure, to its satisfaction, that all proposed development is located or developed so that it:
 - (a) does not conflict with or jeopardize the implementation of an adopted detailed design plan, or an area structure plan, where either one or both of these affect the lands which are the subject of a development application;
 - (b) does not compromise the orderly subdivision or subsequent development of lands;

(c) does not, in the case of a permitted or discretionary use, substantially conflict with the provisions of the land use district which will likely apply, in the opinion of the MPC on subsequent reclassification of the lands.

3.3 Where a detailed design plan or an area structure plan has not been adopted for the lands that are the subject of a development application, the MPC may require that a detailed design plan or an area structure plan or both be prepared by the applicant and adopted by Council before the MPC approves the development application.

4. MINIMUM SETBACK REQUIREMENTS

Front yard setback (frontage on a public roadway):	50 m (164 ft.) (or at the discretion of the MPC taking into consideration future designation of property)
Side yard setback:	7.5 m (24.6 ft.)
Rear yard setback:	7.5 m (24.6 ft.)
Provincial highways:	80 m (262 ft.)
Railways (application: dwelling or sleeping units):	40 m (131 ft.) or less if mitigated by sound attenuation and not considered an unsafe location

Note: Setbacks can be waived by the MPC if they meet the generally accepted rules of waivers as outlined in Section 16.18.

5. ENVIRONMENTAL SETBACKS AND SEPARATION DISTANCES

See Sections 31, 40 and 41.

6. MINIMUM LOT SIZE

All residences:	1858 m ² (20,000 sq. ft.)
Other uses:	as required by the MPC

7. MAXIMUM BUILDING HEIGHT

The MPC may limit the height of a principal building, accessory building or accessory structure where the MPC considers it reasonable and appropriate to do so.