

Thank you for providing the detailed content of the 15 pages from "LUB V6 zones.pdf" (pages 116-130 of 227 in the Land Use Bylaw - Draft V6, dated June 9, 2025). This document includes descriptions of the Agricultural (A) District, Country Residential (CR) District, Country Residential Agricultural (CRA) District, Hamlet Residential (HR) District, and Leisure Residence (LR) District. For the purpose of comparing the Hamlet Residential (HR) District in LUB v6 with the HR District in Clearwater County Land Use Bylaw - Draft V7 (LUB v7) and assessing how the original intentions of Caroline's previous zones (R1-R4 from Bylaw #450) are preserved, I will focus on the HR District provisions in both V6 and V7, as the HR District governs residential development in Caroline, a hamlet within Clearwater County.

Step 1: Summary of HR District in LUB v6

The **Hamlet Residential (HR) District** in LUB v6 (pages 124-127 of 227) is designed to accommodate a range of dwelling types within a hamlet setting, such as Caroline. Key provisions include:

- **Purpose and Intent:**

- To provide for various dwelling types (e.g., single detached, duplexes, multi-unit) within a hamlet setting, ensuring compatibility with the community's character and infrastructure.

- **Exempt Uses (No Development Permit Required):**

- Accessory buildings ($\leq 23.2 \text{ m}^2/250 \text{ sq.ft.}$), personal recreation vehicle storage (max 1), private greenhouses ($< 23.2 \text{ m}^2$), construction trailers, propane/fuel tanks, utility maintenance, retaining walls ($\leq 1.0 \text{ m}$, not within 30 m of an escarpment), day homes, stripping and grading (as part of approved development), decks/patios (complying with lot coverage/setbacks), exempt signs, solar collectors ($< 30 \text{ kW}$, wall/roof-mounted), direct market sales, temporary sea-cans, dugouts, fishponds, driveways, telecommunications towers, flagpoles/towers ($\leq 5.0 \text{ m}$), temporary use for emergency/election purposes, personal

use agriculture, temporary living in recreation vehicles, and landscaping (not impacting drainage).

- **Permitted Uses:**

- One accessory building ($\leq 15 \text{ m}^2$), one accessory building ($> 23.2 \text{ m}^2$), direct market sales, dwelling – duplex, dwelling – secondary suite, dwelling – single detached, dwelling – manufactured, home occupation – minor, solar collector ($< 30 \text{ kW}$, free-standing).

- **Discretionary Uses:**

- Additional accessory buildings, backyard beehive, dwelling – bed and breakfast, dwelling – boarding house, dwelling – mixed-use, dwelling – relocated, dwelling – multi-unit, home occupation – major, home sales center, kennel (cats only), parks – minor, public utility, sea-can, short-term rental, show home, social care facility – minor, stripping and grading, WECS-small.

- **Site Regulations:**

- **Minimum Parcel Size:**

- Single Detached: $1,800 \text{ m}^2$ (19,375 sq.ft.) unserviced; $1,400 \text{ m}^2$ (15,070 sq.ft.) with piped water; 929 m^2 (10,000 sq.ft.) with piped sewage; 186 m^2 (2,002 sq.ft.) fully serviced.
- Duplex: 230 m^2 (2,475.7 sq.ft.).
- Multi-residential & other uses: At Development Authority's discretion.

- **Maximum Lot Coverage:**

- Single Detached: 55%.
- Duplex: 65%.
- Multi-residential & other uses: At Development Authority's discretion.

- **Minimum Lot Width:**

- Single Detached: 10.0 m (32.8 ft.).
- Duplex: 7.5 m (24.6 ft.).

- Multi-residential & other uses: At Development Authority's discretion.
- **Setbacks:**
 - Front Yard: 7.5 m (24.6 ft.).
 - Side Yard: 1.52 m (4.99 ft.); 3.0 m (9.84 ft.) for corner lots abutting a public road.
 - Rear Yard: 6.0 m (19.7 ft.).
 - Highways/Service Roads: At discretion of Alberta Transportation or 70.0 m (229.66 ft.) from highway centerline.
 - Maximum Building Height: 8.0 m (26.24 ft.) for dwellings; 5.0 m (16.4 ft.) for accessory buildings.
- **Special Requirements:**
 - Kennels limited to cat boarding.
 - Single detached dwellings are the only option for unserviced lots; multi-residential (e.g., duplexes) requires piped systems.
 - New subdivisions must connect to municipal services where available, with deferred servicing agreements registered on title if services are unavailable.
- **Nordegg-Specific Regulations:**
 - Additional regulations apply for lots in the Hamlet of Nordegg (part 12), suggesting potential hamlet-specific tailoring for Caroline.

Step 2: Summary of HR District in LUB v7

The **Hamlet Residential (HR) District** in LUB v7 (part 2, page 50 of 231) governs residential development in Caroline, consolidating the R1-R4 zones from Bylaw #450. Key provisions include:

- **Dwelling Limits (section 8.7.1):**

- Maximum of one principal dwelling and one secondary suite for sites with a single detached dwelling.
- For **Dwelling – Bed and Breakfast, Dwelling – Mixed Use, Dwelling – Multi-unit, or Dwelling – Boarding House**, the number of dwelling units is at the discretion of the Development Authority, subject to a Development Permit.
- **Development Requirements** (section 8.7.2-8.7.3):
 - No dwelling units can be constructed without a Development Permit, compliance with density provisions, and adherence to the Safety Codes Act.
 - Additional dwellings require a suitable building site (preferably in the same yard as the principal residence), suitable access, and adequate services.

- **Non-Conforming Uses:**

Provisions (part 3, pages 13-30) protect existing R1-R4 developments that may not comply with HR standards.

- **Intent:**

- To maintain Caroline's small-town residential character while allowing flexibility for various housing types through discretionary approvals, ensuring compatibility with infrastructure and community aesthetics.

- **Limitations:**

- Specific dimensional standards (e.g., parcel sizes, setbacks, lot coverage) are not detailed in the provided excerpts, relying heavily on Development Authority discretion.

Step 3: Comparison of HR District in LUB v6 vs. LUB v7

The comparison focuses on how the HR District in LUB v6 and LUB v7 preserves the intentions of Caroline's previous R1-R4 zones (from Bylaw #450) and highlights differences between V6 and V7.

1. Zoning Structure and Intent

- **LUB v6 HR District:**

- Explicitly accommodates a range of dwelling types (single detached, duplex, secondary suite, manufactured, multi-unit) within a hamlet setting, with clear permitted and discretionary uses.
- Intent aligns with Bylaw #450's R1-R4 zones, supporting low to moderate-density residential development (R1, R2, R3) and flexibility for diverse housing types (R2, R3) while ensuring infrastructure compatibility.
- Detailed site regulations (e.g., parcel sizes, setbacks) provide specific standards for different dwelling types, reflecting R1-R4's structured approach.

- **LUB v7 HR District:**

- Consolidates residential zoning into a single HR District, allowing one principal dwelling and one secondary suite, with discretionary approvals for multi-unit, mixed-use, and other dwellings.

- Intent mirrors V6 and Bylaw #450, maintaining Caroline's residential character but emphasizing flexibility through Development Authority discretion.
- Lacks specific dimensional standards in the provided excerpts, relying on discretionary approvals to enforce compatibility.
- **Comparison:**
 - **Similarity:** Both V6 and V7 consolidate R1-R4 into the HR District, preserving the intent of supporting low to moderate-density residential development with flexibility for diverse housing types, aligned with Caroline's small-town character.
 - **Difference:** V6 provides explicit permitted/discretionary uses and detailed site regulations (e.g., parcel sizes, setbacks), while V7 simplifies the structure, relying on discretionary approvals without specific standards in the excerpts. This suggests V7 streamlines administration but may reduce transparency compared to V6's structured approach.
 - **Preservation of R1-R4 Intent:** Both bylaws preserve R1's low-density focus (single detached), R2's variety (duplexes, multi-unit), R3's manufactured home provisions (via HR or MHP in V7), and R4's flexibility for servicing, though V7's discretionary approach broadens flexibility.

2. Permitted and Discretionary Uses

- LUB v6 HR District:

- **Permitted Uses:** Include single detached dwellings, duplexes, secondary suites, manufactured dwellings, and minor accessory uses (e.g., home occupation – minor, small accessory buildings), aligning with R1-R3's permitted uses (detached dwellings, duplexes, manufactured homes).

- **Discretionary Uses:** Include multi-unit dwellings, mixed-use dwellings, boarding houses, bed and breakfasts, and home occupations – major, reflecting R2’s diverse housing options and R3’s discretionary allowances.
 - **Exempt Uses:** Extensive list (e.g., small accessory buildings, decks, day homes) aligns with Bylaw #450’s exemptions for low-impact developments.
- **LUB v7 HR District:**
- **Permitted Uses:** Limited to one principal dwelling and one secondary suite for single detached dwelling sites, aligning with R1 and R2’s low to moderate-density focus.
 - **Discretionary Uses:** Include multi-unit dwellings, mixed-use dwellings, boarding houses, and bed and breakfasts, covering R2 and R3’s diverse housing options.
 - **Exempt Uses:** Not detailed in the provided excerpts, but likely similar to V6’s exemptions based on standard zoning practices.
- **Comparison:**
- **Similarity:** Both bylaws support a range of dwelling types (single detached, duplexes, secondary suites, multi-unit) and accessory uses, preserving R1-R4’s intent to allow low to moderate-density housing with flexibility for multi-unit developments.
 - **Difference:** V6 explicitly lists permitted uses like duplexes and manufactured dwellings, while V7 groups these under discretionary approvals, potentially simplifying the bylaw but requiring more case-by-case evaluation. V6’s explicit exemptions (e.g., accessory buildings $\leq 23.2 \text{ m}^2$) are clearer than V7’s unspecified exemptions.

- **Preservation of R1-R4 Intent:** V6 closely mirrors R1-R3's permitted and discretionary uses, while V7 preserves these through a broader discretionary framework, ensuring R1's low-density focus, R2's variety, and R3's manufactured home provisions (via HR or MHP).

3. Development Standards

- **LUB v6 HR District:**

- **Parcel Size:**

- **Single Detached:** 186 m² (fully serviced) to 1,800 m² (unserved), reflecting R1's 550 m², R2's 400-420 m², and R4's 2,023.5-3,036.4 m².
 - **Duplex:** 230 m², aligning with R2's 235-280 m².
 - **Multi-residential:** Discretionary, similar to R2's apartment provisions.
 - **Lot Coverage:** 55% (single detached), 65% (duplex), discretionary for multi-residential, comparable to R1's 40%, R2's 50-70%, and R3's 40-50%
 - **Setbacks:** Front (7.5 m), side (1.52-3.0 m), rear (6.0 m), aligning with R1-R3's setbacks (e.g., 6-7 m front, 1.5-3 m side, 10 m rear).
 - **Building Height:** 8.0 m (dwellings), 5.0 m (accessory buildings), similar to R1-R3's 7.5-12 m and R4's 10 m.
 - **Servicing:** Requires municipal services for multi-residential, with deferred agreements for unserved lots, reflecting R4's deferred servicing provisions.

- **LUB v7 HR District:**

- **Parcel Size, Lot Coverage, Setbacks:** Not specified in the provided excerpts, with standards left to Development Authority discretion, requiring suitable building sites, access, and services.
- **Building Height:** Not specified, likely discretionary.
- **Servicing:** Requires compliance with the Safety Codes Act and municipal services where available, consistent with V6 and R1-R4's municipal service requirements.
- **Comparison:**
 - **Similarity:** Both bylaws align with R1-R4's focus on infrastructure compatibility and controlled density, with V6's specific standards (e.g., 186-1,800 m² parcel sizes, 55-65% lot coverage) reflecting R1-R3's dimensional requirements.
 - **Difference:** V6 provides detailed standards for parcel size, lot coverage, and setbacks, while V7 relies on discretionary approvals, potentially reducing specificity but increasing flexibility. V7's lack of explicit standards may allow for tailored application of R1-R4-like requirements.
 - **Preservation of R1-R4 Intent:** V6 directly incorporates R1-R4's dimensional standards (e.g., parcel sizes, setbacks), while V7 preserves the intent through discretionary oversight, ensuring compatibility with Caroline's residential character.

4. Development Permits and Exemptions

- **LUB v6 HR District:**
 - Extensive exempt uses (e.g., accessory buildings ≤ 23.2 m², decks, day homes) align with Bylaw #450's exemptions (e.g., accessory buildings ≤ 9.5 m², fences < 1 m).

- Development Permits required for all dwellings (single detached, duplex, multi-unit), consistent with R1-R4's permit requirements.

- **LUB v7 HR District:**

- Requires Development Permits for all dwellings (section 8.7.2), with no specific exemptions listed in the excerpts, though likely similar to V6's based on standard practices.
- Discretionary approvals for multi-unit and mixed-use dwellings ensure oversight, aligning with R2-R3's discretionary processes.

- **Comparison:**

- **Similarity:** Both bylaws require permits for dwellings, preserving R1-R4's control over development. V6's exempt uses are consistent with Bylaw #450, and V7 likely includes similar exemptions.
- **Difference:** V6 explicitly lists exemptions, providing clarity, while V7's exemptions are not detailed in the provided excerpts, suggesting a less prescriptive approach.
- **Preservation of R1-R4 Intent:** Both bylaws maintain R1-R4's permit requirements for dwellings and exemptions for low-impact developments, ensuring controlled growth.

5. Preservation of R1-R4 Intentions

- **R1 (Low Density Residential):**

- **V6:** Preserves R1's low-density focus through permitted single detached dwellings (186-1,800 m² parcels, 55% lot coverage), setbacks (7.5 m front, 1.52 m side), and servicing requirements, closely matching R1's 550 m², 40% coverage, and 6-7 m front yard.

- **V7:** Preserves R1's intent with one principal dwelling and one secondary suite, with discretionary oversight to maintain low density and compatibility, though specific standards are not provided.
 - **Comparison:** V6 directly reflects R1's standards, while V7 achieves the same intent through discretion, adding flexibility with secondary suites.
- **R2 (General Residential):**
 - **V6:** Supports R2's variety with permitted duplexes (230 m², 65% coverage) and discretionary multi-unit/mixed-use dwellings, aligning with R2's 235-280 m² parcels and 50-70% coverage.
 - **V7:** Supports R2's diversity through discretionary multi-unit and mixed-use dwellings, with secondary suites permitted, though specific standards are discretionary.
 - **Comparison:** V6 explicitly lists duplexes as permitted, while V7 groups them under discretionary approvals, preserving R2's intent with broader flexibility.
- **R3 (Manufactured Home District):**
 - **V6:** Includes manufactured dwellings as permitted in HR, with parcel sizes (186-1,800 m²) and setbacks aligning with R3's 400-500 m² and 4.5-6 m setbacks. No separate MHP District is mentioned in the provided pages.
 - **V7:** Likely accommodates manufactured homes in the MHP District (section 8.7.1) or as discretionary HR uses, preserving R3's intent through discretionary approvals.

- **Comparison:** V6 integrates manufactured homes into HR, while V7 separates them into MHP, but both maintain R3's focus on manufactured home development with appropriate standards.
- **R4 (Very Low Density Residential):**
 - **V6:** Reflects R4's large-lot focus with unserviced parcel sizes (1,800 m²) and deferred servicing agreements, aligning with R4's 2,023.5-3,036.4 m² and servicing provisions.
 - **V7:** Supports R4's low-density intent with single detached dwellings and discretionary oversight, though specific large-lot standards are not detailed.
 - **Comparison:** V6 directly incorporates R4's large-lot and servicing requirements, while V7 relies on discretion to achieve similar outcomes.

Step 4: Key Differences and Evolution from V6 to V7

- **Streamlining:** V7 simplifies the HR District by reducing specific standards (e.g., parcel sizes, setbacks) and emphasizing Development Authority discretion, making it more flexible but less prescriptive than V6.
- **Manufactured Homes:** V6 integrates manufactured homes into HR, while V7 separates them into the MHP District, clarifying R3's intent but altering the zoning structure.
- **Exemptions:** V6 provides a clear list of exempt uses, aligning with Bylaw #450, while V7's exemptions are not detailed in the excerpts, suggesting a potential shift to discretionary control.

- **Servicing:** Both bylaws require municipal services where available, with deferred agreements for unserviced lots, preserving R1-R4's infrastructure focus.
- **Nordegg-Specific Provisions:** Both V6 and V7 include tailored regulations for Nordegg, suggesting potential Caroline-specific provisions in other sections, maintaining hamlet-specific flexibility.

Step 5: Conclusion

The **HR District** in **LUB v6** and **LUB v7** both preserve the original intentions of Caroline's R1-R4 zones from Bylaw #450 by supporting low to moderate-density residential development, diverse housing types, and infrastructure compatibility. Key findings:

- **V6 HR District:** Closely mirrors R1-R4 with specific standards for parcel sizes (186-1,800 m²), setbacks (7.5 m front, 1.52-3 m side), and lot coverage (55-65%), explicitly listing permitted uses (e.g., duplexes, manufactured dwellings) and exemptions.
- **V7 HR District:** Simplifies the structure by allowing one principal dwelling and one secondary suite, with discretionary approvals for multi-unit/mixed-use dwellings, relying on Development Authority discretion for standards.
- **Preservation of R1-R4:**
 - **R1:** Preserved in both through single detached dwellings and low-density focus.
 - **R2:** Preserved in V6's permitted duplexes and discretionary multi-unit dwellings, and V7's discretionary framework.
 - **R3:** Preserved in V6's HR manufactured dwellings and V7's MHP District or discretionary HR uses.

- **R4:** Preserved in V6's large-lot provisions and V7's discretionary low-density approach.
- **Differences:** V6 is more prescriptive with detailed standards, while V7 is more flexible, relying on discretionary approvals, potentially reducing clarity but enhancing adaptability.