

TAMARACK SUBDIVISION



Lot 2, Block 117, Plan 8010781 - List Price: \$81,500 plus GST
Lot 3, Block 117, Plan 8010781 - List Price: \$83,500 plus GST
Lot 4, Block 117, Plan 8010781 - List Price: \$96,500 plus GST

Lot 66, Block 118, Plan 8010781 - List Price: \$57,000 plus GST
Lot 67, Block 118, Plan 8010781 - List Price: \$57,000 plus GST
Lot 68, Block 118, Plan 8010781 - List Price: \$57,000 plus GST
Lot 69, Block 118, Plan 8010781 - List Price: \$57,000 plus GST

PROPERTY SPECIFICATIONS:

Single Detached Residential (R1) Lots:

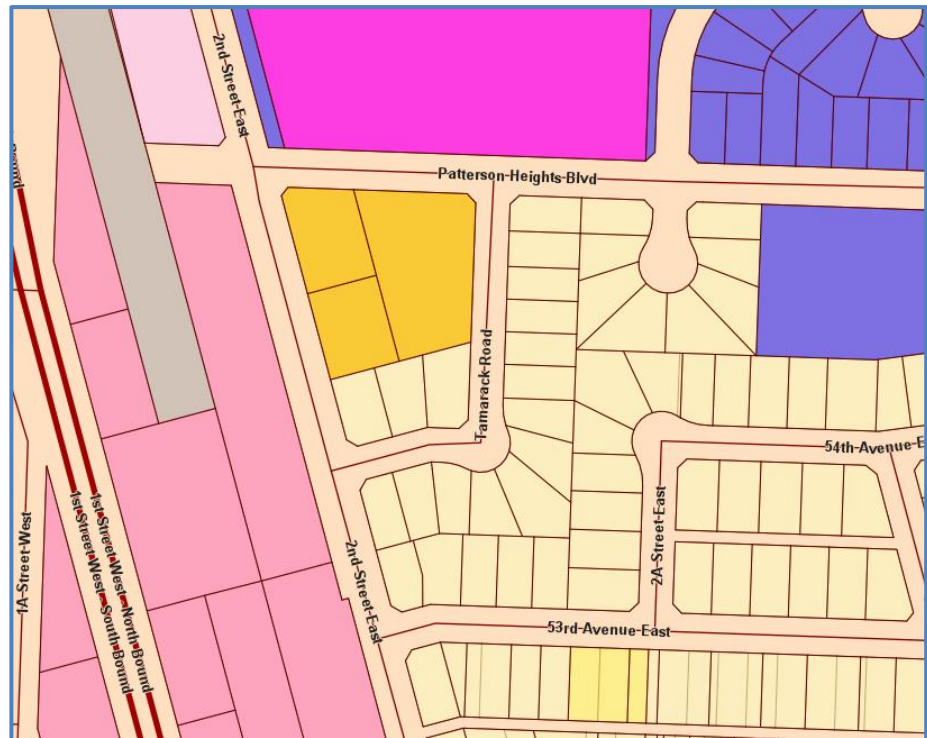
- ➔ Lot 66 – 26 Tamarack Road, size: 7093 ft² (water/sanitary serviced – power/ gas close by)
- ➔ Lot 67 – 24 Tamarack Road, size: 7200 ft² (water/sanitary serviced – power/ gas close by)
- ➔ Lot 68 – 22 Tamarack Road, size: 6600 ft² (water/sanitary serviced – power/ gas close by)
- ➔ Lot 69 – 20 Tamarack Road, size: 6600 ft² (water/sanitary serviced – power/ gas close by)

Multiple Residential (R4) Lots:

- ➔ Lot 2 – 5422, 2 St East, size: 18,000 ft² (currently not serviced by water/ sanitary)
- ➔ Lot 3 – 5432, 2 St East, size: 20,017 ft² (currently not serviced by water/ sanitary)
- ➔ Lot 4 – 19 Tamarack Road, size: 44,387 ft² (water/sanitary serviced)

SURROUNDING LAND USE MAP

	Single Detached Residential R1
	Duplex Residential R2
	Country Residential R3
	Multiple Residential R4
	Apartments R5
	Manufactured Homes R6
	Retail Commercial C1
	Highway Commercial C2
	Industrial I1
	Service Industrial I2
	Public P
	Agricultural / Transitional A/T
	Direct Control DC
	No Land Use



FOR MORE INFORMATION CONTACT:

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SINGLE DETACHED RESIDENTIAL – R1

INTENT: This district is intended to accommodate single detached residential development on serviced lots in an orderly, economical and attractive manner, while excluding potentially incompatible land uses.

1. PERMITTED USES

Accessory building
 Accessory structure
 Accessory use
 Single detached dwelling
 Home occupation 1

DISCRETIONARY USES

Alternative energy, solar
 Community facilities
 Home occupation 2
 Modular home
 Moved-in building
 Moved-in dwelling
 Place of worship
 Secondary suite
 Semi-detached dwelling

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	sq. ft.
Single Detached dwelling	15.2	50	30.5	100	464.5	5,000
Semi-detached dwelling	15.2	50	30.5	100	650.3	7,000**
All other uses	As required by the Development Authority					

* the total square footage of the lot must be a minimum of 650.3 m² (7,000 sq. ft.) for two dwelling units.

3. MINIMUM SETBACK DIMENSIONS

Use	Front		Side		Rear	
	m	ft.	m	ft.	m	ft.
Single Detached dwelling	7.6	25	1.5	5	7.6	25
Semi-detached dwelling	7.6	25	1.5	5	7.6	25
Accessory Building	7.6	25	1.5	5	1.5	5
Corner lots	See Schedule 4 – #4 - "Multiple Front Yard Provision (Corner Lots)"					
All other uses	7.6	25	1.5	5	7.6	25

4. MAXIMUM PERCENTAGE OF LOT COVERAGE

Principal building – 40%
 Accessory buildings – 111.5 m² (1,200 sq. ft.) or 15%, whichever is the lesser

5. MINIMUM FLOOR AREA

Single detached dwelling, modular home or moved-in dwelling – 74.3 m² on the main floor (800 sq. ft.)

Semi-detached – 148.6 m² on the main floor (1,600 sq. ft.)

6. MAXIMUM HEIGHT OF BUILDINGS

Principal building – 9.1 m (30 ft.)

Accessory buildings – 4.6 m (15 ft.)

7. SIGNS – See Schedule 2.

8. SIDE YARD PROJECTIONS – See Schedule 4.

9. CORNER LOTS – See Schedule 4.

10. GARBAGE RECEPTACLES – See Schedule 4.

11. MOVED-IN BUILDING REGULATIONS – See Schedule 5.

12. FENCING REQUIREMENTS – See Schedule 7.

13. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 8.

14. LANDSCAPING STANDARDS – See Schedule 9.

15. HOME OCCUPATIONS – See Schedule 10.

16. TELECOMMUNICATION ANTENNA STRUCTURES – See Schedule 12.

MULTIPLE RESIDENTIAL – R4

INTENT: This district is intended to provide residential areas which will accommodate medium density housing within the community where high-quality multi-unit dwelling environments are integrated into either existing or proposed residential neighbourhoods.

1. PERMITTED USES

Accessory buildings
 Accessory structure
 Accessory use
 Duplex
 Home occupation 1
 Multi-unit dwelling
 Semi-detached dwelling

DISCRETIONARY USES

Alternative energy, solar
 Assisted living
 Boarding house
 Group home
 Home occupation 2
 Nursing home/extended care facility
 Rowhouse dwelling or townhouse
 Senior citizen housing

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	sq. ft.
Semi-detached (each unit)						
– interior lot	9.1	30	30.5	100	325.2	3,500
– corner lot	12.2	40	30.5	100	371.6	4,000
Duplex						
– interior lot	18.3	60	30.5	100	650.3	7,000
– corner lot	22.9	75	30.5	100	696.8	7,500
Rowhouse dwelling						
– interior lot	6.1	20	30.5	100	185.8	2,000
– corner lot	9.1	30	30.5	100	278.7	3,000
Multi-unit dwelling	30.5	100	30.5	100	929.0	10,000

3. MINIMUM SETBACK DIMENSIONS

Use	Front		Side		Rear	
	m	ft.	m	ft.	m	ft.
Semi-detached duplex	7.6	25	1.5	5	7.6	25
Rowhouse dwelling or townhouse	7.6	25	1.5	5	7.6	25
Multi-unit dwelling	7.6	25	1.5	5	7.6	25

All other uses, as required by the Development Authority.

4. MAXIMUM PERCENTAGE OF LOT COVERAGE

Principal building – 50%
 Accessory buildings – 10% or 111.5 m² (1,200 sq. ft.), whichever is less.

5. MINIMUM FLOOR AREA

- Row dwelling – 74.3 m² (800 sq. ft.)
- Duplex – 74.3 m² (800 sq. ft.)
- Multi-unit dwelling – 74.3 m² (800 sq. ft.)
- All other uses – as required by the Development Authority

6. MAXIMUM HEIGHT OF BUILDINGS

- Principal building – 10.6 m (35 ft.)
- Accessory buildings – 4.6 m (15 ft.)

7. SPECIAL DEVELOPMENT STANDARDS

The side setback requirement does not preclude the building of a semi-detached dwelling, a row dwelling or townhouse where each dwelling is separated by a party wall and on a separate title.

8. SIGNS – See Schedule 2.

9. FENCING REQUIREMENTS – See Schedule 7.

10. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 8.

11. LANDSCAPING STANDARDS – See Schedule 9.

12. HOME OCCUPATIONS – See Schedule 10.

13. TELECOMMUNICATION ANTENNA STRUCTURES – See Schedule 12.



BLOCK 127

Reg'd. Plan No. 147 N.

