

Section 12: Agricultural

12.1 **AD** Agriculture: Future Development



12.1.1 Purpose

The purpose of this district is to provide transitional agriculture uses that will not prejudice the future use of land for urban development within the Urban Service Area, hamlets, the country residential policy area, and other designated development areas. Uses that may have more of an effect on the future use and development of the area are included as discretionary uses so they can be considered by taking specific site circumstances into account.

12.1.2 Permitted Uses

agriculture, general
Sign Type A*, F* (Bylaw 1-2011)

12.1.3

Discretionary Uses

aggregate extraction*
agricultural and garden stand
agriculture, intensive horticultural
breeding facility (only outside the
Urban Service Area) (Bylaw 14-2004)
dwelling, family care* (Bylaw 32-2006)
dwelling, single
equestrian centre, minor
greenhouse and plant nursery
group home, minor
home business, major*
home business, minor*
manufactured home* (Bylaw 13-2003)
recreation, outdoor
residential sale centre*
secondary suites* (Bylaw 16-2008)
utility service, minor

12.1.3a

deleted (Bylaw 52-2007)

12.1.4 Subdivision Regulations

- a) N/A

12.1.5 Development Regulations

- a) The maximum height is 10 m except for agricultural structures.
b) The minimum front yard is 10 m.
c) The minimum side yard is 10 m.
d) The minimum rear yard is 10 m.

12.1.6 Other Regulations

- a) In considering discretionary uses (including site grading, commercial logging, and tree clearing), a Development Officer shall not approve uses that would be prejudicial to the future economical subdivision, servicing, and development of the site for urban development on a planned and orderly basis, subject to the provisions of an approved area structure plan.

- b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.
- c) A manufactured home shall only be considered as a temporary use within this District.
(Bylaw 13-2003)

12.2 **AG Agriculture: General**



12.2.1 Purpose

The purpose of this district is to foster agriculture and conserve agricultural land outside of the Urban Service Area by providing for a compatible range of agricultural uses with regulations that maintain large parcel sizes. The district also provides for a secondary dwelling on large parcels, additional agricultural dwellings, and complementary residential related uses that are compatible with the secondary residential role of an agricultural area. Uses that may have more of an effect on the area are included as discretionary uses so they can be considered by taking specific site circumstances and effects into account. Additional uses are provided for in the *Municipal Development Plan's* Lakeland Policy Area.

12.2.2 Permitted Uses

agriculture, general
 agriculture, intensive horticultural
 agriculture, minor intensive livestock*
 care centre, minor
 dwelling, secondary*
 dwelling, single
 equestrian centre, minor
 group home, minor
 home business, minor*
 manufactured home*
 religious assembly, minor*(Bylaw 40-2004)
 veterinary service, minor (Bylaw 44-2008)
 Sign Type A*(Bylaw 1-2011)
 Sign Type F* (Bylaw 1-2011)

12.2.3 Discretionary Uses

aggregate extraction*
 agricultural and garden stand
 agriculture, major intensive livestock*
 agriculture, support service (Bylaw 4-2002)
 airport, private
 bed and breakfast, up to 6 sleeping units*
 boarding facility* (Bylaw 132-2002)
 breeding facility* (Bylaw 132-2002)
 cemetery
 dwelling, agricultural*
 dwelling, collective communal
 dwelling, family care*
 dwelling, secondary* (within Alberta's Industrial Heartland) (Bylaw 91-2003)
 dwelling, single* (within Alberta's Industrial Heartland) (Bylaw 91-2003)
 equestrian centre, major
 government service
 greenhouse and plant nursery
 group home, major
 home business, major*
 housing, accessory agricultural (Bylaw 20-2008)
 library and exhibit
 manufactured home* (within Alberta's Industrial Heartland) (Bylaw 91-2003)
 model aircraft facility* (Bylaw 17-2008)
 private camps (Bylaw 29-2002)
 religious assembly, major*(Bylaw 40-2004)
 secondary suites* (Bylaw 16-2008)
 utility service, minor
 veterinary service, major (Bylaw 44-2008)
 Sign Type B *(Bylaw 1-2011)
 Sign Type E**(Bylaw 1-2011)

12.2.4 Additional Discretionary Uses for MDP's Lakeland Policy Area

campground (Bylaw 16-2004)

recreation, community
recreation, outdoor

12.2.5 **Additional Discretionary Uses** (Bylaw 32-2005)

recreation, outdoor* (paintball games facility – only on Pt. of SW 1-54-23-W4); and (golf driving range – only on Block 1, Plan 872 0746 of SW 7-53-22-W4)

recreation, outdoor motorized vehicle facility* (motorcycle/motocross race course – only on Pt. of NE 2-53-21-W4 and SE 2-53-21-W4) to include a maximum of three (3) two day events per year excluding rain-outs

recreation vehicle storage* (only on Pt. of SE 1-52-23-W4; and Lot A, Plan 3116 MC of NW 6-52-22-W4)

12.2.6 It is a fundamental use criteria that the uses listed in 12.2.5 shall only be considered in accordance with Section 1.5. (Bylaw 32-2005)

12.2.7 “It is a fundamental use criteria of any of the above permitted or discretionary uses that the maximum density in the AG District shall be two (2) parcels per quarter section, except that existing subdivided parcels or those approved by the Subdivision Authority as of September 24, 2004 are considered conforming for the purposes of this Bylaw.” (Bylaw 91-2004)

12.2.8 **Subdivision Regulations**

- a) The minimum lot area is 32 ha except for parcels that have been severed by natural or manmade features.
- b) (Deleted by Bylaw 5-2007)
- c) (Deleted by Bylaw 5-2007)
- d) The minimum lot area may be reduced to 0.8 ha for the first residential parcel out of an unsubdivided quarter section or the larger of the parcels of severed quarter section. The maximum lot size for these residential parcels is 2.0 ha unless the existing out-building or shelterbelt configuration requires a larger size.

12.2.9 **Development Regulations**

- a) The maximum height is 10 m except for agricultural structures unless restricted by the Airport Vicinity Protection Overlay.
- b) The minimum front yard is 20 m, provided that no front yard is less than 40 m from the centreline of a rural road.
- c) The minimum side yard is 20 m except it may be 10 m for a first residential parcel out, provided that no side yard is less than 40 m from the centreline of a rural road.
- d) The minimum rear yard is 20 m except it may be 10 m for a first residential parcel out, provided that no rear yard is less than 40 m from the centreline of a rural road

12.2.10 **Other Regulations**

- a) **(Deleted by Bylaw 132-2002)**
- b) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

12.2A AG-HI Agri-Industrial (Bylaw 5-2007)



12.2A.1 Purpose

The purpose of this district is to foster the development of primary and secondary agricultural processing with uses compatible with adjacent heavy industrial land uses in the County’s Heartland Industrial area. This district is not to be located adjacent to residential areas due to potential nuisance factors. Uses that have more of an effect on the area are included as discretionary uses so that they can be considered by taking specific site circumstances into account.

<p>12.2A.2 Permitted Uses</p> <p>agricultural and garden stand agricultural product processing agriculture general agriculture, intensive horticulture agri-industrial support service greenhouse and plant nursery utility service, minor Sign Type A*, B*, F*(Bylaw 1-2011)</p>	<p>12.2A.3 Discretionary Uses</p> <p>aggregate extraction* agriculture, major intensive livestock* agriculture, minor intensive livestock* emergency service government service utility service, major Sign Type D*, E*(Bylaw 1-2011)</p>
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12.2A.4 Fundamental Use Criteria

It is a fundamental use criteria of any of the above permitted and discretionary uses that:

- a) The maximum density shall be eight (8) parcels per quarter section.
- b) The minimum lot area is 4.0 ha.

12.2A.5 Subdivision Regulations

- a) The minimum lot width is 200 metres.

12.2A.6 Development Regulations

- a) The minimum side yard is 7.5 m. The minimum side yard is 10m where the side yard flanks a road.
- b) The minimum rear yard is 10 metres.
- c) The minimum front yard is 10 metres.
- d) Notwithstanding b), c) and d), the minimum yard is 40 metres from the centreline of a rural road and 45 m from the centreline of a provincial highway.

12.2A.7 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use

regulations of Section 9 for those uses noted with an asterisk (*), and the sign regulations of Section 10.

- b) Safety, risk and environmental assessment are integral components of the agriculture product processing or agri-industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional acceptable to the Development Officer to provide an environmental impact assessment and/or a quantitative risk assessment report of the proposed development, in determining whether the proposed development is to be approved, approved with conditions or refused.
- c) A Development Officer shall require, as a condition of a development permit for permitted and discretionary uses at which dangerous goods are produced, processed, handled, stored or disposed of on site, that an applicant retain a qualified professional acceptable to the Development Officer to prepare a risk assessment review statement, to determine whether the proposed development is to be approved, approved with conditions, or refused. Guidelines for preparation of the risk assessment review statement will be provided by the County.
- d) A license, permit approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization may prevail over this bylaw or a development decision by a development officer, and/or Subdivision and Development Appeal board pursuant to Federal or Provincial Legislation. When an application is received by the County for a Land Use Bylaw amendment or development permit and the application is consistent with a license, permit, approval or other authorization granted by a Federal or Provincial agency or Crown controlled organization, the County must approve the application to the extent that it complies with the license, permit, approval or other authorization granted.

12.3 AR Agriculture: River Valley



12.3.1 Purpose

The purpose of this district is to foster the development of natural resources and encourage the reuse and conservation of the land when the aggregate resource has been exhausted. The district provides for potential end uses.

12.3.2 Permitted Uses	12.3.3 Discretionary Uses
agriculture, general agriculture, intensive horticultural park recreation, outdoor Sign Type A* (Bylaw 1-2011)	aggregate extraction* home business, major* home business, minor* model aircraft facility* (Bylaw 17-2008) residential security/operator unit single dwelling utility service, minor

12.3.A "It is a fundamental use criteria of any of the above permitted or discretionary uses that the maximum density in the AR District shall be four (4) parcels per quarter section, except that existing subdivided parcels or those approved by the Subdivision Authority as of September 24, 2004 are considered conforming for the purposes of this Bylaw." (Bylaw 91-2004)

12.3.4 Subdivision Regulations

- a) The minimum lot area is 16 ha.

12.3.5 Development Regulations

- a) The maximum height is 10 m except for agricultural structures.
- b) The minimum front yard is 15 m, provided that no front yard is less than 40 m from the centreline of a rural road.
- c) The minimum side yard is 15 m, provided that no side yard is less than 40 m from the centreline of a rural road.
- d) The minimum rear yard is 15 m, provided that no rear yard is less than 40 m from the centreline of a rural road.

12.3.6 Other Regulations

- a) In addition to the regulations listed above, other regulations apply. These include the general development regulations of Section 6 (access to sites, accessory development, yards, projections into yards, lighting, environmental setbacks, etc.), the landscaping and screening provisions of Section 7, the parking and loading regulations of Section 8, the specific use regulations of Section 9 for those uses noted with an asterisk (*) including aggregate extraction, and the sign regulations of Section 10.