

5 AGRICULTURAL DISTRICTS



5.1 Agricultural District 1 (A1-IDP)

The general purpose and intent of the Agricultural District 1 (A1-IDP) is to protect and enhance the agricultural production of products, goods and support services on large parcels while preventing the premature fragmentation of agricultural parcels and limiting urban and non-compatible agricultural uses that may impact the ultimate future urban expansion within the Tri-Area Intermunicipal Development Plan (IDP) Area.

- 5.1.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

a. PERMITTED USES

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| » Accessory Building(s) and Use(s) to Permitted Uses | » Dwelling, Single-Detached |
| » Agricultural Operations, Primary | » Greenhouse, Personal Use |
| » Bed & Breakfast Home | » Home Based Business, Office Use |
| » Beehive | » Public Utilities and Uses, Minor |
| » Cannabis Cultivation | » Residential Care Facility |
| » Coverall Building | » Secondary Suite |
| » Day Home | » Small Animal Breeding/ Boarding Services |

b. DISCRETIONARY USES

“*” indicates that the use is discretionary class 2

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|--|---|
| » Accessory Building(s) and Use(s) to Discretionary Uses | » Eating and Drinking Establishments* |
| » Agricultural Operations, Commercial* | » Educational Services* |
| » Agricultural Operations, Secondary | » Equestrian Centre |
| » Agricultural Operations, Value-Added | » Farm Vacation Home |
| » Agricultural Support Services | » Farmer’s Market* |
| » Agritourism | » Government Services* |
| » Breweries, Wineries and Distilleries* | » Greenhouses, Commercial Class 1* |
| » Cannabis Processing and Distribution* | » Greenhouses, Commercial Class 2* |
| » Caretaker/ Security Residence | » Group Home, Major* |
| » Cottage Industry | » Group Home, Minor* |
| » Domestic Animal Care Services | » Home Based Business, Major* |
| | » Home Based Business, Minor |
| | » Move-in Buildings |
| | » Natural Resource and Extraction Industry* |



- » Other Uses*
- » Parks and Playgrounds
- » Performance and Event Venue*
- » Public Utilities and Uses, Major*
- » Recreation Vehicle Storage
- » Recreational Uses*
- » Religious Assembly*
- » Storage Container (3 or more)
- » Solar Energy, Commercial*
- » Temporary Accommodations
- » Topsoil Stripping
- » Transfer Station*
- » Veterinary Services
- » Waste Management Facility*
- » Wind Energy Facility, Small Scale*

5.1.2. Development regulations for development in the Agricultural IDP District 1(A-1 IDP):

| REGULATION | PROVISION |
|---|---|
| SITE DEVELOPMENT | |
| Parcel Area (minimum) <i>for uses other than a farmstead separation or single vacant parcel</i> | An unsubdivided quarter section or land in title as of the date of the adoption of the Tri-Area IDP. |
| Parcel Area (maximum) <i>for farmstead separation or single vacant parcel</i> | 6.5 ha (16 ac), or as identified by the Limited Country Residential Use provisions of the Tri-Area IDP. |
| Parcel Width (minimum) | At the discretion of the Development Authority. |
| Site Coverage (maximum) | At the discretion of the Development Authority. |
| PRINCIPAL BUILDING | |
| Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i> | 40.0 m (130 ft) 20.0 m (65.6 ft) |
| Side Yard Setback (minimum) | 6.1 m (20.0 ft) |
| Rear Yard Setback (minimum) | 6.1 m (20.0 ft) |
| Building Height (maximum) | At the discretion of the Development Authority. |
| ACCESSORY STRUCTURES | |
| Front and Flanking Yard Setback (minimum) <i>from centre line of municipal roadway</i> <i>from centre line of public service road</i> | Same as principal building setbacks. |
| Side Yard Setback (minimum) | |
| Rear Yard Setback (minimum) | |
| Building Height (maximum) | |
| Separation Distance from Principal Building | 1.5 m (5.0 ft) |
| NOTE: Reference other sections in this Bylaw for additional development regulations. | |



- 5.1.3. Subdivision in this area shall be in accordance with the applicable provisions of the Tri-Area Intermunicipal Development Plan.
- 5.1.4. In addition to the requirements of Section 5.1.2, a dwelling unit shall be located a minimum distance of 100m (328 ft) away from a gas or oil well or may be within a lesser distance with written approval from the Alberta Energy Regulator.

OTHER REGULATIONS

- 5.1.5. In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other sections of this Bylaw.

