

SECTION 1 AGRICULTURAL

1.1 [AGG](#) – Agricultural General District



1. Purpose

The purpose of the Agricultural General District is to protect and enhance agricultural production while accommodating a range of supportive and compatible land uses.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure:

- i) That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- ii) That Manufactured Home, Single Wide as a Discretionary Use shall only be allowed within the following Multi-Parcel Subdivisions:

Flickinger Acres	NE 20-51-1-W5M
Jud Ranch	S ½ 17-52-1-W5M

- iii) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- iv) That Wind Energy Converter System(s) - Minor, as a Discretionary Use, are limited to no more than two systems;
- v) That Recreational Vehicle Storage shall not be within 150.0 m of a Multi-Parcel Residential Subdivision;
- vi) That Wellness Centre shall be a Permitted Use if both of the following criteria have been deemed to be satisfied by the Development Authority:

- (1) A Master Site Development Plan for the site, outlining the overall location and scope of the proposed development, has been approved by Parkland County; and
- (2) The proposed development is not located within 150.0 m of a Multi-Parcel Residential Subdivision;

- vii) That Wellness Centre shall be a Discretionary Use if either of the two criteria in above Subsection 2 a) vi) has not been satisfied as determined by the Development Authority;
- viii) That Mini Storage use shall not be located within 150.0 m of a Multi-Parcel Residential Subdivision.

- (1) The 150.0 m separation distance shall be measured from the boundary of the proposed development area to the boundary of the Multi-Parcel Residential Subdivision; and

- ix) The Parcel subject to the Mini Storage use shall be located within 100.0 m of a Highway, Arterial Road or Collector Road;

Bylaw No. 2020-11

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Bylaw No. 2021-04

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Bylaw No. 2018-03
 Bylaw No. 2019-01
 Bylaw No. 2020-11
 Bylaw No. 2020-16
 Bylaw No. 2021-04

b) PERMITTED USES	c) DISCRETIONARY USES
<p>Apiary</p> <p>Bed and Breakfast Home</p> <p>Cannabis Cultivation, Minor</p> <p>Dwellings, Single Detached</p> <p>Farm Vacation Home</p> <p>Government Services</p> <p>Home Day Care</p> <p>Manufactured Home, Single Wide</p> <p>Wellness Centre (<i>See Fundamental Use Provisions</i>)</p> <p>Wind Energy Converter System – Minor</p> <p>Error! Reference source not found. Uses for the uses listed in 1.1.2 b)</p>	<p>Abattoir</p> <p>Agricultural Support Services</p> <p>Animal Health Care Services</p> <p>Aquaculture</p> <p>Automotive Equipment and Vehicle Services <i>Automotive repair only on Lot A, Plan 5388 HW, Pt. NE-31-52-26-W4M, and Pt. NE-36-51-28-W4M (School bus operations)</i> <i>Only on the 8.09 hectares within SE-35-52-06-W5M</i></p> <p>Boarding House</p> <p>Cannabis Cultivation, Major</p> <p>Cemetery</p> <p>Community Recreation Services</p> <p>Cottage Industry</p> <p>Cultural Facilities</p> <p>Day Care Services</p> <p>General Industrial Manufacturing / Processing <i>only on the Northern half of NW15-15-7-W5</i></p> <p>Group Care Facility</p> <p>Group Home, Limited</p> <p>Group Home, Major</p> <p>Home Based Business Level 2</p> <p>Home Based Business Level 3</p> <p>Horticultural Use</p> <p>Industrial Storage and Warehousing <i>only on SW 3-52-27-W4 and 8.09 ha within SE 35-52-06-W5 (Tri Lakes Septic)</i></p> <p>Kennel</p> <p>Livestock Auction Mart</p> <p>Manufactured Home, Single Wide</p> <p>Medical Treatment Services</p> <p>Mini Storage</p> <p>Natural Resource Extraction/Processing</p> <p>Natural Science Exhibit</p> <p>Out-Building</p> <p>Outdoor Participant Recreation Services</p>

Bylaw No. 2018-03

Bylaw No. 2020-11

Bylaw No. 2022-10

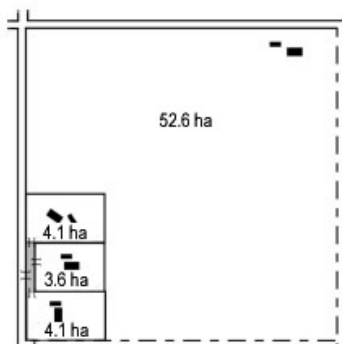
b) PERMITTED USES	c) DISCRETIONARY USES
	<p>Outdoor Shooting Range</p> <p>Personal and Health Care Services <i>only on Lot B, Plan 842 1539, Pt. NE 28-52-27-W4</i></p> <p>Professional, Business, Financial and Office Support Services <i>only on Lot 1, Plan 782 1361, Pt. SW 27-52-27-W4</i> <i>only on the 8.09 ha within S.E. 35-52-06-W5M as shown on Schedule "A" of Bylaw No. 2015-10 (Tri-Lakes Septic)</i></p> <p>Recreational Vehicle Storage</p> <p>Religious Assembly</p> <p>Riding Arena</p> <p>Secondary Suite</p> <p>Small Animal Breeding and/or Boarding Services</p> <p><u>Storage, Warehousing and Distribution, Outdoor</u> <u><i>only on Lot 3, Plan 167MC, Pt. NW 31-52-26-W4</i></u></p> <p>Tourist Campground, Destination</p> <p>Tourist Campground, Enroute</p> <p>Utility Service – Major Infrastructure</p> <p>Wellness Centre (<i>See Fundamental Use Provisions</i>)</p> <p>Wind Energy Converter Systems – Major</p> <p>Wind Energy Converter System – Minor</p> <p>Accessory Uses for the uses listed in 1.1.2 c)</p>

Bylaw No. 2018-09

3. Subdivision

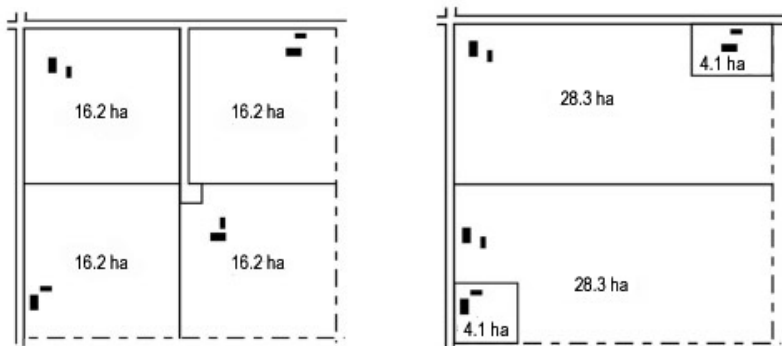
- a) Parcel Area Requirement (for purposes of new Parcel creation only)
 - i) Extensive Agriculture and Extensive Livestock shall have a minimum Parcel area of 16.0 ha more or less. The minimum Parcel Frontage shall be 400.0 m, more or less.
 - ii) Manufactured Home (single wide) and Dwelling, Single Detached shall have a minimum Parcel area of 0.8 ha of contiguous developable land and a maximum Parcel area of 4.0 ha for a single Parcel residential subdivision, unless greater area is required to include shelterbelts, natural features, on-site sewage disposal and water services, buildings or other improvements related to the residential component of an existing farmstead and the

applicant can demonstrate to the satisfaction of the County that existing farming operations on the remnant quarter section will not be restricted.



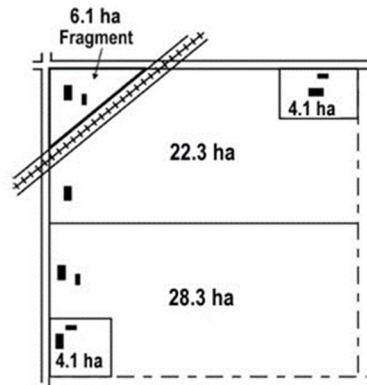
- iii) Minimum Parcel Frontage shall be 30.0 m excepting that it may be 20.0 m fronting onto an internal cul-de-sac.
 - iv) The maximum width:depth ratio for a residential Parcel shall be 1:4.
 - v) For all other Permitted and Discretionary Uses the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
- b) Number and Size of Parcels

- i) A maximum of three (3) subdivisions in addition to the remnant of the original quarter section shall be permitted per quarter section that may include the following:
 - (1) a maximum of four (4) 16 ha Parcels for Extensive Agriculture and Extensive Livestock that must have generally equal length and width;



- (2) a maximum of two (2) residential Parcels; however, only one (1) residential Parcel will be permitted to be subdivided out of each 32.0 ha Parcel; or
 - (3) a maximum of three (3) adjacent residential Parcels such that at least two (2) of the Parcels share a common approach onto a municipal road.
- c) Notwithstanding Subsection 1.1.3 b), the subdivision of a Parcel fragmented by a natural or man-made feature, such as a creek or Highway, may be supported if all the following criteria are met:
- i) the County is satisfied the size and characteristic of the fragmented land and the difficulty of access from the remainder of the land means the Parcel cannot be reasonably used with the balance of the title; and

- ii) the Parcel is the entire area of the fragment.



- d) Notwithstanding, pursuant to the *Act*, the provisions of Section 14 of the Subdivision and Development Regulation will prevail for all quarter sections within 800.0 m from a controlled Highway.

4. Development

- a) Setbacks for Principal Buildings
 - i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 6.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.
 - vi) A minimum Setback of 6.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- b) Setbacks for **Error! Reference source not found.** Buildings
 - i) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - ii) A minimum Setback of 13.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - iii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - iv) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - v) A minimum Setback of 3.0 m shall be provided from the side edge of the Parcel, not adjacent to any roadway.

- vi) A minimum Setback of 3.0 m shall be provided from the rear edge of the Parcel, not adjacent to any roadway.
- c) For Home Based Business Level 3, a minimum Setback of 152.0 m shall be maintained from the boundaries of the development to the boundaries of a multi-Parcel subdivision.
- d) Proposed development on substandard Parcels which do not meet the provisions of this Bylaw shall be considered by the Development Authority and development permits may be issued, having regard for the limitations of the Parcel.
- e) For all other Permitted and Discretionary Uses the minimum building Setback requirement shall be determined by the Development Authority.

5. Other Development Regulations

- a) Dugouts shall not be located within 30.0 m of any public road, or as approved by the Development Authority, and shall not encroach upon or affect any watercourse or drainage easement, and shall meet the minimum Setback requirements of the applicable district.
- b) Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.
- c) The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.
- d) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within **ERROR! REFERENCE SOURCE NOT FOUND. - ERROR! REFERENCE SOURCE NOT FOUND..**

6. Out-Building Regulations

- a) Applications for an Out-Building shall be considered at the discretion of the Development Authority based on the merits of the application and the context of the area. Consideration shall include, but not be limited to the size, scale, intensity, and intended use of the development; proximity to buildings on adjacent lands; established character within the area; Parcel size; and reasonable compatibility.
- b) An Out-Building shall:
 - i) Have a maximum floor area of 80 m²
 - ii) Be finished with durable exterior building material such as siding, stucco, brick, brick veneer or similar; and
 - iii) Be screened to the satisfaction of the Development Authority.