

Table 3.4-1: Permitted and Discretionary Uses by Land Use District

LAND USE	AGG	AGI	ANC	AGR	BRR	CCR	CR	CRE	CRR	CRWL	LSR	MHR	RRH	RC	HC	LC	BI	BIR	MI	HI	IR	RE	RIC	PC	PS	PR
ABATTOIR	D																		D				D			
ACCOMMODATION AND CONVENTION SERVICES		D	D											D	D		P	D								
AGRICULTURAL SUPPORT SERVICES	D	P		D										D	D	P	P	P	P				P			
AMUSEMENT AND ENTERTAINMENT SERVICES															D											P
ANIMAL HEALTH CARE SERVICES	D	D	D	D			D							D	D	D	P	D	P	P			P			
APARTMENT														D												
APIARY	P	P	P	P			D							D							P	P	P			
AQUACULTURE	D																				D	P	D			
AUCTIONEERING SERVICES															D		D		P	P	D	P	P			
AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES	D	D												D	D	D	P	D	P	P			D			
BED AND BREAKFAST HOME	P		P	P		D	P	D	D	P	D			P								D				
BOARDING HOUSE	D		D	D		D	D	D	D	P				P												
BULK AGRICULTURAL CHEMICAL DISTRIBUTION																				D						
BULK FUEL DEPOT															D				D	P		D	D			
CANNABIS CONSUMPTION FACILITY																										
CANNABIS CULTIVATION, MAJOR	D	<del>D</del> P															D	P	P			D	D			
CANNABIS CULTIVATION, MINOR	P	<del>D</del> P	D				D										D	P	P			D	D			
CANNABIS PROCESSING, MAJOR		<del>D</del> P															D	P	P			D	D			
CANNABIS PROCESSING, MINOR		<del>D</del> P															D	P	P			D	D			



## 4.2 AGI – Agricultural Industry Development District

### 1. Purpose

The purpose of this district is to accommodate new agricultural-based and alternative energy-based development in rural or rural fringe areas that:

- a) manufactures or processes value added agricultural products;
- b) produces or imports materials, or grows biomass crops, for use in alternative energy feed stocks or products; or
- c) generates alternative energy.

### 2. Uses

#### a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 2 b) and c) shall ensure that any new principal developments:

- ii) support value added manufacturing or processing of agricultural or biomass inputs;
- iii) produce supplies or inputs that directly support the value added agriculture and/or alternative energy industries; or
- iv) provide for the generation of alternative energy.

b) PERMITTED USES	c) DISCRETIONARY USES
Agricultural Support Services Apiary Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Extensive Agricultural Development General Industrial Manufacturing/Processing Government Services Horticultural Uses Silviculture Processing Solar Farm Accessory Uses for the uses listed in 4.2.2 b)	Accommodation and Convention Services Animal Health Care Services Automotive Equipment and Vehicle Services <del>Cannabis Cultivation, Major</del> <del>Cannabis cultivation, Minor</del> <del>Cannabis Processing, Major</del> <del>Cannabis Processing, Minor</del> Community Recreation Services Day Care Services Drive Through Business General Commercial Retail Services Indoor Eating Establishment Indoor Participant Recreation Services Liquor Sales/Distribution Services Personal and Health Care Services Spectator Sports Establishments

3. When evaluating the appropriateness for a proposed Cannabis Cultivation, Major use in certain Agricultural Districts where it is a Discretionary use, the Development Authority shall consider:
  - a) The proposed site shall be suitable and appropriate for the scale and intensity of the proposed facility. To assess site suitability, the Development Authority may consider factors such as, but not limited to, size of the property, site servicing, distances to nearby residences, access to transportation networks, agricultural soil capacity, environmentally significant areas, and other unique site conditions.
  - b) ~~Cannabis Cultivation, Major use shall not be located within a Prime Agricultural Area as identified in Parkland County's Municipal Development Plan Bylaw 2017-14. Cannabis Cultivation, Major will be encouraged to locate in areas with a soil class of 3 – 6 when located in Prime Agricultural areas as identified by Parkland County's Municipal Development Plan Bylaw 2017-14.~~
  - c) Cannabis Cultivation, Major use shall not be located within 150.0 m from the boundary of a Multi-Parcel Residential Subdivision.
    - i) 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.
  - d) Landscaping and screening measures may be required at the discretion of the Development Authority to minimize any adverse visual impact to nearby residences and public roadways.
  - e) Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from any nearby residences or public roadways.
  - f) Vehicular entrances and exits as well as on-site pedestrian and vehicular routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.
  - g) Hours of heavy equipment traffic may be restricted at the discretion of the Development Authority to minimize any adverse impact to any nearby residences.
  - h) The Development Authority may require the applicant to conduct and document public engagement prior to submitting a development permit application for a Cannabis Cultivation, Major use if, in the Development Authority's opinion, the development may present significant adverse impact to nearby properties.
4. Cannabis Cultivation, Major use shall incorporate Dark Sky compliant practices and measures to minimize light pollution to nearby properties.
5. The proposed development shall meet all federal, provincial and all other relevant statutory requirements prior to commencement of the operation, and provide evidence of applicable federal and provincial approvals to the satisfaction of the Development Authority.

## 12.27 Cannabis Cultivation, Minor

1. Cannabis Cultivation, Minor use may be a Permitted or Discretionary Use in certain Industrial Districts, subject to the standard development regulations, design and character, landscaping, parking and loading, signage and other applicable requirements of the respective Industrial Districts.
2. ~~Cannabis Cultivation, Minor use may be a Permitted or Discretionary use in certain Agricultural and Country Residential Districts if, in the opinion of the Development Authority, the potential intensity of the use is appropriate and reasonably compatible with the nature and uses of the surrounding properties.~~

3. ~~The following provisions shall apply to Cannabis Cultivation, Minor use where allowed for in this Bylaw~~ When evaluating the appropriateness for a proposed Cannabis Cultivation, Minor use in certain Agricultural and Country Residential Districts where it is a Permitted or Discretionary use, the Development Authority shall consider:
- a) Cannabis Cultivation, Minor use shall not be located within 150.0 m of:
    - i) a Multi-Parcel Residential Subdivision;
    - ii) a provincial healthcare facility;
    - iii) a school or building containing Educational Services; or,
    - iv) a school reserve or municipal and school reserve.
  - b) Cannabis Cultivation, Minor use shall incorporate Dark Sky compliant practices and measures to minimize light pollution to nearby properties.
  - c) The maximum gross floor area of a Cannabis Cultivation, Minor facility shall be 325.0 m<sup>2</sup>. The total square metres of Cannabis Cultivation, Minor use shall be included in the calculation for Accessory Development as per Section 11.1.3.
  - d) Cannabis Cultivation, Minor shall be designed, sited, constructed and finished in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of adjacent and neighbouring lands.
  - e) Any building or structure for the purposes of Cannabis Cultivation, Minor use shall be a minimum of 30.0 m from all property lines
  - f) Cannabis Cultivation, Minor will not be supported in a dwelling.
  - g) Landscaping and screening measures may be required at the discretion of the Development Authority to minimize any adverse visual impact to nearby residences and public roadways.
  - h) The proposed development shall meet all federal, provincial and all other relevant statutory requirements prior to commencement of the operation, and provide evidence of applicable federal and provincial approvals to the satisfaction of the Development Authority.