

## SECTION 4 AGRICULTURAL



### 4.1 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;

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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><b>ACCESSORY</b> Uses for the uses listed in 4.1.2 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</p> <p><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) 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</p> <p><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</p> <p><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>

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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>Solar Farm</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><b>ACCESSORY</b> Uses for the uses listed in 4.1.2 c)</p>

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### 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.



## 4.4 AGR – Agricultural Restricted District

### 1. Purpose

To permit agricultural production and related farming activities while providing limited opportunity on a discretionary basis for compatible non-farm related land uses, and to prevent premature or scattered subdivision.

### 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 notwithstanding 4.4.2 b) and c), the following uses are neither Permitted nor Discretionary Uses within the Jackfish Lake Area Structure Plan and surrounding Osborne Acres:
  - (1) Agricultural Support Services
  - (2) Natural Resource Extraction/Processing
  - (3) Outdoor Participant Recreation Services
  - (4) Tourist Campground, Destination
  - (5) Tourist Campground, Enroute
- iii) That notwithstanding 4.4.2 a) and b) the following are neither Permitted nor Discretionary Uses within the AGR District surrounding Osborne Acres:
  - (1) Dwelling, Single Detached
  - (2) Manufactured Home, Single Wide
  - (3) Secondary Suite (on Parcels smaller than 28.3 ha (70 acres))
  - (4) Out-Buildings
- iv) That Recreational Vehicle Storage shall not be within 150.0 m of a Multi-Parcel Residential Subdivision;
- v) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- vi) That Wind Energy Converter System(s) - Minor, as a Discretionary Use, are limited to no more than two systems;
- vii) 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.

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viii) That Wellness Centre shall be a Discretionary Use if either of the two criteria in above Subsection 2 a) vii) has not been satisfied as determined by the Development Authority.

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b) PERMITTED USES	c) DISCRETIONARY USES
<p>Apiary</p> <p>Bed and Breakfast Home</p> <p>Dwelling, Single Detached</p> <p>Farm Vacation Home</p> <p>Government Services</p> <p>Home Day Care</p> <p>Manufactured Home, Single Wide <i>Not a Permitted or Discretionary Use surrounding Osborne Acres.</i></p> <p>Wellness Centre (<i>See Fundamental Use Provisions</i>)</p> <p>Wind Energy Converter System – Minor</p> <p><b>ACCESSORY</b> Uses for the uses listed in 4.4.2 b)</p>	<p>Agricultural Support Services</p> <p>Animal Health Care Services</p> <p>Boarding House</p> <p>Cemetery</p> <p>Community Recreation Services</p> <p>Cottage Industry</p> <p>Cultural Facilities</p> <p>Daycare Services</p> <p>Group Care Facility</p> <p>Group Home, Limited</p> <p>Group Home, Major</p> <p>Home Based Business Level 2</p> <p>Horticultural Use</p> <p>Kennel</p> <p>Medical Treatment Services</p> <p>Natural Resource Extraction/Processing</p> <p>Natural Science Exhibits</p> <p>Out-Building</p> <p>Outdoor Participant Recreation Services</p> <p>Personal and Health Care Services <i>Only on Lot B, Plan 8421539 Pt. NE-28-52-27-W4M</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><b>Solar Farm</b></p> <p>Tourist Campground, Destination</p> <p>Tourist Campground, Enroute</p> <p>Wellness Centre (<i>See Fundamental Use Provisions</i>)</p> <p>Wind Energy Converter Systems – Major</p>

b) PERMITTED USES	c) DISCRETIONARY USES
	Wind Energy Converter System – Minor  <b>ACCESSORY</b> Uses for the uses listed in 4.4.2 c)

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### 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 60.0 ha, more or less.
  - ii) Manufactured Home (single wide) and Dwelling, Single Detached shall have a minimum Parcel area of 0.8 ha of 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, private on-site sewage disposal and water services, buildings or other improvements related to the residential component of a farmstead and the applicant can demonstrate to the satisfaction of the County that existing farming operations will not be restricted. The maximum width:depth ratio for a residential Parcel shall be 1:4.
  - iii) Horticultural Use shall have a minimum Parcel area of 16.0 ha more or less.
  - iv) For all other Permitted and Discretionary Uses the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
- b) Parcel Density Requirement (for purposes of new Parcel creation only)
  - i) Manufactured home, single wide and dwelling, single detached shall have a maximum of one (1) single Parcel residential subdivision from an un-subdivided quarter section.
  - ii) For all other Permitted and Discretionary Uses, the minimum and maximum Parcel density requirements shall be determined by the Subdivision Authority.

### 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
- c) **ACCESSORY** 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.
- 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 otherwise approved by the Development Authority, 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.
  - i) 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.
- c) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.

## 6. Regulations for an Out-Building

- 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 m<sup>2</sup>;
  - 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.



- i) Vehicle entrances and exists, as well as internal vehicle routes, shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- ii) All on-site roadways, parking, loading and storage areas shall have a durable hard surface of asphalt or similar material and the same shall be drained and developed to the satisfaction of the Development Authority in consultation with Parkland County Engineering Services.
- iii) Roads and road networks leading to a proposed Mini Storage may be required as a condition of Development Permit approval to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed development.
- iv) Mini Storage use shall not generate off-site nuisance including noise, dust, odour, heat, glare or refuse matter considered excessive by the Development Authority.
- v) Mini Storage use shall not include the storage of hazardous materials and/or goods.
- vi) Mini Storage use shall not include overnight accommodations.

### **12.31 Solar Farm**

1. The Alberta Utilities Commission (AUC) regulates large scale / commercial energy projects. Where AUC approval has been applied for or received, a copy of the application submitted to the AUC may be used to satisfy some or all the requirements for a Development Permit. The Development Authority may also request additional information be submitted as part of the Development Permit Application as outlined under Section 16.3.
2. The Development Authority shall require, as a condition of Development Permit approval, that the applicant(s) acquire all necessary Provincial permits and approvals pertinent to the proposed development. Further, the applicant(s) shall be required to supply a copy of any such Provincial permit or approval to the County for its records.
3. Setbacks for Solar Farms shall comply with the Accessory Building setbacks of the District in which the Development is located. Setbacks from Provincial highways shall be determined in consultation with Alberta Transportation.
4. There shall be a minimum distance separation of 300.0 metres between any Solar Farm and the boundary of a Multi-Parcel Residential Subdivision.
5. The maximum height of Solar Energy Systems shall not exceed 5.0 metres.
6. In determining the appropriateness and suitability of a site for a proposed Solar Farm use, the Development Authority shall consider information required by the AUC as part of applications for power plants, as well as may consider due regard for the following:
  - a) the purpose of this Bylaw and the general purpose of the district in which the development is located and future use of the site;
  - b) the provisions of the Municipal Development Plan and any relevant statutory plan;
  - c) relevant guidelines and application made for provincial approval;
  - d) conservation of topsoil for agricultural use on the site or another site;
  - e) conservation of designated historical resources;
  - f) conservation of trees and maintenance of habitat;

- g) conservation of environmentally significant and sensitive areas, including areas identified in the Environmental Conservation Plan;
  - h) conservation of watercourses; and
  - i) safety and potential nuisance effect(s) on adjacent properties.
- 7. When evaluating the appropriateness of a proposed Solar Farm use, the Development Authority shall consider:
  - a) All surface drainage shall be contained on site and any adjacent water bodies shall be adequately protected from run-off. The proposed site grade shall, to the extent practical, retain the natural contour of the land, minimize the necessity to use retaining walls, and ensure positive drainage to appropriate receiving water courses.
  - b) For applications involving land excavation, the Development Authority may request additional information as outlined under Section 11.8.
  - c) Suitable fencing shall be installed to provide security and discourage trespassing. Fencing must be a minimum height of 1.8 metres and be constructed using durable materials, including chain link.
  - d) Spacing of Solar Farm equipment shall provide access for firefighting of both forage and electrical fires.
  - e) Information on potential impacts of solar glare on surrounding land uses and roadways within 800 metres of the boundary of the Solar Farm shall be provided to the Development Authority.
  - f) 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.
  - g) Solar Farm use will be encouraged where feasible 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.
  - h) When locating in Prime Agricultural Areas with a soil class of 1 or 2, the development should be designed in such a manner as to maintain the agricultural productivity of the subject lands where not used by Solar Energy Systems. This shall be demonstrated by way of site design and/or operational details to the satisfaction of the Development Authority.
  - i) A weed control plan shall be submitted to the satisfaction of Parkland County Agricultural services.
  - j) Applicants shall provide information on decommissioning and reclamation plans that outline how sites will be returned to their pre-development state as required by the AUC, demonstrating sufficient funds are available at the end of life to cover the cost of decommissioning and reclamation.
  - k) The Development Authority may require the applicant to conduct and document public engagement prior to submitting a Development Permit Application for Solar Farm use if, in the opinion of the Development Authority, the development may present significant adverse impact to nearby properties.