



4.4. 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:

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

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 that any new principal developments:

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

b) PERMITTED USES

Agricultural Support Services

Apiary

Extensive Agricultural Development

General Industrial Manufacturing/Processing

Government Services

Horticultural Use

Professional, Business, Financial and Office Support Services, as ancillary to uses listed in 4.4(2)(b)

Silviculture Processing

Solar Farm

Wind Energy Converter System – Minor (1 System)

c) DISCRETIONARY USES

Dwelling, Single Detached, that exist on or before the lands being redistricted to this district

Natural Science Exhibits/Tours

Professional, Business, Financial and Office Support Services, as ancillary to uses listed in 4.4(2)(c)

Wind Energy Converter System – Minor (2 Systems)

Wind Energy Converter System – Major (3 Systems or more)

3. Fundamental Use Provisions Interpretation

To ensure that a use meets the Fundamental Use Provisions, the Development Authority shall interpret the use based on the fundamental purpose of the proposed use, in accordance with the following principles:

- a) For the purposes of this District, value added agriculture production shall mean manufacturing or processing wherein an agricultural commodity undergoes physical changes, and as a result the consumer base for the commodity is expanded and/or the producers are able to capture a greater share of the revenue.
- b) For the purposes of this District, alternative energy shall mean energy generated from sources other than fossil fuel, and include biofuels or renewable energy sources such as sunlight, wind, and geothermal heat that are naturally replenished.
- c) For the purposes of this District, uses that directly support the value added agricultural and alternative energy industries shall mean any manufacturing or processing providing supplies or inputs that directly support these industries. Examples include processing of biomass to produce biofuels.
- d) In interpreting the use, the Development Authority may request the Applicant to provide a description explaining the nature of the use and how it would meet the qualifiers outlined in Fundamental Use Provisions.
- e) The Fundamental Use Provisions are to be applied to the principal use for new developments. The Provisions do not apply to Permitted and Discretionary Uses that exist on or before the lands being redistricted to this district.

4. Development Regulations

- a) Setbacks
 - (i) Minimum Front Yard Setback
 - (1) A minimum setback of 8.0 m (26.3 ft) shall be provided from the front property line.
 - (2) Notwithstanding 4 a)(i)(1) above, for parcels adjacent to a highway, the minimum setback from a property line abutting the highway shall be determined by the Development Authority in consultation with Alberta Transportation.
 - (ii) Minimum Side Yard Setback
 - (1) A minimum setback of 3.0 m (9.8 ft) shall be provided from a side property lines for parcels not adjacent to multi-parcel residential subdivisions.
 - (2) A minimum side yard setback of 15.0 m (49.5 ft) shall be provided from a side property lines for parcels with side yards that are adjacent to a multi-parcel residential subdivision.
 - (iii) Minimum Rear Yard Setback
 - (1) A minimum setback of 9.0 m (29.5 ft) shall be provided from a rear property lines for parcels not adjacent to multi-parcel residential subdivisions.

- (2) A minimum rear yard setback of 15.0 m (49.5 ft) shall be provided from arear property lines for parcels with rear yards adjacent to a multi-parcel residential subdivision.

b) Parking and Loading

- (i) 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.
- (ii) Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement, and to minimize impacts on adjacent land uses.
- (iii) No parking, loading, trash collection, outdoor service or display area shall be permitted within the first 6 metres of a required front yard setback. Loading and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from any adjacent residential properties or public roadway.

c) Outdoor Storage

- (i) All outdoor storage that may present negative visual impact shall be mitigated by use of fencing or landscaping, or by being located in areas that will present minimal visual impact to existing residential developments.

d) Screening

- (i) Any alternative or renewable energy systems may be located and screened, by land forms, natural vegetation or other means to minimize its visual impact on adjacent residences, public roads, or other public areas at the discretion of the Development Authority.

e) Safety and risk assessment is an integral component of the industrial development permitting process. Where there are potential effects or risks associated with a proposed development, the Development Authority may require the applicant to retain a qualified professional acceptable to the Development Authority to provide a Risk Assessment Report of the proposed development.

f) Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for 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, unique physical features, and overall ecosystem services, and shall recommend appropriate measures for protecting significant features.

SILVICULTURE PROCESSING means the processing of cultivated forest commodities.

SITE means one or more parcels for which an application is being made, and may include streets, Lanes, walkways and any other land surface upon which development is proposed.

SITE AREA means the total area of a site.

SITE COVERAGE means the percentage of the site area covered by a building or buildings.

SITE PLAN means a plan submitted in support of a development permit application, the approval of which may require a development servicing agreement, including matters such as engineering drawings for sewer, storm drainage, water, roads, etc.

SMALL ANIMAL BREEDING / BOARDING SERVICES means development used for the breeding, boarding, caring or training of small animals, other than dogs, normally considered household pets. Typical facilities include pet boarding and pet training establishments.

SOLAR ENERGY SYSTEM means a system of components that convert sunlight energy into useable electrical or heat energy.

SOLAR FARM means an installation or area of land in which a large Solar Energy System is installed in order to generate an alternative energy.

SPECTATOR SPORTS ESTABLISHMENTS means development providing facilities intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis. Typical facilities would include coliseums, stadiums, arenas, animal racing tracks and vehicle racing tracks.

STATUTORY PLAN means a Municipal Development Plan, Area Structure Plan or Area Redevelopment Plan pursuant to the *Municipal Government Act*.

STRIPPING OF SOIL means the removal and stock pile of top-soil on a lot or parcel, either for future reclamation purposes and/or possible sale under an approved development permit.

STRUCTURAL ALTERATIONS means any change to the roof, foundation or exterior walls of a structure that results in the expansion of the usable floor area of a structure or reduces existing setback distances.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of a floor and the ceiling above it. A basement or a loft is deemed not to be a storey.

STRUCTURE means anything constructed or erected on the ground, or attached to something on the ground, and includes all buildings.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD means the same as defined in the Act;

SUBDIVISION AUTHORITY as established pursuant to the Act, means that person(s) defined by the Subdivision Authority Bylaw of Parkland County.

SUBSTANDARD PARCEL means a parcel which does not meet the provisions of this Bylaw pertaining to parcel size.

Bylaw No. 2015-13

