

AGRICULTURE: AG

SECTION 1 PURPOSE

The purpose of this land use district is to allow for the pursuit of agricultural endeavors on larger parcels of land, typically on the periphery of existing development, and to ensure such lands can be developed to an urban standard, when required.



SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Accessory structures ≤ 10.7 m in height Accessory uses Additions to existing dwellings Agricultural cropping and grazing Dwelling (1 st on parcel): Modular home A/B Moved-in Ready-to-move home A/B Single detached Home occupation 1 ‡Structural alterations to an approved use	Accessory structures > 10.7 m in height Alternative energy, private Garden centre Greenhouse Home occupation 2/3 Kennels: Minor Major Market garden Shipping containers Signs: Freestanding	Dwelling (farm help): Modular home A/B Moved-in Ready-to-move home A/B Single detached Gravel crushing operations Natural resources extraction Private recreation Private utilities Secondary suites

Notes	<p><i>*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer. See Sections 2 and 4 of Administration for more information.</i></p>
	<p><i>†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission. See Sections 2 and 4 of Administration for more information.</i></p>
	<p><i>‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not require any variances</u>. See Section 4.9 of Administration.</i></p>
	<p><i>Dwelling (1st on parcel) allows for one dwelling of the types listed, to be placed on a parcel that does not have any dwellings on it.</i></p>
	<p><i>Dwelling (farm help) allows for application to be made for a second dwelling on a parcel that already has one dwelling on it that, if approved, provides housing for persons that are intended to provide farm help for the agricultural operations that are undertaken on the parcel upon which application for the dwelling (farm help) has been made.</i></p>

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	64.8 ha (160 acres) or existing titles	To the discretion of the Development Authority.	

SECTION 4 SETBACKS

Principal Building	
Front and Secondary front	To the discretion of the Development Authority.
Rear	
Side	
Notes	<p><i>Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.</i></p> <p><i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i></p>

Accessory Building(s)/Structure(s)	
To the discretion of the Development Authority.	
Notes	<p><i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.</i></p> <p><i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i></p> <p><i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i></p>

SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: to the discretion of the Development Authority.

SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s)/structure(s):
 - (a) garages: 4.9 m (16 ft)
 - (b) all other accessory buildings/structures: 10.7 m (35 ft) for permitted uses, and to the discretion of the Development Authority for any building/structure beyond 10.7 m (35 ft)

SECTION 7 APPLICABLE SCHEDULES

(1) The following schedules and sections of this bylaw that apply to the AG land use district include but are not limited to:

(a) General Standards of Development: **Schedule 3**

Section 1: Accessory Buildings and Structures
Section 2: Access Requirements
Section 3: Animal Units
Section 4: Corner Lots
Section 5: Decks and Patios
Section 6: Design Standards
Section 7: Exceptions to Building Height
Section 8: Fences, Privacy Walls and Gates
Section 10: Grading, Excavation, Stripping and Stockpiling
Section 12: Interface Areas
Section 13: Landscaping
Section 15: Moved-in Buildings
Section 16: Nuisance, Pollution and Hazard Control
Section 17: Outdoor Lighting
Section 18: Outdoor Storage and Display
Section 19: Parking and Loading
Section 20: Prohibitions
Section 21: Projections into Setbacks
Section 23: Site Drainage and Stormwater Management

(b) Use-specific Standards of Development: **Schedule 4**

Section 1: Alternative Energy Sources
Section 5: Home Occupations
Section 10: Modular Homes and Ready-to-Move (RTM) Homes
Section 12: Natural Resource Extraction and Processing
Section 13: Secondary Suites