

11.3 | AGRICULTURE (A) DISTRICT

1. PURPOSE

The general purpose of Agricultural (A) District is to encourage the preservation of the County's agricultural land and to support viable and prosperous farming operations while allowing for limited and appropriate residential development, natural resource extraction and agricultural-related commercial uses.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Abattoirs
Agriculture, Intensive	Agricultural Product Processing
Agroforestry	Agri-Tourism
Child Care Facilities	Airport
Day Homes	Animal Breeding and Boarding Facilities
Dwellings, Duplex	Animal Shelters
Dwellings, Single Detached	Bed and Breakfast Establishments
Dwellings, Manufactured Home	Boarding Houses
Home Businesses, Major	Cemeteries
Home Businesses, Minor	Communal Dwellings
Institutional Uses	Compost Facilities (Class I and II)
Public or Quasi-Public Buildings and Uses	Confined Feeding Operations
Public Utility Buildings	Country Inns
Sea Cans	Family Care Facilities
Suites (Garage, Guest House, In-law, Secondary, Security)	Funeral Homes
Tree Farms	Group Care Facilities
Buildings and Uses Accessory to Permitted Uses	Guest Ranches
	Industrial Uses, Rural
	Livestock Sales Yards
	Natural Resource Extraction and Processing
	Pet Service Facilities
	Private Clubs
	Recreational Vehicle Storage Facilities
	Recycling Facilities
	Signs
	Solar Farms
	Solar Panels, Free Standing
	Transfer Stations
	Trucking and Cartage Establishments
	Veterinary Clinics
	Veterinary Hospitals
	Wind Energy Conversion Systems, Large
	Wind Energy Conversion Systems, Small
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

<p>1. MINIMUM LOT AREA, AGRICULTURAL USES</p>	<p>The minimum agricultural parcel size shall be 30.4 ha (75.0 acres) with the following exceptions:</p> <ul style="list-style-type: none"> a. where parcels have been fragmented by natural or constructed barriers; b. where a prior subdivision has resulted in a parcel of less than 30.4 ha (75.0 acres); c. where the original quarter section is less than 64.7 ha (160.0 acres), in which case the minimum parcel size shall not be less than forty-five percent (45%) of the area of the quarter section; or d. in association with a related development approval or development application for intensive agriculture uses.
<p>2. MINIMUM LOT AREA, OTHER USES</p>	<p>0.4 ha (1.0 ac.) of developable area</p>
<p>3. MAXIMUM LOT AREA RESIDENTIAL USES</p>	<ol style="list-style-type: none"> 1. The maximum size of a country residential use parcel in the Agriculture Policy Area shall be 1.2 hectares (3.0 acres), unless the applicant provides a real property report or building site certificate, prepared by a registered Alberta Land Surveyor, which demonstrates to the satisfaction of the Subdivision Authority that a larger parcel: <ul style="list-style-type: none"> a. is necessary to accommodate existing improvements such as farmstead structures, outbuildings ancillary to a farmstead, wells, private sewage disposal facilities, and/or a driveway; or b. would consist of land that is marginal due to topographic or other geographical features, such as treed areas and waterbodies or wetlands. 2. If sufficient evidence is provided to justify increasing the parcel area, the Subdivision Authority may, at their sole discretion, approve: <ul style="list-style-type: none"> a. within a previously unsubdivided quarter section, a single parcel up to but not exceeding 12.1 hectares (30.0 acres) in area; or b. within a quarter section that has been previously subdivided for agricultural use, up to two (2) parcels not exceeding 8.1 hectares (20.0 acres) in combined total area from one agricultural use parcel with a maximum area of 4.0 hectares (10.0 acres) from the other agricultural use parcel. 3. Notwithstanding Subsection (2)(a), within a quarter section that has been previously subdivided for country residential use, the maximum parcel area for a residential use parcel shall be limited by the extent of the previously approved residential subdivisions within the quarter section . In no instance shall the maximum combined area of residential use parcels be allowed to exceed 12.1 hectares (30.0 acres) in total area per quarter section.
<p>4. MINIMUM FLOOR AREA</p>	<p>Single family dwellings: 55.7 m² (600.0 ft²) Manufactured home units: 55.7 m² (600.0 ft²).</p>
<p>5. MINIMUM LOT WIDTH</p>	<p>50.0 m (164.0 ft)</p>

6. MINIMUM YARD SETBACKS	FRONT/ CORNER	10.0 m (32.8 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	5.0 m (16.4 ft)
	REAR	5.0 m (16.4 ft)
7. MAXIMUM BUILDING HEIGHT		Dwelling unit: 9.1 m (30.0 ft)
		Accessory buildings: 11.0 m (36.0 ft)
8. MAXIMUM DWELLING DENSITY		As required in Section 9.7

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.