

Section 102A Agricultural District - AGRSA

102A.1 Purpose

The purpose of this district is to allow for agricultural operations in the City's Rural Service Area.

102A.2 Area of Application

The Agriculture District shall only be applied within the Rural Service Area Overlay area as defined in Schedule L of this Bylaw.

102A.3 Permitted Uses	
• Agricultural Operation	
102A.4 Discretionary Uses - Development Officer	
• Accessory Building or Structures • Agricultural Industry • Animal Service Facility, Major • Animal Service Facility, Minor • Auctioneering Facility • Backyard Suite • Bed and Breakfast • Child Care Facility • Grain Elevator • Greenhouse • Handicraft Business	• Home Business • Home Occupation, Agricultural • Intensive Agriculture • Manufactured Home • Modular Construction • Public Utility • Retail Store, Convenience • Secondary Suite • Single Detached Dwelling • Small Wind Energy Systems, Solar Collector
102A.5 Discretionary Uses - Committee	
• Abattoir • Airport	• Bulk Chemical and/or Fuel Storage Facility • Cemetery

(Bylaws C-1260-151 – Apr 4, 2022 and C-1260-215 – Aug 31, 2026)

102A.6 District Requirements

In addition to the General Land Use Provisions contained in Parts Seven, Eight and Nine, the following regulations shall apply to development in this district.

102A.6.1 Farmsteads		
a)	Minimum Lot Area:	2 ha (5 acres)
b)	Maximum Lot Area:	6 ha (15 acres)
c)	Minimum Side Yard:	30 metres
d)	Minimum Rear Yard:	30 metres
e)	Minimum Front Yard:	30 metres

102A.6.2 All Other Uses except Public and Institutional Uses, Accessory Buildings and Structures and Farm Buildings		
a)	Minimum Lot Area:	58 ha
b)	Maximum Lot Area:	At the discretion of the Development Authority
c)	Maximum Lot Density:	At the discretion of the Development Authority
e)	Minimum Front Yard:	30 metres
f)	Minimum Side Yard:	30 metres
g)	Minimum Rear Yard:	30 metres

102A.7 Public Uses and Institutional Uses

District requirements for parks, and public and institutional uses, including public sewage and water treatment facilities, public landfill sites, and other similar public uses, shall be at the discretion of the Development Authority.

102A.8 Crown Land

Proposed development on Crown land needing a development permit may require authorization or lease arrangements from the appropriate provincial department before issuance of a development permit is considered by the City.

102A.9 Accessory Buildings and Structures and Farm Buildings

All accessory buildings and structures and farm buildings shall be set back a minimum distance of 30 m (100 feet) from the front lot line and 15 m (50 feet) from all other lot lines.

102A.10 Clustered Farm Dwellings

Clustered farm dwellings may be allowed, provided that the Development Authority is satisfied that provision has been made for water supply, sewage disposal, and power to serve all of the dwelling units. The Development Authority may also limit the number of units, and place restrictions on the building size and construction.

102A.11 Farmsteads, Abandoned Farmsteads and Fragmented Parcels

On any parcel created for farmsteads, abandoned farmsteads or fragmented parcels, minor agricultural pursuits may be allowed, subject to the provisions of Section 4 of Schedule L of this Bylaw.

(Bylaw C-1260-189-March 24, 2025)

102A.12 Agricultural Industries

Agricultural industrial uses are subordinate to the predominant use of the land for agricultural production. The subdivision of land for small-scale industrial uses shall not be allowed. Industrial uses requiring separate title to a property shall be rezoned to an appropriate industrial district prior to subdivision.

(Bylaw C-1260-98 - December 13, 2021)

102A.13 Special Requirements for Secondary Suites

- a. The following standards under Section 57 Secondary Suites do not apply in this district:
 - i) 57.3 – Neighbourhood distribution limits
 - ii) 57.6 – Bedroom limits based on lot width
 - iii) 57.13 through 57.16 – Parking requirements
 - iv) 57.17 – Outline Plan location restrictions
- b. The following additional provisions shall apply:
 - i) A Secondary Suite shall be smaller than the habitable floor area of the principal dwelling and shall not exceed 1,400 sq. ft. (130 m²).
 - ii) The maximum number of bedrooms in a Secondary Suite shall be three (3).

(Bylaw C-1260-215 – Aug 31, 2026)

102A.14 Special Requirements for Backyard Suites

- a. The following standards under Section 46 Backyard Suites do not apply in this district:
 - i) 46.1 – Minimum lot width requirements
 - ii) 46.2 – Neighbourhood distribution limits
 - iii) 46.3 – Maximum bedroom limit
 - iv) 46.4 through 46.6 – Parking requirements
 - v) 46.7 – Site coverage
 - vi) 46.8 – Maximum floor area
 - vii) 46.18 – Outline Plan location restrictions
- b. The following additional provisions shall apply:
 - i) A Manufactured Home / Mobile Home may be permitted as a Backyard Suite.
 - ii) The maximum number of bedrooms in a Backyard Suite shall be three (3).
 - iii) The landowner shall be responsible for ensuring that adequate potable water supply and sanitary sewage disposal capacity are available to support the proposed Backyard Suite, in accordance with all applicable municipal and provincial requirements. The Development Authority may, as a condition of approval, require information, documentation or acknowledgements satisfactory to the Development Authority to address servicing requirements.
 - iv) The landowner shall provide proof, to the satisfaction of the Development Authority, that the proposed Backyard Suite has adequate legal and physical access for emergency vehicles, which may include a site plan demonstrating driveway width, turning radius, vertical clearance, access configuration or written confirmation from the fire authority.

(Bylaw C-1260-215 – Aug 31, 2026)