

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	
<ul style="list-style-type: none"> • Agricultural Operation 	
102A.4 Discretionary Uses - Development Officer	
<ul style="list-style-type: none"> • Accessory Building or Structures • Agricultural Industry • Animal Service Facility, Major • Animal Service Facility, Minor • Auctioneering Facility • Bed and Breakfast • Child Care Facility • Grain Elevator • Greenhouse • Handicraft Business 	<ul style="list-style-type: none"> • Home Business • Home Occupation, Agricultural • Intensive Agriculture • Manufactured Home • Modular Construction • Public Utility • Retail Store, Convenience • Single Detached Dwelling • Small Wind Energy Systems, Solar Collector (Bylaw C-1260-151-April 4, 2022)
102A.5 Discretionary Uses - Committee	
<ul style="list-style-type: none"> • Abattoir • Airport (Bylaw C-1260-151-April 4, 2022) 	<ul style="list-style-type: none"> • Bulk Chemical and/or Fuel Storage Facility • Cemetery

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 J of this Bylaw.

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)