

91. A - Agriculture District

Purpose

To preserve better agricultural land and to provide areas for the conduct, accommodation, and continuation of a wide-range of agricultural and compatible uses.

Permitted Uses	
(a) Accessory Building	(k) Move On Building
(b) Agricultural Building	(l) Office
(c) Agriculture, Extensive	(m) Portable Storage Container
(d) Greenhouse, Private	(n) Public Utility Building
(e) Home Occupation, Minor	(o) Riding Arena, Indoor Private
(f) Housing, Modular	(p) Secondary Suite
(g) Housing, Manufactured	(q) Solar, Private - Ground Mounted
(h) Housing, Single-Detached	(m) Temporary Second Dwelling
(i) Man-made Water Feature as per Sec. 66	(n) Tourist Information Services & Facilities
(j) Market Garden	(o) Tree Farm



Discretionary Uses	
(a) Abattoir	(cc) Gas & Oilfield Services Business, Minor
(b) Accessory use(s)	(dd) Hemp Processing
(c) Agricultural Processing	(ee) Home Occupation, Major
(d) Agricultural Support Services	(ff) Honey Processing
(e) Agricultural Tourism	(gg) Housing, Cluster Farm
(f) Airport	(hh) Housing, Employee
(g) Airstrip	(ii) Housing, Garden Suite
(h) Animal Shelter	(jj) Intensive Vegetative Operation
(i) Auction Mart	(kk) Landscaping, Commercial
(j) Auction Mart, Livestock	(ll) Livestock as per Section 42
(k) Automotive & Recreational Vehicle Sales & Rentals	(mm) Meat Market / Butcher
(l) Bed and Breakfast Establishment	(nn) Medicinal Herb Production
(m) Boarding or Lodging House	(oo) Natural Resource Extractive Industry
(n) Brewery/Distillery & Sales	(pp) Place of Worship
(o) Cemetery	(qq) Public or Quasi-Public Use
(p) Cheese Processing	(rr) RV Storage – Major
(q) Commercial Kennel	(ss) RV Storage – Minor
(r) Communication Tower	(tt) School
(s) Community Garden	(uu) Second Dwelling, on parcels greater or equal to 4.04 ha (10 acres)
(t) Community Hall	(vv) Sign
(u) Corn Maze	(ww) Solar Generation Facility
(v) Creative Architecture	(xx) U-Pick
(w) Culinary Herb Production	(yy) Waste Management Facility, Major
(x) Cut Flower Market	(zz) Waste Management Facility, Minor
(y) Day Care Facility, Major	(aaa) Wind Energy Conversion System
(z) Day Care Facility, Minor	(bbb) Wind Energy Conversion System, Private
(aa) Farm Gate Sales	(ccc) Wool Processing
(bb) Feed Mills, Grain Elevators, Seed Cleaning Plants, & Fertilizer Storage & Distribution	(ddd) Work Camp

(1) Density

- (a) Maximum of three (3) lots per quarter section, including the balance of the quarter section, but not including lots for public or quasi-public use or public utility.
- (b) Only one dwelling unit shall be permitted per Lot unless otherwise allowed in this Land Use Bylaw and approved by the Development Authority.
- (c) Maximum total area of all subdivided bare parcels from a quarter shall not exceed 4.04 ha (10 acres); exempt from this requirement is a subdivision proposed solely for an existing farmstead, existing historical farmstead, or a fragmented parcel.
- (d) If an undeveloped road services the proposed subdivision, the applicant is required to build the road as part of their subdivision conditions in accordance with Kneehill County General Municipal Servicing Standards.
- (e) Approval may be given to an application for subdivision for a parcel of land that is separated from the balance of the landholding by a road or railway, abandoned railway, or a permanent naturally occurring creek or body of water. Each new parcel created

must contain a suitable building site and have direct physical or legal access (registered on title) to a public road satisfactory to the Development Authority.

- (f) Larger subdivisions, where the use is agricultural, may be considered when the subject lands being contemplated have two or more well-defined existing uses that are distinct.

(2) Subdivision Regulations

- (a) Minimum lot area is 64.7 ha (160 acres) for an agriculture, extensive principal use. Or the largest remaining remnant of a previously subdivided quarter section.
- (b) For a bare parcel residential principal use the following lot areas apply:
 - i. Minimum lot area is 0.8 ha (2 acres).
 - ii. Maximum lot area is 2.02 ha (5 acres).
- (c) Subdivision approvals for developed farmsteads shall be a minimum of 0.8 ha (2 acres) and may incorporate shelterbelts, ancillary buildings, on-site sewage disposal and water systems and access. In some cases, additional pastureland may be considered.
- (d) Minimum and maximum lot areas for all other uses at the discretion of the Development Authority.
- (e) Subdivisions of lots should not be allowed where, in the opinion of the Development Authority, potential conflicts with adjacent or surrounding land uses would result.

(3) Other Regulations

- (a) Water wells and private sewage treatment and disposal systems that meet current code requirements shall be located on the parcel they service.
- (b) Both the proposed parcel and the remainder parcel shall have direct legal and physical access to a public road. Access can be through an easement or panhandle road if acceptable to the Development Authority.

(4) Siting Regulations

- (a) Minimum Yard, Front Setback: 41.1 m (135 ft.) from a highway.
- (b) Minimum Yard, Front Setback: 30.5 m (100 ft.) from a local road.
- (c) Minimum Yard, Side Setback: 7.6 m (25 ft.)
- (d) Minimum Yard, Rear Setback: 7.6 m (25 ft.)

(5) Development Regulations

- (a) Minimum Gross Floor Area for Housing, Single-Detached: 74 m² (800 ft.²)
- (b) Minimum Gross Floor Area for other uses: at the discretion of the Development Authority.
- (c) Maximum Height for a Dwelling Unit: 10.7 m (35 ft.) or 3.5 stories

Housing, Cluster, Farm and Housing, Employee are exempt from (5)(a) & (c)

- (6) Additional permanent housing, single-detached on parcels greater than or equal to 4.05 ha (10 Acres) are subject to the following:
 - (a) The Development Authority shall not approve an additional permanent housing, single-detached on parcels less than 4.05 ha (10 acres) unless permitted elsewhere in this Land Use Bylaw.
 - (b) All additional permanent housing, single-detached are subject to the requirements of Subsection (4) and (5). Exception: approved Garden Suites are exempt from minimum gross floor area.
 - (c) On parcels containing greater than or equal to 4.05 ha (10 Acres) the additional permanent housing, single-detached is subject to the following condition:
 - (i) The permanent housing, single-detached may be required to tie in to the existing water and sewage systems, utilities, and use existing access roads driveways and approaches existing on the lot.
- (7) A Development Officer may approve a temporary second dwelling subject to the following:
 - (a) The applicant shall, within one year of occupying the new dwelling, remove, destroy or render uninhabitable the former dwelling located on the lands to the satisfaction of the Development Authority.
 - (b) As a condition of issuing a development permit approval for a temporary second dwelling, the Development Authority may require an irrevocable letter of credit or cash, representing the costs which may be incurred by the County in the event the owner should breach this agreement and fail to remove, destroy or render uninhabitable the former within one year of occupancy of a new residence.
 - (c) The security will be released once all the conditions have been completed by the applicant to the satisfaction of the Development Authority, and are met within the time frame as set out in the development permit.
 - (d) Upon expiry of the development permit, the Development Authority or designate will inspect the site to determine compliance. If the required work has not been completed to the satisfaction of the Development Authority, the County may use the security to have the work completed and bring the building into compliance as per recommendation by the Development Authority.
- (8) Special Requirements
 - (a) The Development Authority may impose conditions on any development permit to ensure that safe and proper access to the lot(s) is provided. The development permit conditions may also address the control of animals and livestock on lots.
 - (b) Agricultural land, in particular, Canada Land Inventory Capability for Agriculture classifications 1 to 3 shall be encouraged to be preserved for agricultural purposes.
- (9) In addition to the regulations listed above, other regulations may apply. These include Part VII – General Land Use Regulations, Part VIII – Specific Land Use Regulations, Part IX – Landscaping, Fencing and Screening, Part X – Parking and Loading Regulations, and Part XI – Sign Regulations.