

## 6 A - AGRICULTURE DISTRICT

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### 6.1 INTENT

The objective of the A - Agriculture District is to provide for the primary use of land in the form of agricultural development, associated residences, limited single-parcel country residential development, location-dependent natural resource development and other uses compatible with agricultural development.

### 6.2 PERMITTED AND DISCRETIONARY USES AND DEVELOPMENT STANDARDS

The permitted and discretionary uses and applicable development standards are laid out in Table 6-1.

### 6.3 PROHIBITED USES

Uses prohibited in A - Agriculture District are as follows:

### 6.4 ACCESSORY BUILDINGS

6.4.1 Accessory buildings and uses, except dwelling units, shall be permitted subject to Section 4.14.10 (6).

6.4.2 Farm dwellings, subject to Section 3.4.3 (4) of the *Official Community Plan*.

### 6.5 REGULATIONS

#### 6.5.1 **Site Requirements**

(1) Minimum and maximum site size, site width, and yard requirements are shown in Table 6-1.

(2) In addition to the requirements set out in Table 6-1, the following requirements apply:

(a) No dwelling shall be located within 305 metres of an intensive livestock operation (ILO) unless such dwelling is located on the same parcel in conjunction with the ILO, or unless the owners of the dwelling, the land the dwelling is located on and the ILO enter into a written agreement approved by Council.

(b) A single residential parcel subdivision must be located a minimum of 800 metres of an intensive livestock operation (ILO) unless such dwelling is located on the same parcel in conjunction with the ILO, or unless the owners of the dwelling, the land the dwelling is located on and the ILO enter into a written agreement approved by Council.

#### 6.5.2 **Building Height Requirements**

Maximum building height requirements are shown in Table 6-1.

## 6.6 STANDARDS FOR DISCRETIONARY USES

Council will consider discretionary use applications in the A - Agriculture District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

6.6.1 Intensive agricultural operations including, but not limited to, *intensive livestock operations* subject to Section 3.4.3 (2) of the *Official Community Plan*.

### 6.6.2 **Garden Suites**

(1) Modular homes and mobile homes may be used as garden suites in the A - Agriculture District.

(2) In the A - Agriculture District, garden suites shall not exceed 115 square metres in gross floor area.

6.6.3 Personal care homes shall be licensed under *The Personal Care Homes Act*.

### 6.6.4 **Discretionary Commercial Uses**

(1) Where ancillary to a farm operation, or single detached dwelling, Council may prescribe specific development standards in the issuing of a development permit limiting the size of operation, buildings used for the operation, and number of non-resident employees. Any increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation, shall require a new discretionary approval by Council.

(2) Council may specify specific development standards for the location, setback, or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.

## 6.7 EXCEPTIONS TO DEVELOPMENT STANDARDS

Exceptions to development standards in A - Agriculture District, are as follows:

### 6.8 OFF-STREET PARKING AND LOADING

Off-street parking and loading requirements are subject to Section 4.16.

### 6.9 OUTSIDE STORAGE

Outside storage, including garbage storage, is subject to Section 4.18.

<b>Table 6-1</b>									
<b>A - AGRICULTURE DISTRICT DEVELOPMENT STANDARDS</b>									
<b>for the Rural Municipality of Prince Albert No. 461</b>									
<u>Use</u>	Permitted or Discretionary	Subject to Sections	<u>Development Standards</u>						
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
<b>Agricultural Uses</b>									
(1) Agriculturally related commercial and industrial uses subject to Section 3.4.3 (3) in the <i>Official Community Plan</i>	D		1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(2) Farm operations	P		64 <sup>(2)</sup>	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(3) Intensive livestock operations subject to Section 3.4.3 (2) in the <i>Official Community Plan</i>	D		1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(4) Intensive agricultural operations subject to Section 3.4.3 in the <i>Official Community Plan</i>	D		1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(5) Manure disposal for an ILO	D	4.13	1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
<b>Resource Based Uses</b>									
(1) Mineral exploration and extraction, excluding gravel pits	P		--	--	--	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(2) Petroleum pipelines and related facilities	P		--	--	--	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
<b>Residential Uses</b>									
(1) Farm Dwellings subject to 3.4.3 (4) in the <i>Official Community Plan</i>	D	4.14.10 (7)	1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(2) Garden suites	D	4.14.10 (7)	1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(3) Mobile home courts	D	4.14.3	1.01	6.06	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(4) Rental Suite	D	4.14.10 (8)	Must be developed within Single Detached Dwelling						
(5) Single detached dwellings (as a principal use) subject to Section 3.6.3 (8) in the <i>Official Community Plan</i>	D		1.01	6.06 <sup>(3)</sup>	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
<b>Commercial Uses</b>									
(2) Agriculture servicing and contracting establishments	D		1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(3) Bed and breakfast homes	D	4.14.5	1.01 <sup>(8)</sup>	6.06 <sup>(9)</sup>	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(4) Campgrounds	D		1.01	(4)	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(5) Custodial care facilities	D	4.14.6	1.01 <sup>(8)</sup>	6.06 <sup>(9)</sup>	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(6) Golf courses	D		1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	

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			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)
(7) Grain elevators	D		1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15 <sup>(8)</sup>
(8) Gravel pits and gravel crushing operations subject to Table 6-1 of the <i>Official Community Plan</i>	D		--	--	60	15 <sup>(5)</sup>	15 <sup>(5)</sup>	15
(9) Home based businesses and farm based businesses	D	4.14.1						
(10) Kennels	D	4.14.13	1.01	2.02	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(11) Machine shops and metal fabricators	D		1.01	2.02	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(12) Outfitter base camps	D	4.14.11	1.01	2.02	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(13) Personal care homes	D		1.01 <sup>(8)</sup>	6.06 <sup>(9)</sup>	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(14) Residential care facilities	D	4.14.6	1.01 <sup>(8)</sup>	6.06 <sup>(9)</sup>	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(15) Tourism base camps	D	4.14.11	1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(16) Tourist camps	D	4.14.11	1.01	--	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(17) Veterinary clinics and hospital, including large animal boarding	D		1.01	2.02	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
<b><i>Municipal, Recreational, Institutional and Other Uses</i></b>								
(1) Airports and airstrips	D		(1)	--	--	15 <sup>(5)(6)</sup>	15 <sup>(6)</sup>	15
(2) Cemeteries and crematoria	D		--	--	--	--	--	--
(3) Community halls	P		--	--	--	15 <sup>(6)</sup>	15 <sup>(6)</sup>	15
(4) Detention centres and correctional institutions	D		1.01	6.06	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(5) Historical and archeological sites	P		--	--	--	--	--	--
(6) Municipal facilities	P		--	--	--	--	--	--
(7) Parks and playgrounds	P		--	--	--	--	--	3
(8) Places of worship	D		1.01	6.06	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15
(9) Public works, excluding solid and liquid waste disposal sites	P		--	--	--	--	--	3
(10) Radar stations	D		--	--	--	10	10	10
(11) Recreation facilities	D		(1)	(4)	--	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15

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			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
(12) Schools and educational facilities	D		(1)	(4)	--	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(13) Solid and liquid waste disposal facilities including soil farms for the rehabilitation of contaminated soils subject to Sections 3.2.3 (4) and 3.2.3 (9) of the <i>Official Community Plan</i>	D	4.14.4	1.01	6.06	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(14) Solid waste disposal sites, sewage lagoons, pesticide container collection sites, and associated facilities	D		1.01	6.06	60	15 <sup>(5)</sup>	15 <sup>(6)</sup>	15	
(15) Telecommunications facilities	D		--	--	--	10	10	10 <sup>(8)</sup>	
(16) Wildlife and ecological conservation areas	P		--	--	--	--	--	--	
(17) Wind energy conversion facilities, including wind farms	D	4.14.17	Development Standards as laid out in Section 4.14.17						

**Use Designations:****(P) - Permitted Use**

means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

**(D) - Discretionary Use**

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval of, the Council; and which complies with the development standards laid out in Section 6.6 and others as required by Council and/or contained in this Bylaw.

**Special limitation and standards regarding Table 6-1 and the A - Agriculture District:**

- (1) Private facilities: 1.01 hectares. Publicly-owned facilities: no minimum.
- (2) or a lesser amount as identified in Section 3.4.3 of the *Official Community Plan*.
- (3) This shall not apply to a physically severed residential site in a quarter section.
- (4) Private facilities: 6.06 hectares. Publicly-owned facilities: no maximum.
- (5) except where all or a portion of yard abuts municipal road allowance or highway, in which cases Council may require minimum front and/or side yard of up to 45 metres from the centre-line.
- (6) Council may require a more stringent standard, as part of the discretionary use process, should safety, noise, pollution and/or other concerns require.
- (7) Where rear yard abuts a railway or a railway reserve no rear yard is required.
- (8) unless developed ancillary to a farm operation, in which case 64 hectares, and subject to <sup>(2)</sup> above.
- (9) No maximum shall apply if developed ancillary to a Farm Operation.