

AG – Agricultural General District

1. Purpose

This District is generally intended to provide for a compatible range of agricultural uses with regulations that maintain large parcel sizes. The reclassification of land to other Land Use Districts will normally occur subsequent to the acceptance of an Area Structure Plan where one is required by Council and subsequent to the approval of the subdivision proposed.

2. AG – Permitted and Discretionary Development

i. Fundamental Use Provisions:

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development are listed within the table below shall ensure:

- a. Natural Resource Development and Natural Resource Processing shall only be considered on the following parcels legally described as:
 - i. Northwest quarter Section 13, Township 54, Range 23, West of the 4th Meridian;
 - ii. Southwest quarter Section 13, Township 54, Range 23, West of the 4th Meridian; and
 - iii. Southeast quarter Section 14, Township 54, Range 23, West of the 4th Meridian

Building Typologies	Permitted or Discretionary Development
Agriculture	P
Backyard Dwelling	D
Detached Dwelling	D
Internal Secondary Suite	P
Park and Natural Areas	P
Renewable Energy Installation	P
Sign	D
Urban Agriculture	P

3. AG – Site Subdivision Regulations

	Interior or Corner Site
Site Area	32.0ha minimum. For an unsubdivided quarter section, the first lot out subdivision may be considered provided the subdivision occurs along a natural or man made severance.
Site Width	At the discretion of the Subdivision Authority
Site Depth	At the discretion of the Subdivision Authority

4. AG – Site Development Regulations

	Interior or Corner Site
Front Yard Setback	Min. 20.0m
Rear Yard Setback	Min. 20.0m. For a first lot out of a quarter section, the minimum setback from a rear lot line shall be 10.0m.
Side Yard Setback	Min. 20.0m. For a first lot out of a quarter section, the minimum setback from a rear lot line shall be 10.0m.
Front Flanking Yard Setback	Min. 20.0m
Building Height	At the Discretion of the Development Authority
Site Coverage	At the Discretion of the Development Authority

5. AG – Additional Development Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.
- ii. The Development Authority may specify the length of time that a use is permitted in the Land Use District having regard for the servicing and future residential development of the site