
SECTION 4: AGRICULTURAL (AG) DISTRICT

1. **PURPOSE**

This district is intended to cover the majority of land in the municipality in order to recognize agriculture as the predominant land use in the County.

2. **USES**

No person shall use any lot or erect or use any building or structure for any purpose except one or more of the following.

Permitted Uses

- (a) Agricultural Operations

Discretionary Uses

- (a) Abandoned Farmsteads
- (b) Abattoir
- (c) Accessory Buildings, Structures, or Uses
- (d) Aggregate Facility, Temporary
- (e) Aggregate Stockpiling, Temporary
- (f) Agricultural Industry
- (g) Agricultural Pursuit, Minor
- (h) Airport
- (i) Anhydrous Ammonia Storage
- (j) Asphalt Plant, Portable
- (k) Auction Mart (Auctioneering Services)
- (l) Bed and Breakfast Facility
- (m) Clustered Farm Dwellings
- (n) Communication Tower
- (o) Country Store
- (p) Day Care Facility
- (q) Dugouts
- (r) Electricity Production
- (s) Explosives Storage and Distribution
- (t) Farmsteads
- (u) Farm Buildings
- (v) Garage
- (w) Grain Elevator
- (x) Greenhouse, Farm
- (y) Handicraft Business
- (z) Home Occupation, Agricultural
- (aa) Institutional Uses
- (bb) Kennel

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- (dd) Landfill Operation
- (ee) Manufactured Home
- (ff) Market Garden
- (gg) Modular Home
- (hh) Park
- (ii) Petroleum Facility
- (jj) Public Use
- (kk) Research Facility
- (ll) Sanitary Landfill Site
- (mm) Sewage Lagoon and Sewage/Wastewater Treatment Facilities
- (nn) Sign
- (oo) Single Detached Dwelling Unit
- (pp) Sod Farm
- (qq) Stripping of Topsoil
- (rr) Tannery
- (ss) Utilities
- (tt) Veterinary Clinic
- (uu) Water Treatment Facility

3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to development in this district.

Farmsteads

Minimum Lot Area:	2 ha (5 acres)
Maximum Lot Area:	6 ha (15 acres)
Minimum Side Yard:	30 metres
Minimum Rear Yard:	30 metres
Minimum Front Yard:	30 metres

All Other Uses except Public and Institutional Uses, Accessory Buildings and Structures, and Farm Buildings

Minimum Lot Area:	58 ha
Maximum Lot Area:	At the discretion of the Development Authority
Maximum Lot Density:	At the discretion of the Development Authority
Minimum Front Yard:	30 metres
Minimum Side Yard:	30 metres
Minimum Rear yard:	30 metres

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4. **SPECIAL REQUIREMENT: 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.

5. **SPECIAL REQUIREMENT: 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 County of Grande Prairie No. 1.

6. **SPECIAL REQUIREMENT: 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.

7. **SPECIAL REQUIREMENT: 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.

8. **SPECIAL REQUIREMENTS: 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 5 of the bylaw.

9. **SPECIAL REQUIREMENTS: 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.

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10. **SPECIAL REQUIREMENT: MAXIMUM PARCEL DENSITY**

The maximum number of parcels that will be allowed to be subdivided from a quarter section without rezoning shall be one (1) plus the balance of the quarter section for any or all of the following reasons: farmsteads, abandoned farmsteads, and fragmented parcels. Parcels created for a public use or an institutional use will be exempted from the density calculation. Those parcels subdivided in accordance with this special requirement may later be appropriately zoned by the County as part of regular reviews and updates of the Land Use Bylaw.

11. **SPECIAL REQUIREMENTS: HOME OCCUPATION-AGRICULTURAL**

A home occupation-agricultural shall comply with the following:

- (a) The workplace may be used by no more than two non-resident employees,
- (b) There shall be no generation of vehicular traffic or parking in excess of that which is, in the opinion of the Development Officer, characteristic of the Agricultural district in which it is located,
- (c) Outdoor storage is at the discretion of the Development Officer,
- (d) No more than 3 commercial vehicles to be used in conjunction with the home occupation shall be parked or maintained on the site,
- (e) Any interior or exterior alterations or additions to accommodate the home occupation may be allowed at the discretion of the Development Officer.