

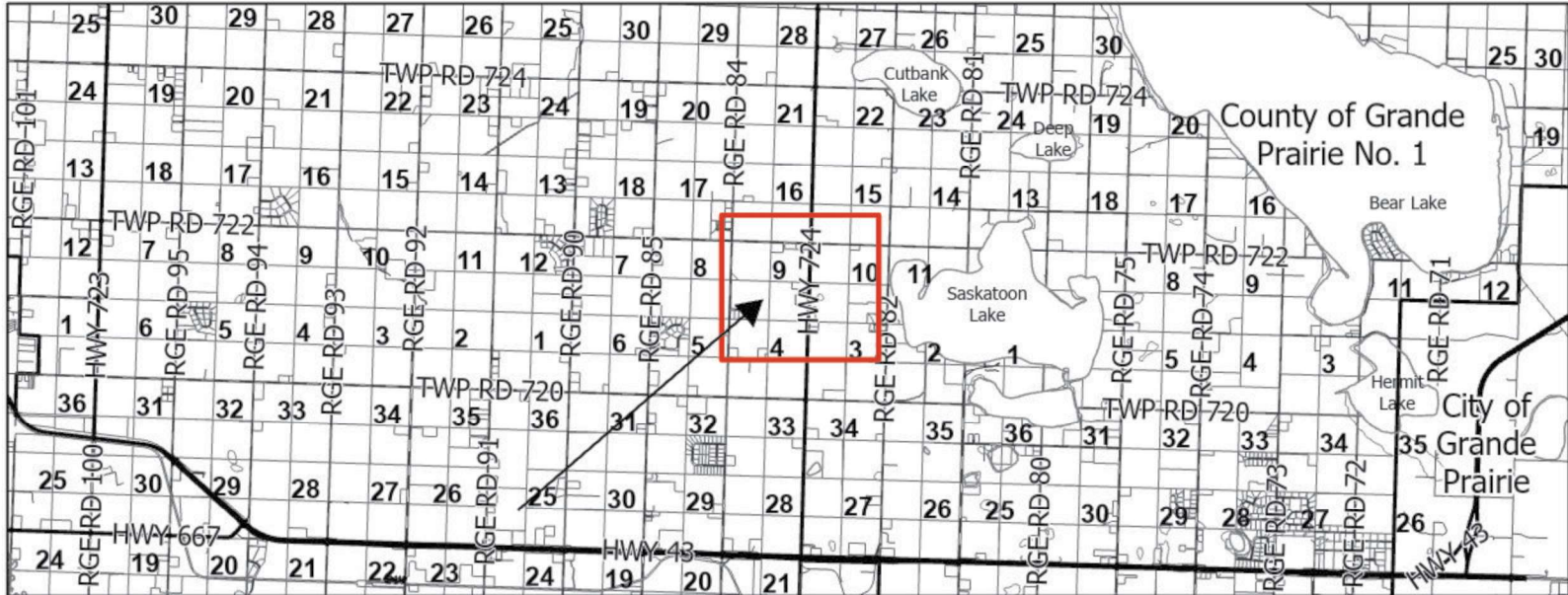


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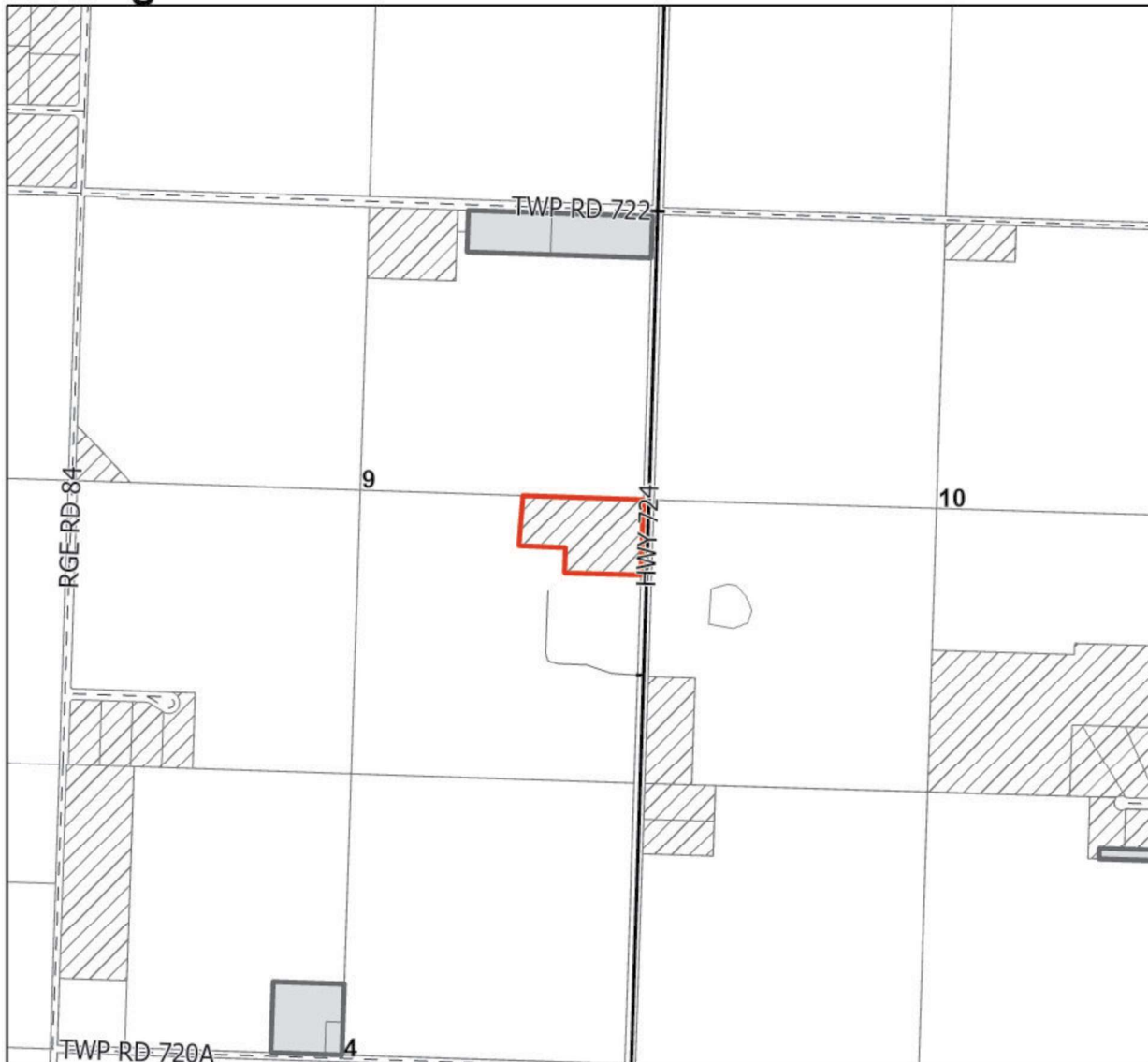
COUNCIL DIVISION: 5

### Location



Scale: 1:154,394

### Zoning



Scale: 1:20,000



#### Local Area Map Information

Parcel of Interest

#### Zoning

- Agricultural
- Country Residential
- Industrial
- Other
- Named Subdivisions

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## SECTION 45: INTENSIVE AGRICULTURE (AG-1) DISTRICT

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### 1. **PURPOSE**

This district is intended to support intensive agricultural uses on smaller or subdivided parcels. The district is intended to accommodate a range of higher intensity agricultural uses of land, while ensuring compatibility with surrounding agricultural and rural residential development. Residential uses within the district are intended to be secondary and accessory to the principal agricultural use of the parcel.

### 2. **AUTHORITY AND ADMINISTRATION**

All developments in this District shall require a development permit unless otherwise specified.

### 3. **USES**

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the below and conform to the purpose of this District may be considered Discretionary Uses.

All uses shall be secondary to and compatible with the agricultural and rural residential character of the district.

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

#### (a) **Permitted Uses**

- (i) Accessory buildings, structures and uses to an approved permitted use
- (ii) Apiary
- (iii) Farm Buildings and Structures
- (iv) Greenhouse, Farm
- (v) Manufactured Home
- (vi) Modular Home
- (vii) Single Detached Dwelling Unit
- (viii) Garage
- (ix) Utilities

#### (b) **Discretionary Uses - Development Officer**

- (i) Agriculture, Intensive
- (ii) Agricultural Industry
- (iii) Agricultural Operations

- (iv) Bed and Breakfast
- (v) Country Store
- (vi) Dugouts
- (vii) Kennel
- (viii) Outdoor Storage
- (ix) Secondary Residence
- (x) Sign
- (xi) Utilities
- (xii) Veterinary Clinic

(c) **Discretionary Uses – Municipal Planning Commission**

- (i) Abattoir
- (ii) Agritourism
- (iii) Cannabis Production and Distribution
- (iv) Guest Ranch
- (v) Employee Accommodation

**4. DISTRICT REQUIREMENTS**

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

Minimum Lot Area:	4 ha (10 acres)
Maximum Lot Area:	32 ha (80 acres)
Maximum Lot Density:	At the discretion of the Development Authority
Minimum Front Yard:	7.0 metres
Minimum Side Yard:	3.0 metres
Minimum Rear yard:	7.0 metres

**5. SPECIAL REQUIREMENTS: AGRITOURISM**

- (a) Must be accessory to a principal agricultural use on the parcel.
- (b) May be issued temporarily for up to five (5) years, at which time a new development permit approval is required.
- (c) Shall be limited in scale and intensity to maintain the rural character of the district.
- (d) Must demonstrate adequate on-site parking and access.
- (e) May be required to enter into a Road Use Agreement with the County, including provisions for dust control, road maintenance, or other improvements, where increased traffic is anticipated.
- (f) Shall not generate excessive traffic, noise, or other nuisance impacts on adjacent properties.
- (g) Hours of operation may be limited at the discretion of the Development Authority.
- (h) May be required to provide screening, buffering, or site layout measures to

minimize impacts on neighbouring properties.

**6. SPECIAL REQUIREMENTS: EMPLOYEE ACCOMODATION**

- (a) Must be accessory to a principal agricultural use on the parcel.
- (b) May be issued temporarily for up to five (5) years, at which time a new development permit approval is required.
- (c) The permit is valid only for the business or agricultural operation for which it was issued for.
- (d) Shall not be used as third-party rental accommodation.
- (e) Shall be for a maximum of six (6) units.
- (f) The development shall comply with all applicable Safety Codes requirements, including building, fire, plumbing, private sewage, and electrical requirements.

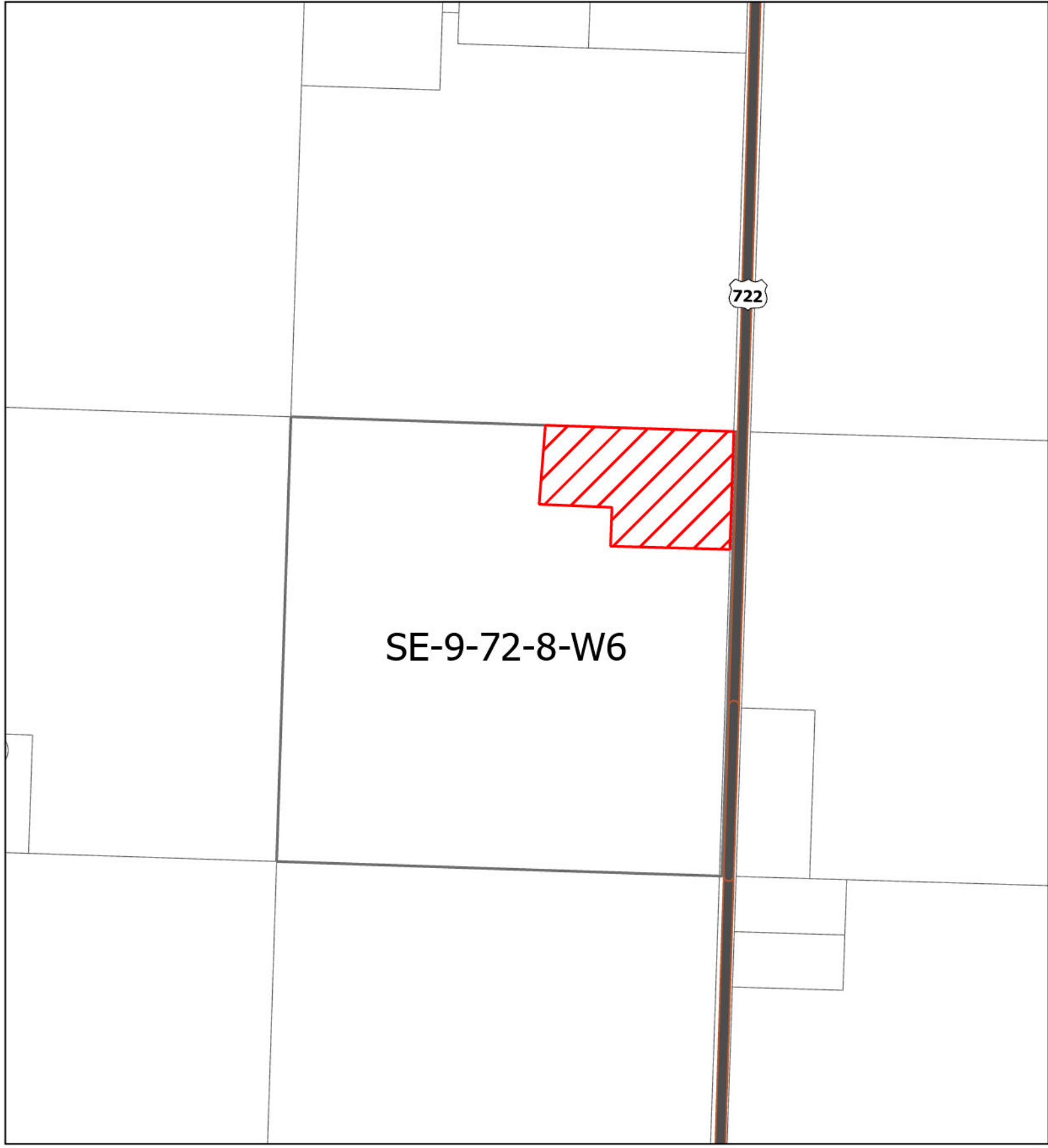
**7. SPECIAL REQUIREMENTS: OUTDOOR STORAGE**

- (a) Must be accessory to a principal agricultural use on the parcel.
- (b) Shall be limited in scale and shall not function as a primary use of the parcel.
- (c) Shall be screened from adjacent properties and roadways to the satisfaction of the Development Authority.
- (d) May be required to enter into a Road Use Agreement with the County, including provisions for dust control, road maintenance, or other improvements, where increased traffic is anticipated.

### **Amendment to Section 1.7 – Definitions**

The following definitions shall be added to **Section 1.7 – Definitions** of the Land Use Bylaw:

- (a) “AGRICULTURE, INTENSIVE” means an agricultural operation involving a higher intensity use of land for the production of crops, plants, livestock, or agricultural products, typically on smaller parcels or through specialized farming methods. This use may include intensive vegetation operations, intensive livestock operations, greenhouses, nurseries, equestrian centres, aquaculture, beekeeping, mushroom farming, market gardens, and similar agricultural uses, but does not include Confined Feeding Operations or Cannabis Production and Distribution.
- (b) “AGRITOURISM” means a use accessory to a principal agricultural operation that provides tourism, educational, cultural, or recreational activities related to agriculture. This use may include farm tours, corn mazes, petting zoos, seasonal events, educational programs, on-site product sales, and similar activities.
- (c) “EMPLOYEE ACCOMMODATION” means accessory dwelling unit(s) used for the temporary housing of employees working on an approved Agricultural operation on the same parcel. The use shall be secondary to the principal use, be limited to employees, and is time-limited to five (5) years unless renewed. It should comply with all Safety Codes and shall not be used for third-party rental.



PLLUB202600132 Rezoning



- Highways
- ▨ (CR-5) to (AG-1)  
Country Residential to Intensive Agriculture





Date: 05/21/2026  
Scale: 1:9,000



PLUB202600132 Rezoning Aerial



-  Highways
  -  (CR-5) to (AG-1)
- Country Residential to Intensive Agriculture



Date: 05/21/2026  
Scale: 1:9,000