

PART 9: RURAL AREA ZONING DISTRICTS

9.1. AREA DESCRIPTION

The Rural Area consists of the areas of the County that are not part of the Urban Service Area.

9.2. A - Airport

9.2.1. Purpose

To provide for the orderly operation of an airport with a range of associated uses that are directly related to, compatible with, and in support of an airport. This Zoning District is not intended to control aeronautics.

9.2.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, general • Agriculture, intensive horticulture • Aircraft sale/rental • Airport, private • Airport, public • Bulk fuel depot 	<ul style="list-style-type: none"> • Agriculture, intensive horticulture • Convenience vehicle rental • Emergency service • Fleet service • Office • Outdoor storage • Residential security/operator unit • Utility service, minor

9.2.3. Fundamental Use Criteria

- a) (None)

9.2.4. Subdivision Regulations

- a) (None)

9.2.5. Development Regulations – Principal Building

- The maximum height shall be 10.0 m.
- The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- The minimum setback from the front lot line shall be 10.0 m.
- The minimum setback from a side lot line shall be 10.0 m.
- The minimum setback from the rear lot line shall be 10.0 m.

9.2.6. Other Regulations

- One (1) residential security/operator unit may be considered per airport.
- In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.5 AG - Agriculture: General

9.5.1. Purpose

To foster agriculture and conserve agricultural land outside of the Urban Service Area by providing for a compatible range of agricultural uses with regulations that maintain large parcel sizes.

9.5.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product stand • Agriculture, general • Agriculture, intensive horticulture • Agriculture, minor intensive livestock • Dwelling, secondary* (except within Heartland ASP) • Dwelling, single (except within Heartland ASP) • Equestrian centre* • Garden suite* (except within Heartland ASP) • Group home, minor • Home business, intermediate* • Home business, minor* • Manufactured home (except within Heartland ASP) • Manufactured home, singlewide (except within Heartland ASP) • Religious assembly, minor* (except within Heartland ASP) • Secondary suite* (except within Heartland ASP) • Veterinary service, minor • WECS, small* 	<ul style="list-style-type: none"> • Aggregate extraction* • Agricultural housing, accessory (except within Heartland ASP) • Agricultural support service • Agriculture, intensive horticulture • Agriculture, product processing • Airport, private • Animal boarding facility* • Animal breeding facility* • Bed and breakfast, up to six (6) sleeping units* (except within Heartland ASP) • Cemetery • Dwelling, agricultural* (except within Heartland ASP replacement only) • Dwelling, collective communal (except within Heartland ASP replacement only) • Dwelling, family care* (except within Heartland ASP replacement only) • Dwelling, secondary* (except within Heartland ASP replacement only) • Dwelling, single (except within Heartland ASP replacement only) • Equestrian centre* (where in accordance with Section 9.5.8.a) • Government service • Greenhouse • Group home, major (except within Heartland ASP replacement only) • Home business, major* • Library and exhibit • Manufactured home (except within Heartland ASP replacement only) • Manufactured home, singlewide (except within Heartland ASP replacement only) • Model aircraft facility* • Private camp (except within Heartland ASP replacement only) • Recreation, outdoor • Religious assembly, major* (except within Heartland ASP) • School bus parking* • Utility service, minor • Veterinary service, major • WECS, large (single)*

9.6 AGI - Agri-Industrial

9.6.1. Purpose

To foster the development of primary and secondary agricultural processing with uses compatible with adjacent heavy industrial uses within the MDP Agri-Industrial Transition Policy Area.

9.6.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product processing • Agricultural product stand • Agricultural support service • Agriculture, general • Agriculture, intensive horticulture • Agriculture, minor intensive livestock • Agri-industrial support service • Greenhouse • Utility service, minor • WECS, small* 	<ul style="list-style-type: none"> • Aggregate extraction* • Agriculture, intensive horticulture • Emergency service • Government service • Recreational vehicle storage, major* • Utility service, major • WECS, single (large)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.6.3. Fundamental Use Criteria

- It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AGI Zoning District shall be eight (8) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.
- The minimum lot area shall be 4.0 ha.

9.6.4. Subdivision Regulations

- (none)

9.6.5. Development Regulations – Principal Buildings and Accessory Buildings

- The maximum height shall be 10.0 m.
- The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- The minimum setback from the front lot line shall be 10.0 m.
- The minimum setback from a side lot line shall be 7.5 m.
- The minimum setback from a lot line with a flanking road shall be 10.0 m.
- The minimum setback from a rear lot line shall be 10.0 m.

9.6.6. Other Regulations

- In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.7 AR- Agriculture: River Valley

9.7.1. Purpose

To foster the development of natural resources and encourage the conservation of the land and its re-use when an aggregate resource has been exhausted.

9.7.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product stand • Agriculture, general • Agriculture, intensive horticulture • Home business, minor* • Recreation, outdoor 	<ul style="list-style-type: none"> • Aggregate extraction* • Agriculture, intensive horticulture • Home business, intermediate* • Home business, major* • Model aircraft facility* • Residential security/operator unit • Dwelling, single • Secondary suite* • Utility service, minor • WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.7.3. Fundamental Use Criteria

- It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AR Zoning District shall be four (4) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.

9.7.4. Subdivision Regulations

- The minimum lot area shall be 16.0 ha.

9.7.5. Development Regulations – Principal Buildings and Accessory Buildings

- The maximum height shall be 10.0 m.
- The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- The minimum setback from the front lot line shall be 15.0 m.
- The minimum setback from a side lot line shall be 15.0 m.
- The minimum setback from a rear lot line shall be 15.0 m.

9.7.6. Other Regulations

- In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.10 RA – Rural Residential/Agriculture

9.10.1. Purpose

To promote an agriculture and a rural lifestyle on properties between 8.0 ha and 32.0 ha. This includes a range of more intensive agriculture and agriculture-related uses.

9.10.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product stand • Agriculture, general • Agriculture, intensive horticulture • Agriculture, minor intensive livestock • Dwelling, single • Equestrian centre* • Garden suite* • Group home, minor • Home business, minor* • Home business, intermediate* • Manufactured home • Manufactured home (singlewide) • Secondary suite* 	<ul style="list-style-type: none"> • Agriculture, intensive horticulture • Animal boarding facility* • Animal breeding facility* • Bed and breakfast, up to six (6) sleeping units* • Care centre, intermediate • Dwelling, agricultural* • Dwelling, family care* • Dwelling, secondary* • Equestrian centre* (where in accordance with Section 9.10.7. a) • Greenhouse • Group home, major • Home business, major* • School bus parking* • Utility service, minor • Veterinary service, minor • WECS, small* • WECS, large (single)*

Additional Discretionary Use for MDP Agriculture - Large Holdings Policy Area

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture - Small Holdings Policy Area

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture – Agri-Industrial Transition Policy Area

- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture – Beaver Hills Moraine Policy Area

- Recreational vehicle storage, minor*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.17 IA – Agri-Business

9.17.1. Purpose

To provide for agriculture-related businesses. Uses include primary and secondary agricultural processing and minor service functions in accessible and serviceable locations.

9.17.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, general • Agriculture, intensive horticulture • Agricultural support service • Equipment, major • WECS, small* 	<ul style="list-style-type: none"> • Abattoir • Aggregate extraction* • Agriculture, intensive horticulture • Agriculture, minor intensive livestock • Auctioneering establishment • Business support service • Dwelling, collective communal (where existing prior to June 22, 2001) • Dwelling, single (where existing prior to June 22, 2001) • Emergency service • Food and beverage products • Government service • Outdoor storage • Recycling, oil depot • Residential security/operator unit • WECS, large (single)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.17.3. Fundamental Use Criteria

- a) (None)

9.17.4. Subdivision Regulations

- The minimum lot area shall be 32.0 ha except for parcels that have been severed by natural or manmade features
- The minimum lot area may be reduced to 8.0 ha for intensive agriculture proposed within a previously unsubdivided quarter section.
- The minimum lot area may be reduced to 4.0 ha for agricultural uses other than intensive agriculture provided it may be demonstrated that such a parcel is of a sufficient size to accommodate the activities of the proposed agricultural operation.

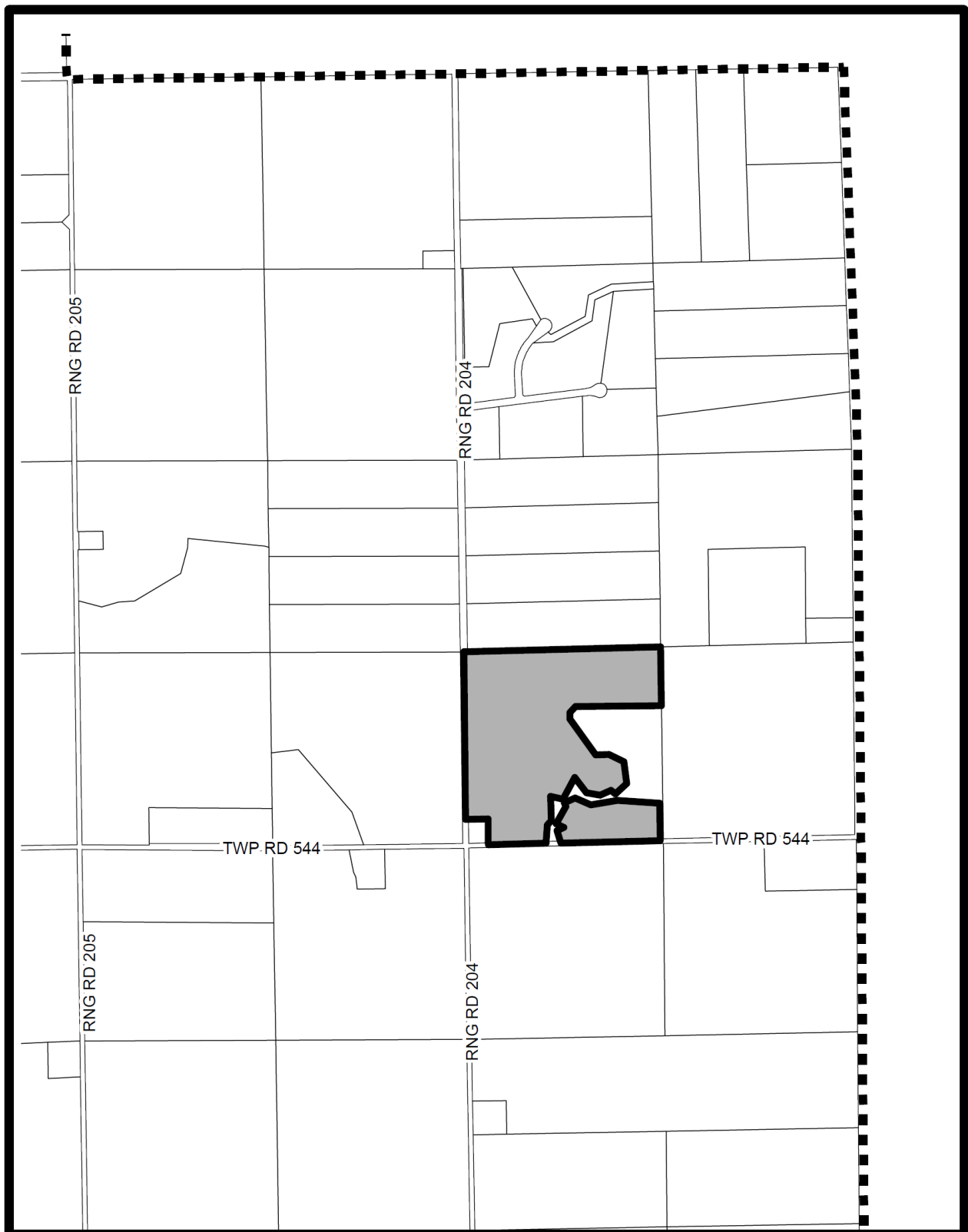
9.17.5. Development Regulations – Principal Buildings and Accessory Buildings

- The maximum height shall be 16.0 m.
- The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- The minimum setback from the front lot line shall be 10.0 m.
- The minimum setback from a side lot line shall be 5.0 m.
- The minimum setback from a rear lot line shall be 10.0 m.

9.17.6. Other Regulations

- In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

DC 58 DIRECT CONTROL DISTRICT



DC 58 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on properties smaller than rural residential/agriculture parcels that provides for the preservation and protection of environmentally sensitive lands and habitat that are of significant ecological value to the community.

2) Area of Application:

This district shall apply to the SW ¼ Section 28-54-20-W4M, as shown on the above map.

3) Uses:**a) Permitted Uses:**

agriculture, general
agriculture, intensive
horticulture
dwelling, single
group home, minor
home business, minor*
manufactured home*

b) Discretionary Uses:

agricultural and garden stand
agriculture, intensive horticulture
bed and breakfast, up to 6 sleeping units¹
boarding facility*
breeding facility*
dwelling, family care*
equestrian centre, minor
home business, major*
greenhouse and plant nursery
veterinary service, minor

- c) It is a fundamental use criterion of this district that the parcel density shall not exceed 5 residential parcels, and that any proposed subdivision shall be consistent with any Conceptual Scheme adopted by resolution of Council for the lands.

4) Subdivision Regulations:

- a) The minimum lot area is 6.0 ha.
b) The minimum lot width is 200 m.

5) Development Regulations:

- a) The maximum height is 10 m.
b) The minimum front yard is 10 m.
c) The minimum rear yard is 10 m.
d) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
e) Notwithstanding (b), (c), and (d), the minimum yard is 40 m from the centerline of a rural road.

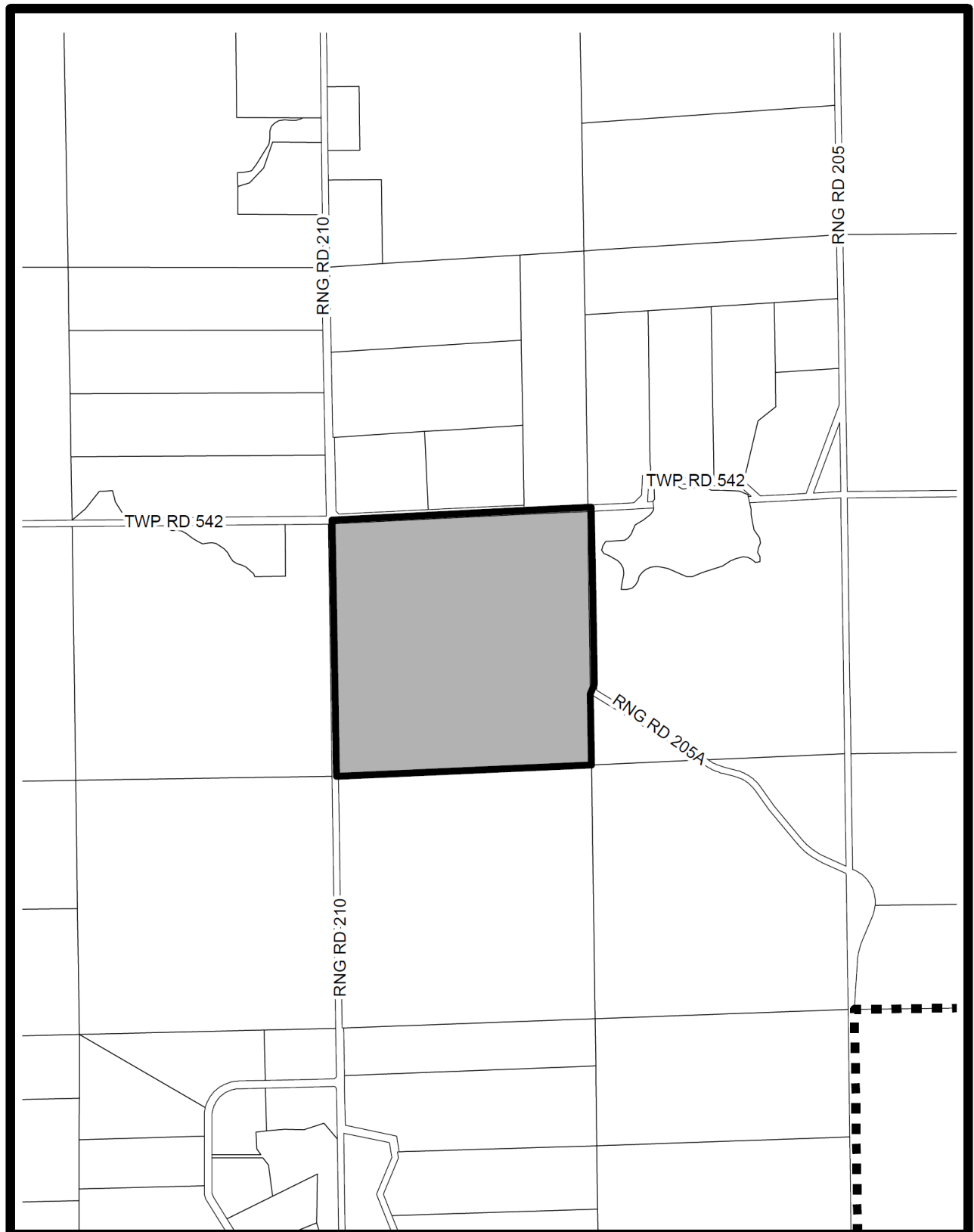
6) Other Regulations:

- a) In addition to the regulations above, the listed uses are subject to the applicable regulations contained within the Land Use Bylaw, unless such regulation is specifically excluded or modified by the Direct Control Zoning District.

7) Development Permits:

- a) A Development Officer shall consider and decide upon all development permit applications within this district.

DC 60 DIRECT CONTROL DISTRICT



DC 60 DIRECT CONTROL DISTRICT**1) Purpose:**

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on properties larger than 15.0ha. This includes a range of more intensive agriculture and agriculture-related uses that would be compatible in the area in certain situations. The district also provides for complementary residential related uses that are compatible with the residential character of the area. Uses that may have more of an impact on the area are included as discretionary uses so they can be considered by taking specific site circumstances and impacts into account.

2) Area of Application:

This district shall apply to the NW ¼ Section 7-54-20-W4M, as shown on the above map.

3) Uses:**a) Permitted Uses:**

agriculture, general
agriculture, intensive
horticulture
care center, minor
dwelling, single
group home, minor
home business, minor*
manufactured home

b) Discretionary Uses:

agricultural and garden stand
agriculture, intensive horticulture
bed and breakfast, up to 6 sleeping units*
boarding facility*
breeding facility*
dwelling, family care*
equestrian centre, minor
home business, major*
greenhouse and plant nursery
veterinary service, minor
utility service, minor

- c) It is a fundamental use criterion of this district that the parcel density shall not exceed 4 residential parcels, and that any proposed subdivision shall be consistent with any Conceptual Scheme adopted by resolution of Council for the lands.

4) Subdivision Regulations:

- a) The minimum lot area is 15.0 ha.
b) The minimum lot width is 200 m.

5) Development Regulations for Principal Buildings:

- a) The maximum height is 10 m.
b) The minimum front yard is 10 m.
c) The minimum rear yard is 10 m.
d) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
e) Notwithstanding (b), (c), and (d), the minimum yard is 40 m from the centerline of a rural road.

6) Development Regulations for Accessory Development:

- a) The maximum height is 10 m.
b) The total site coverage of accessory structures within this district shall not exceed 500 m². A Development Officer may grant a variance where the structure is being proposed in conjunction with an agricultural, general use and, provided that there will not be an adverse effect on adjacent uses. In granting a variance, the Development Officer must have regard for the location

The map displays a land area with several roads and a highlighted section. The roads are labeled as follows:

- RNG RD 221**: Located on the left side of the map, running vertically.
- RNG RD 220**: Located on the right side of the map, running vertically.
- TWP RD 510**: Located at the bottom of the map, running horizontally.

A rectangular area in the lower right quadrant is highlighted with a thick black border. This area contains a complex network of roads and a small, irregularly shaped area in the bottom right corner.

The map also shows a grid of land parcels, with some parcels containing smaller, irregular shapes. The overall layout suggests a rural or undeveloped area with a network of roads and land parcels.

DC 70 DIRECT CONTROL DISTRICT**(1) Purpose:**

To establish a site-specific Direct Control District that fosters a rural residential lifestyle on parcels larger than traditional country residential lots and provides for the preservation and protection of environmentally sensitive lands and habitat.

(2) Area of Application:

This district shall apply to the SE ¼ Section 1-51-22-W4M, as shown on the above map.

(3) Uses:

a) Permitted Uses:	b) Discretionary Uses:
agriculture, general agriculture, intensive horticulture	agriculture, intensive horticulture
dwelling, single	bed and breakfast, up to 6 sleeping units*
group home, minor	dwelling, family care*
home business, minor*	home business, major
manufactured home*	greenhouse and plant nursery
	secondary suite*
	veterinary service, minor

- c) It is a fundamental use criterion of this district that the parcel density shall not exceed 7 rural residential parcels, and that any proposed subdivision shall be consistent with any conceptual scheme adopted by resolution of Council for the lands.

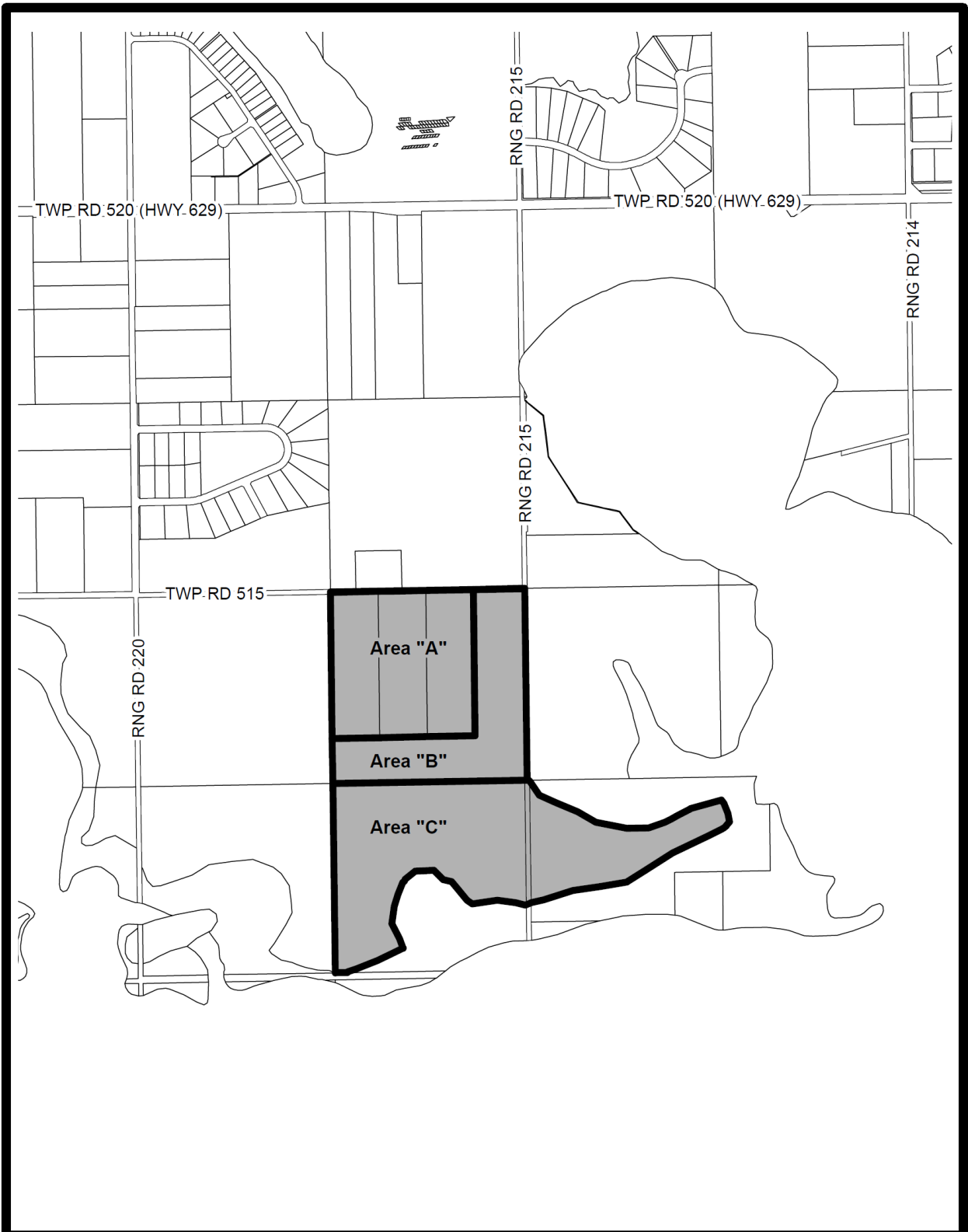
(4) Subdivision Regulations:

- a) The minimum lot area is 2.6 ha.
b) The minimum lot width is 100 m, except in the case of an irregular shaped lot (such as a pie lot) the minimum lot width is 30 m.

(5) Development Regulations:

- a) The maximum height shall be 10.0 m, except for accessory structures, as outlined below.
b) Setbacks:
 (i) The minimum front yard is 10 m.
 (ii) The minimum rear yard is 10 m.
 (iii) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
 (iv) Notwithstanding (i), (ii), and (iii) above, the minimum yard is 40 m from the centreline of a rural road.
 c) Accessory Structures:
 (i) Accessory structures shall not exceed 6.0 m in height.
 (ii) The total site coverage of accessory structures on a site shall not exceed 425 m². A Development Officer may grant a variance where the structure is being proposed in conjunction with an agricultural, general use and there will not be an adverse effect on adjacent uses. In granting a variance, the Development Officer must have regard for the location of adjacent development, topography, and natural screening. This variance shall not exceed 100 m².

DC 71 DIRECT CONTROL DISTRICT



DC 71 DIRECT CONTROL DISTRICT**1. Purpose**

To foster agriculture and conserve agricultural land by providing for a compatible range of agricultural uses with regulations that maintain the agricultural integrity of the land and continue to protect the Cooking Lake shore line. The development concept for the subject lands is based on the concept of transfer of density and maintains large tracts of land. The district also provides for complementary rural residential related uses that are compatible with the agricultural character of the area. Uses that may have more of an impact on the area are included as discretionary uses so they can be considered by taking specific site circumstances and effects into account.

2. Area of Application:

This district shall apply to the NE 30-51-21-W4, SE 30-51-21-W4, SW 29-51-21-W4 and SE 29-51-21-W4, as shown on the above map.

- **Area A** +/- 33.7 hectares – Rural Residential/Agriculture
- **Area B** +/- 30.9 hectares – Agriculture General
- **Area C** +/- 67.6 hectares – Agriculture General Restricted

3. Uses:

The following are the permitted and discretionary uses listed by Area.

3.1 Area A – Rural Residential/Agriculture

The purpose of this Area is to provide uses that are compatible with the surrounding area and rural residential opportunities in an agricultural setting.

3.1.1

a) Permitted Uses:	b) Discretionary Uses:
agriculture, general	agriculture, intensive horticulture
— agriculture, intensive horticulture	agricultural and garden stand
dwelling, single	boarding facility*
group home, minor	breeding facility*
home business, minor*	dwelling, family care*
manufactured home*	equestrian centre, minor
	home business, major
	greenhouse and plant nursery
	secondary suite*
	veterinary service, minor

- c) It is a fundamental use criterion of Area "A" that the parcel density shall not exceed five (5) rural residential parcels, and that any proposed subdivision shall be consistent with any conceptual scheme adopted by resolution of Council for the lands. The following uses shall not be a permitted use or a discretionary use on parcels less than 8 ha in area: agriculture, general; agriculture, intensive

horticulture; agriculture and garden stand; boarding facility; equestrian centre, minor; greenhouse and plant nursery.

3.1.2 Subdivision Regulations – Area A:

- a) The minimum lot size shall be 2.02 ha.
- b) The minimum lot width is 60 m, except in the case of an irregular shape lot (such as a pie lot) fronting onto an internal cul-de-sac, the minimum lot width is 30 m.

3.1.3 Development Regulations – Area A:

- a) The maximum height shall be 10 m.
- b) The minimum front yard is 10 m.
- c) The minimum rear yard is 10 m.
- d) The minimum side yard is 7.5 m, except it is 10 m from a flanking road.
- e) Notwithstanding (b), (c), and (d), the minimum yard is 40 m from the centreline of a rural road.

3.1.4 Development Regulations for Accessory Development:

- a) The maximum height is 8 m.
- b) The total site coverage of accessory structures within this Area shall not exceed 425 m². A Development Officer may grant a variance where the structure is being proposed provided that there will not be an adverse effect on adjacent uses. In granting a variance, the Development Officer must have regard for the location of adjacent development, topography and natural screening. This variance shall not exceed 90 m².
- c) Accessory Structures shall comply with the siting requirements for principal buildings.

3.2 Area B –Agriculture General

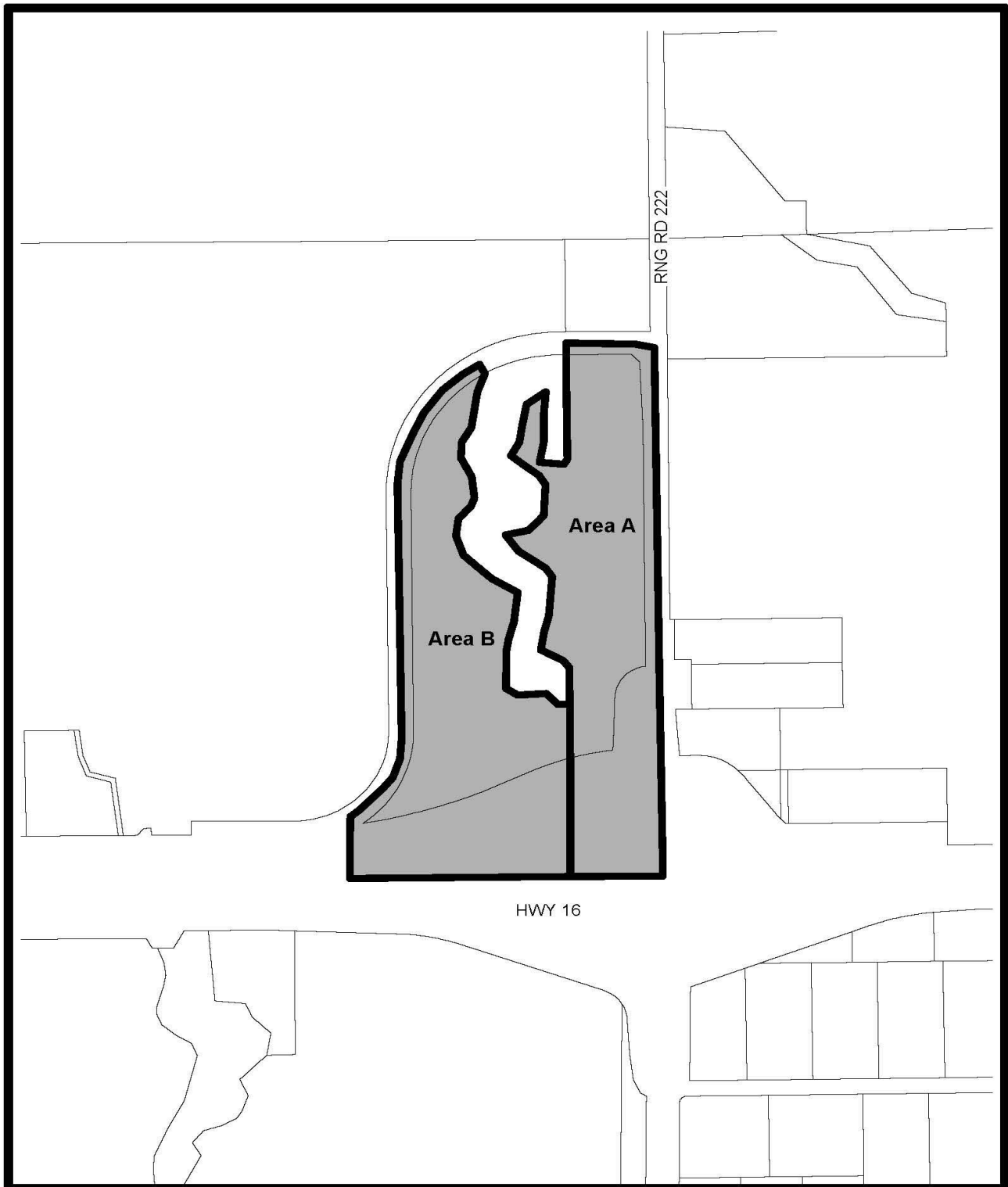
The purpose of this Area is to provide a location for general agricultural activities and continue to support the existing agricultural operation within a portion of NE 30-51-21-W4.

3.2.1

a) Permitted Uses:	b) Discretionary Uses:
agriculture, general	agricultural and garden stand
agriculture, intensive horticulture	agriculture, intensive horticulture
dwelling, secondary	boarding facility*
dwelling, single	breeding facility*
equestrian centre, minor	dwelling, agriculture
group home, minor	dwelling, family care*
home business, minor*	greenhouse and plant nursery
manufactured home*	home business, major*
veterinary service, minor	greenhouse and plant nursery
	secondary suite*
	veterinary service, major

- c) It is a fundamental use criterion of Area "B" that the parcel density shall not exceed one contiguous agriculture parcel that also includes Area "C" and that any proposed subdivision shall be consistent with any conceptual scheme adopted by resolution of Council for the lands.

DC 77 DIRECT CONTROL DISTRICT



DC 77 DIRECT CONTROL DISTRICT

1. Purpose:

To establish a site specific Direct Control District to accommodate a broad range of agriculture-related businesses on rural unserviced land along a major transportation route with good visibility and accessibility, pursuant to the Conceptual Scheme for SE15-53-22 W4.

2. Area of Application:

This District shall apply to a portion of SE 15-53-22 W4, as shown on the above map.

3. Uses:

The following are the permitted and discretionary uses listed by Area.

3.1) – Area “A”

The purpose of Area “A” is to respect the existing single dwelling and to contemplate limited agri-business uses that are less intensive than those found in Area “B”. Development in Area “A” should not cause nuisances beyond its boundaries and serve as a transition to surrounding land uses.

a) Permitted Uses:

agricultural, support services
 agriculture, general
~~agriculture, intensive horticulture~~

 dwelling, single
 greenhouse and plant nursery
 home business, minor*
 veterinary service, minor

b) Discretionary Uses:

agricultural and garden stand
 agricultural, minor intensive livestock*
~~agriculture, intensive horticulture~~
 agriculture, product processing
 agri-industrial support services
 boarding facility*
 breeding facility*
 equestrian centre, minor
 home business, major*
 secondary suites*
 utility service, minor
 veterinary service, major

- c) It is a fundamental use criterion that the whole quarter section will contain no more than eight (8) developable parcels and that the maximum number of developable parcels in Area “A” shall be one (1).

3.2) – Area “B”

The purpose of Area “B” is to allow for the development of agricultural businesses intended to provide value-added services to the agricultural industry.

a) Permitted Uses:

agriculture, general
 agriculture, product processing
 greenhouse and plant nursery

b) Discretionary Uses:

agriculture, intensive horticulture
 agriculture, support services
 agri-industrial support services
 business support service
 contractor service, general