

702 Agricultural (AG) District

702.1 Purpose

The purpose of the Agricultural District is to provide land where all forms of agriculture can be carried on without interference by other, incompatible land uses; and the Subdivision Authority, the Development Authority and, on appeal, the Subdivision and Development Appeal Board *must* refuse to approve any subdivision or issue a permit for any land use which may limit or restrict agricultural operations in the vicinity.

702.2 Permitted Uses:

The following uses are permitted:

- extensive agriculture,
- intensive agriculture,
- confined feeding operations holding the required authorization under AOPA,
- intensive livestock operations, provided that they are situated at least 800 metres away from any water body, or any third party residence, or any land not classified Agricultural,
- forestry and tree farming,
- horse riding, training, and boarding stables,
- new residences (site built, modular, or manufactured),
(*but see section 618 regarding suitable building sites*)
- home businesses, and
- buildings and uses accessory to those uses.

702.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- intensive livestock operations other than those listed as Permitted Uses,;
- agricultural industrial uses,
- schools, churches, cemeteries, halls and other small scale public facilities,
- public, quasi-public, and utility facilities such as power and gas lines and installations, gas plants, compressor stations and radio towers,
- railways,
- airstrips (*note that licensed airports are classified separately*),
- sand, gravel, and mineral workings,
- sale and storage of fertilizer and other agricultural commodities,
- public parks and recreation areas,
- group residences,
- pre-existing buildings moved to the site,
- bed and breakfast operations,
- guest ranches,
- wind energy conservation systems (By-Law 8-16-A)
- kennels, and
- buildings and uses accessory to those uses.

702.4 Subdivision

A complete quarter section may be subdivided into two parts. This may be *either* a division of the land into two approximately equal parts, *or*, subject to section 702.6, and where allowed by the Municipal Development Plan, a residential site and an agricultural remainder.

Additional lots may be subdivided out of a quarter section:

- for public and quasi-public uses, and
- to create a lot which is physically separated from the balance of the quarter section by a barrier to agriculture such as a road diversion, creek, or ravine.

702.5 Size of Lots:

A lot created for residential purposes shall not include any cultivated land.

A lot created for agricultural purposes shall be a size and shape which can reasonably be farmed, and shall be:

- approximately 80 acres in size, varied by existing patterns of cultivation, or
- defined by a physical barrier to cultivation such as a road diversion, creek, or ravine, or
- of a suitable size for a proposed or existing intensive agricultural, intensive livestock, or confined feeding operation.

A lot created for any other purpose shall be of a size and shape acceptable to the Development Authority bearing in mind the need to avoid interference with nearby agricultural operations.

702.6 Residential subdivisions

A lot subdivided for residential purposes shall:

- be safe and suitable as defined in section 618 of this By-Law,
- not conflict with nearby farm operations, the logical and economical expansion of nearby urban areas, or municipal or provincial plans for road improvements,
- have access to a maintained road, with an approach that meets the standards of the road authority, and
- contain at least two of the following improvements:
 - a habitable dwelling
 - a water well
 - electrical service
 - a natural or planted shelterbelt.

A lot which does not have at least two of those improvements may nevertheless be approved for subdivision provided that:

- the improvements are installed before the lot is registered at Land Titles Office, and
- the person making the application has owned the land for at least five years.

702.7 Setbacks from property boundaries

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any road, or, where a road is to be widened or diverted, from the future boundary, and
- 10 metres from any other property line.

702.8 Residences close to livestock operations

If the Development Authority is asked to issue a development permit for a residence, and the residence is closer to an intensive livestock operation or confined feeding operation than the minimum distance separation set out in section 611, he may:

- refuse to issue a permit, or
- issue a development permit subject to the applicant signing the declaration attached hereto.

702.9 Number of residences

No more than one residence shall be established on a lot unless a development permit has been issued under section 615 of the By-Law.

702.10 Impact on Other Municipalities

The following procedures apply within two miles of the boundary of the Towns of Ponoka or Rimbey, half a mile of the boundaries of other municipalities and Indian Reserves, and close to certain lakes as defined in the Municipal Development Plan ("the referral area"). They are designed to meet the County's commitment to work with its neighbours.

- Despite section 303 of this By-Law, all agricultural buildings within the referral area of an urban municipality require development permits.
- Proposals for subdivision or development within the referral area will be referred to the other municipality for comments and recommendations.
- If no reply is received within 21 days, the other municipality is deemed to have no objection, and the application will be processed in the normal way.