

PART SIX ZONES

A-2 Large Agricultural Holding Zone - 63 hectares (155 acres)

Permitted Uses

6.11 (A) The following uses and no others are permitted in an A-2 zone except as provided for in Part 7 of this Bylaw:

- (i) agriculture;
- (ii) oil or gas production, storage, transmission or exploration;
- (iii) wood harvesting and forestry;
- (iv) livestock range;
- (v) fish and wildlife habitat;
- (vi) watershed protection and erosion control;
- (vii) kennel;
- (viii) public use;
- (ix) trapping, hunting, guiding, outfitting, guest ranch and ancillary accommodation;
- (x) airstrip;
- (xi) mining, including gravel extraction and processing facilities;
- (xii) two family dwelling;
- (xiii) single family dwelling;
- (xiv) bed and breakfast accommodations; (Bylaw No. 663,1990)
- (xv) farm dwelling;
- (xvi) home occupation;
- (xvii) home industry including storage yard; and
- (xviii) accessory building.

Regulations

(B) On a parcel located in an A-2 Zone:

Number of Family Dwellings

- (i) not more than two single family dwellings or a two family dwelling is permitted, but not both;

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A-2 Large Agricultural Holding Zone-continued

Additional Dwellings

- (iii) in addition to the dwellings permitted in Section 6.11 (B)(i):
 - (a) not more than one farm dwelling per quarter section (63 ha.) parcel of land is permitted in conjunction with an agricultural use;
 - (b) not more than three additional dwelling units per parcel are permitted for ancillary accommodation to trapping, hunting, guiding or guest ranch uses;
 - (c) additional dwelling units are permitted in conjunction with and oil or gas production, processing, storage or transmission use;

Height

- (iii) there are no height limitations in an A-2 zone;

Siting

- (iv) no single family dwelling, two family dwelling or farm dwelling shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line; or
 - (d) 7 metres of the rear parcel line;
- (v) no accessory building shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line; or
 - (d) 3 metres of the rear parcel line;

Home Occupations and Home Industry

- (vi) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling and may include a storage yard for products and materials utilized in the home industry;

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A-2 Large Agricultural Holding Zone-continued

- (c) storage yards for a home industry shall be limited to a maximum of ten percent (10%) coverage of the parcel, or 1.0 hectare (2.5 acres), whichever is less;
- (d) the combined floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and a home industry shall not exceed 300 square metres (3,229 square feet);
- (e) retail sales of goods produced in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

Off Street Parking and Loading

- (vii) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (vii) the minimum parcel size is 63 hectares (155 acres). This minimum parcel size shall not apply to:
 - (a) a parcel used for oil and gas production, storage, transmission;
 - (b) any permitted use situate upon a parcel of land that is the remainder of a parcel that has been subdivided and rezoned to permit an intensive agriculture use;
 - (c) smaller parcels permitted by Development Variance Permit;
 - (d) where a parcel is divided by a railway right-of-way, highway right-of-way or a watercourse no minimum parcel size applies to the creation of a parcel by subdividing along any such railway right-of-way, highway right-of-way or watercourse;
- (ix) Where a parcel to be created under Sections 6.11 (B) (viii) (a), (c), or (d) is less than 1.8 hectare (4.5 acres), such subdivision is subject to Section 7.9;

Agricultural Land Commission

- (x) refer to Section 4.5 for lands within the Agricultural Land Reserve.

Bed and Breakfast Accommodation

- (xi) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

PART SIX ZONES

M-2 General Industrial Zone

Permitted Uses

- 6.61 (A) The following uses and no others are permitted in an M-2 zoned except as provided for in Part 7 of this Bylaw:
- (i) manufacturing, fabricating and processing industry;
 - (ii) auction market including sale of animals;
 - (iii) storage, warehousing, cartage, express and freight facilities;
 - (iv) wrecking, salvage and associated storage yards;
 - (v) abattoir;
 - (vi) oil and gas production, processing, storage and transmission;
 - (vii) mining including gravel extraction and processing facilities including screening and asphalt plants;
 - (viii) single family dwelling;
 - (ix) home occupation;
 - (x) accessory building.

Regulations

- (B) On a parcel located in an M-2 zone:

Number of Single Family Dwellings

- (i) not more than one single family dwelling is permitted;

Additional Dwellings

- (ii) in addition to the dwelling permitted in Section 6.61(B) (i) additional dwelling units are permitted in conjunction with an oil or gas production, processing, storage, or transmission use;

Height

- (iii) there are no height limitations in an M-2 Zone;

Siting

- (iv) no building or structure other than a storage yard shall be located within:
 - (a) 7 metres of the front parcel line;
 - (b) 3 metres of an interior side parcel line;
 - (c) 5 metres of an exterior side parcel line;
 - (d) 7 metres of the rear parcel line;

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M-2 General Industrial Zone continued

Off Street Parking and Loading

- (v) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (vi) the minimum parcel size is 1.8 hectares (4.5 acres).