

## AGRICULTURE – BUSINESS TRANSITIONAL: AG-BT

### SECTION 1 PURPOSE

The purpose of this land use district is to allow for the pursuit of agricultural endeavors on larger parcels of land, typically on the periphery of existing development, and to ensure such lands can be developed to a commercial/industrial urban standard, when required.



### SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Agricultural buildings and structures Agriculture Alternative energy, Solar roof or wall mounted	Accessory structure Accessory use Alternative energy, Solar ground mounted Garden centre Greenhouse Market garden Outdoor display Outdoor storage Public utilities Shipping container Sign: Freestanding	Construction staging area Moved-in building Private utilities

### SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
All	64.8 ha (160 acres) or existing titles	To the discretion of the Development Authority.	

### SECTION 4 SETBACKS

Principal Building	
Front and Secondary front	To the discretion of the Development Authority.
Rear	
Side	
Notes	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i> <i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>

Accessory Building(s)/Structure(s)	
To the discretion of the Development Authority.	
Notes	<i>Accessory buildings/structures shall be constructed such that eaves shall be no closer to a side or rear lot line than 0.6 m (2 ft) and all drainage is contained on the same lot as the accessory building/structure. See Section 1 of Schedule 3.</i>
	<i>Internal setbacks include setbacks from accessory building/structure to accessory building/structure on the same lot and accessory building/structure to the principal building on the same lot.</i>
	<i>Buildings/structures permitted to be attached to the principal building are considered a part of the principal building and are required to meet principal building setbacks.</i>

## SECTION 5 MAXIMUM LOT COVERAGE

- (1) Total allowable coverage: to the discretion of the Development Authority.

## SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) Principal building: 10.7 m (35 ft)
- (2) Accessory building(s)/structure(s):
  - (a) all accessory buildings/structures: 10.7 m (35 ft) for permitted uses, and to the discretion of the Development Authority for any building/structure beyond 10.7 m (35 ft)

## SECTION 7 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the AG-BT land use district include but are not limited to:
  - (a) General Standards of Development: **Schedule 3**
    - Section 1: Accessory Buildings and Structures
    - Section 2: Access Requirements
    - Section 4: Corner Lots
    - Section 6: Easements
    - Section 7: Fences, Privacy Walls and Gates
    - Section 8: Grading, Excavation, Stripping and Stockpiling
    - Section 10: Nuisance, Pollution and Hazard Control
    - Section 11: Outdoor Storage and Display
    - Section 12: Parking and Loading
    - Section 13: Setbacks from Coulees, Steep Slopes and Waterbodies
    - Section 14: Projections into Setbacks
    - Section 15: Site Drainage and Stormwater Management
  - (b) Design Standards of Development: **Schedule 4**
    - Section 1: Design Standards
    - Section 2: Interface Areas
    - Section 3: Landscaping

Section 4: Outdoor Lighting  
Section 5: Screening

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| (c) | Use-specific Standards of Development:<br>Section 1: Alternative Energy Sources<br>Section 6: Moved-in Buildings and Moved-in Dwellings<br>Section 16: Shipping Containers | <b>Schedule 5</b> |
| (d) | Overlays:<br>Section 3: Gateways Overlay   | <b>Schedule 6</b> |
| (e) | Signage:   | <b>Schedule 7</b> |