

AGRICULTURE - RESIDENTIAL TRANSITIONAL: AG-RT

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 residential urban standard, when required.



SECTION 2 USES

Permitted Uses	Discretionary Uses: A	Discretionary Uses: B
Accessory building Accessory structure ≤ 10.7 m in height Agricultural buildings and structures Agriculture Alternative energy, Solar roof or wall mounted Dwelling (1 st on parcel): Modular home A/B Moved-in Ready-to-move A/B Single detached Home occupation 1 Kennel, Minor	Accessory structure > 10.7 m in height Accessory use Alternative energy, Solar ground mounted Garden centre Greenhouse Home occupation 2 and 3 Kennel, Major Market garden Outdoor display Outdoor storage Public utilities Shipping container Sign: Freestanding	Alternative energy, Wind Moved-in building Private recreation, Limited Private utilities Secondary suite

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) garages: 5.5m (18 ft)
 - (b) all other 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-RT 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 5: Decks and Patios
 - 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

(c) Use-specific Standards of Development: **Schedule 5**

Section 1: Alternative Energy Sources
Section 5: Home Occupations
Section 6: Moved-in Buildings and Moved-in Dwellings
Section 7: Kennels
Section 10: Modular Homes and Ready-to-Move (RTM) Homes
Section 13: Secondary Suites
Section 16: Shipping Containers

(d) Overlays: **Schedule 6**
Section 3: Gateways Overlay

(e) Signage: **Schedule 7**