

12.1 AG - Agricultural District

12.1.1 Purpose

The purpose of the AG District is to provide for certain large scale specialized land uses as well as certain rural oriented uses on the periphery of the City.

12.1.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an AG District are set out in the following chart:

AG District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
12.1.2 Permitted Uses					
(1) One-unit dwellings (OUD)	4	23	15	18	8.5
(2) Two-unit dwellings (TUD)	4	23	15	18	8.5
(3) Agricultural uses	8	23	15	18	14
(4) Market gardens, nurseries and greenhouses	8	23	15	18	14
(5) Zoos	16	23	15	18	14
(6) Equestrian centres	8	23	15	18	14
(7) Outdoor recreation uses, parks and playfields	16	23	15	18	14
(8) Public parks	16	23	15	18	14
(9) Golf courses and driving ranges	16	23	15	18	14
(10) Horse and dog race tracks	16	23	15	18	23
(11) Radio or television transmitters or receivers	4	23	15	18	75 ₁
(12) Cemeteries and crematoria	4	23	15	18	14
(13) Airports	4	23	15	18	23
(14) Railroad stations, yards and facilities	4	23	15	18	23
(15) Hospitals	8	23	15	18	75 ₁
(16) Educational institutions	8	6	6	6	75 ₁
(17) Places of worship	4	23	15	18	14
(18) Fairgrounds	8	23	15	18	23
(19) Boarding and breeding kennels	4	23	15	18	8.5
(20) Animal hospitals	4	23	15	18	8.5
(21) Funeral homes in conjunction with a cemetery	4	23	15	18	14
(22) Accessory buildings and uses	-	23	3	-	8.5 ₂
(23) Municipal public works yard – Type I	Refer to General Provisions Section 5.50				
(24) Municipal public works yard – Type II and III	4 Refer to General Provisions Section 5.50				

(Revised – Bylaw No. 9703 – May 25, 2020)

12.1.3 Prohibited Uses

The Prohibited Uses in an AG District are set out in the following chart:

AG District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
12.1.3 Prohibited Uses					
(1) Intensive livestock operations					
(2) Permanent midways					

12.1.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an AG District are set out in the following chart:

AG District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
12.1.4 Discretionary Uses					
(1) Child care centres and preschools	4	23	15	18	14
(2) Campgrounds	8	23	15	18	14
(3) Agricultural research stations ₃	8	23	15	18	14
(4) Parking stations	-	-	Refer to Section 6.0		

(Revised – Bylaw No. 9701 – May 25, 2020)

12.1.5 Notes to Development Standards

- 1 Any building or structure exceeding 15 metres in height shall be set back from all property lines by an amount at least equal to its height.
- 2 The building height for any accessory use shall not exceed the maximum building height for the relevant permitted or discretionary use.
- 3 When a request to expand an agricultural research station amounts to less than a total increase of 25% of the approved gross floor area, the Development Officer may issue a development permit without a discretionary use approval by Council.
(Revised – Bylaw No. 9701 – May 25, 2020)

12.1.6 Signs

The regulations governing signs in an AG District are contained in **Appendix A - Sign Regulations**.