

## SECTION 133 UAT - URBAN AGRICULTURAL TRANSITION DISTRICT

(Bylaw C-1263-23, September 11, 2023)

### (1) GENERAL PURPOSE

This District is intended to allow for Agricultural Uses and limited rural land Uses on undeveloped or developed parcels of land to low intensity, that do not prejudice the future Development of the land for urban Uses to occur in an orderly and efficient manner.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Home Occupation, Minor</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Accessory Use</li> <li>• Bed and Breakfast Establishment</li> <li>• Cottage Industry</li> <li>• Dugout</li> <li>• Family Day Home</li> <li>• Garage Suite</li> <li>• Home Occupation, Major</li> <li>• Manufactured Home</li> <li>• Secondary Suite</li> <li>• Single Detached Dwelling</li> <li>• Temporary Building or Use</li> <li>• Topsoil Processing</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard
Site Area (Minimum):	• 4.0 ha, or the minimum area required to accommodate existing Development, for maximum of one Site per quarter section
Front Yard Setback (Minimum):	• At the discretion of the Development Authority
Side Yard Setback (Minimum):	• At the discretion of the Development Authority
Rear Yard Setback (Minimum):	• At the discretion of the Development Authority
Site Coverage (Maximum):	15%
Building Height (Maximum):	• 12.0 m, except for Buildings that are Accessory to agricultural operations

(3) ADDITIONAL REGULATIONS

- (a) Water supply and sewage disposal for existing buildings shall be provided in accordance with the Public Health Act. Any new Development requiring water or sewer must connect to City utilities when they become available.
- (b) In considering a Development Permit for a Discretionary Use, the Development Officer shall not approve Uses that would be prejudicial to the future economical subdivision, servicing, and Development of the Site for urban Development, subject to the provisions of an approved Area Structure Plan.
- (c) The Development Officer may specify the length of time a Permitted or Discretionary Use may operate in this District having regard for the future Development of the land.
- (d) Dugouts shall not be located within 30.0 metres of any public road, or as otherwise approved by the Development Officer, shall not encroach upon, or affect, any watercourse or drainage easement, and shall meet the minimum setback requirements of the applicable district.