



Municipal District of
GREENVIEW

Comparison of Agricultural One (A-1) and Agricultural Two (A-2) Districts

Agricultural One (A-1) District & Agricultural Two (A-2) District

COMPARISON OF KEY CHANGES

AGRICULTURAL ONE (A-1) DISTRICT LAND USES

ASPECT	CURRENT LUB	DRAFT LUB
District Purpose (A-1)	Focused on preserving better agricultural lands with compatible extensive agricultural uses	Safeguards highest-quality agricultural land for efficient farming operations with minimal land loss
Parcel Size (A-1)	Minimum 1.2 ha (3 ac), maximum 8.1 ha (20 ac) for the first parcel subdivision	Same minimum and maximum but allows flexibility for encompassing farmstead improvements
Maximum Density (A-1)	Maximum 4 dwellings per parcel with specific limits on primary and accessory dwellings	Similar but explicitly mentions suites instead of accessory dwelling units
Maximum Height (A-1)	Maximum 10.0m	Height restrictions removed

Added Permitted Uses:

- Agriculture, Industrial
- Agriculture, Support Service
- Animal Care Service (Major and Minor)
- Auction Establishment (Major and Minor)
- Backyard Beekeeping
- Greenhouse, Commercial
- Greenhouse, Industrial
- Shipping Containers

Added Discretionary Uses:

- Industrial Hemp Production
- Restaurant
- Employee Accommodation
- Storage, Temporary
- Work Camp, Temporary

AGRICULTURAL TWO (A-2) DISTRICT LAND USES

ASPECT	CURRENT LUB	DRAFT LUB
District Purpose (A-2)	Protect smaller agricultural parcels for compatible uses	Similar but emphasizes alignment with the Municipal Development Plan
Parcel Size (A-2)	Minimum 8.1 ha (20 ac), maximum 32 ha (79.1 ac).	Minimum remains the same; maximum adjusted to 32.6 ha (80.6 ac).
Maximum Density (A-2)	Maximum 3 dwelling units per parcel with limits on primary and accessory units	Same as old but explicitly mentions suites
Maximum Height (A-2)	Maximum 10.0m	Height restrictions removed

Added Permitted Uses:

- Agriculture, Industrial
- Agriculture, Support Service
- Animal Care Service (Minor)
- Auction Establishment (Minor)
- Greenhouse, Commercial
- Greenhouse, Industrial
- Shipping Containers

Added Discretionary Uses:

- Animal Care Service (Major)
- Auction Establishment (Major)
- Industrial Hemp Production
- Storage, Temporary

Removed Uses from Agricultural One (A-1) District and Agricultural Two (A-2) District

There were no land use activities explicitly removed from these Districts. Some uses were reclassified or better de-fined under broader categories (e.g., "Agriculture, Support Service" now explicitly includes certain services), but all continue to allow for or expand the use of these potential developments in Agriculturally designated properties.

KEY OBSERVATIONS:

1. Broader Scope of Uses:

- The new LUB introduces additional uses for both A-1 and A-2 districts, including industrial agriculture, support services, and recreational facilities.

2. Flexibility in Regulations:

- The new LUB includes provisions for larger parcel sizes if the area includes farmstead improvements and removes height restrictions for development.

8.0 LAND USE DISTRICTS

8.1 Agricultural One (A-1) District

8.1.1 Purpose

- a) The purpose of this District is to protect and preserve better agricultural lands. The uses allowed in this District are those which may be compatible with extensive agricultural operations, and which minimize the loss of agricultural lands to non-agricultural uses.

8.1.2 Uses

- a) Table 8-1 identifies the permitted and discretionary uses within the A-1 District.

Table 8-1: A-1 Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Abattoir
2. Agricultural Processing	2.a Airstrip
3. Agriculture, Horticulture	3.a Compressor
4. Animal Breeding Establishment	4.a Coverall Building
5. Apiary	5.a Craft Brewery and Distillery
6. Bed and Breakfast	6.a Home Occupation, Major
7. Boarding and Lodging	7.a Natural Resource Extraction
8. Borrow Pit	8.a Oil and Gas Facility
9. Cabin	9.a Recreation, Outdoor Motorized Vehicle
10. Cannabis Production Facility	10.a Recreation, Outdoor Passive
11. Dugout	11.a Recreational Vehicle Storage
12. Dwelling Unit, Accessory	12.a Solar Collector, Major
13. Dwelling Unit, Manufactured	13.a Utilities, Major
14. Dwelling Unit, Modular	14.a Wind Energy Conversion System, Major
15. Dwelling Unit, Single Detached	15.a Work Camp, Project Oriented
16. Greenhouse	
17. Home Occupation, Minor	
18. Housing Collective, Communal	
19. Kennel, Commercial	
20. Kennel, Hobby	
21. Sign	
22. Solar Collector, Minor	
23. Storage, Outdoor	
24. Suite, Attached	
25. Suite, Detached	
26. Wind Energy Conversion System, Minor	

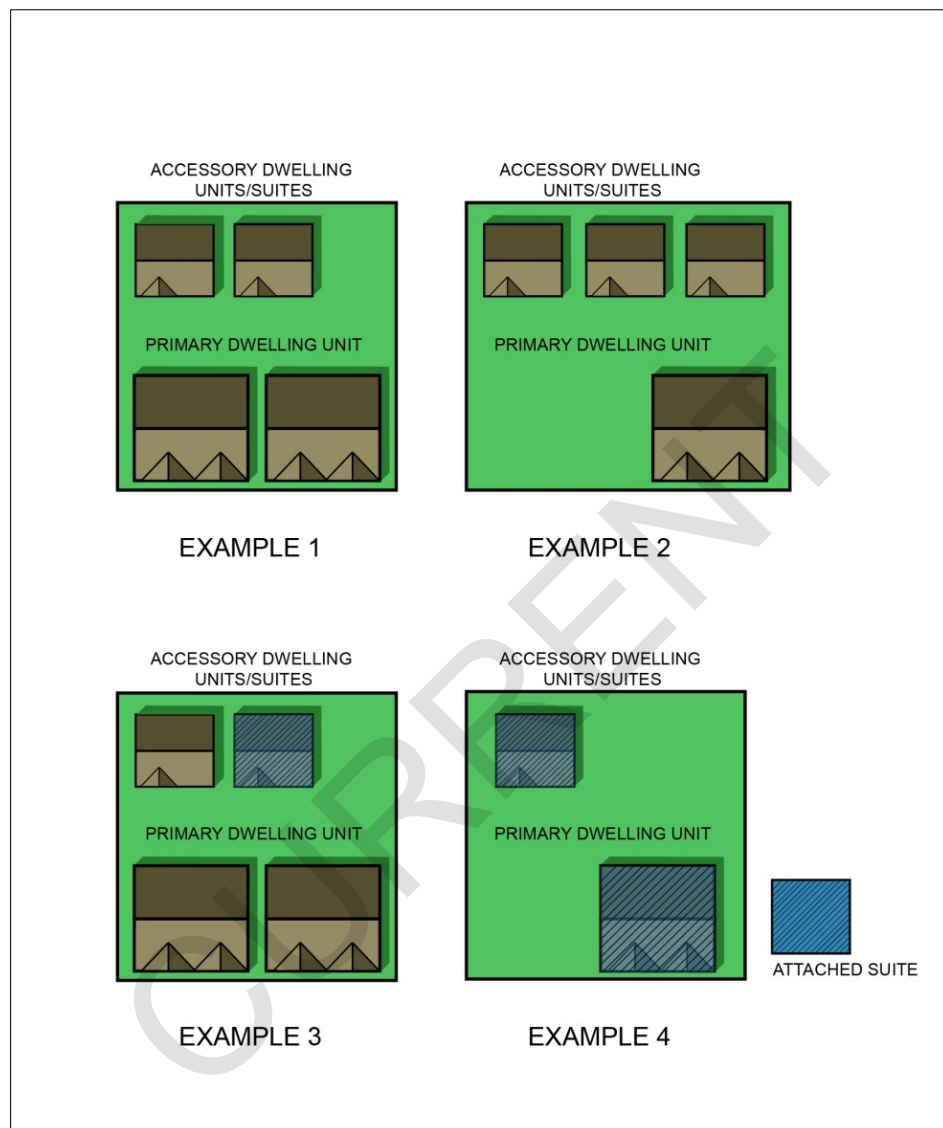
8.1.3 Regulations

- a) On a parcel located in an A-1 District, no building or structure shall be constructed, located or altered, and no subdivision approved which contravenes the regulations set out in Table 8-2.

Table 8-2: A-1 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 4 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 2 primary dwelling units a maximum of 3 accessory dwelling units and/or suites
.2 Minimum parcel size	1.2 ha (3 ac)
.3 Minimum parcel width	100 m (328.1 ft.)
.4 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.5 Minimum setback of accessory building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.7 Maximum parcel coverage (all buildings)	30 %

Figure 8-1: Examples of A-1 Dwelling Unit Configurations



8.1.4 Other Regulations

- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act;
- b) Only one A-1 parcel may be taken out of an unsubdivided quarter section without rezoning. Work Camp, Project-Oriented – Only within 400.00 m (1,312.3 ft.) of highways;
- c) First Parcel Out: Minimum: 1.2 ha (3.0 ac)
 Maximum: 8.1 ha (20.0 ac)
- d) An application to create two titles based upon a fragmented parcel may be approved notwithstanding the size of parcels to be created on either side of the fragmentation line with the following conditions:
 - i. Minimum parcel sizes and other development considerations must be adhered to;
 - ii. Parcels fragmented by water bodies or ravines would still be subject to environmental reserve evaluation and dedication.
- e) Agricultural parcels that are fragmented will be prorated by the size of the parcel to determine the number and size of parcels that are to qualify for subdivision from each fragmented portion as follows:
 - i. The amount of land that may be subdivided from a fragmented parcel will be directly proportionate to its percentage of the quarter section.

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***

8.2 Agricultural Two (A-2) District

8.2.1 Purpose

- a) The purpose of this District is to protect and preserve better agricultural lands on smaller parcels. The uses allowed in this District are those which are compatible with smaller agricultural operations and are seen to have lower nuisance values.

8.2.2 Uses

- a) Table 8-3 identifies the permitted and discretionary uses within the A-2 District.

Table 8-3: A-2 Permitted and Discretionary Uses

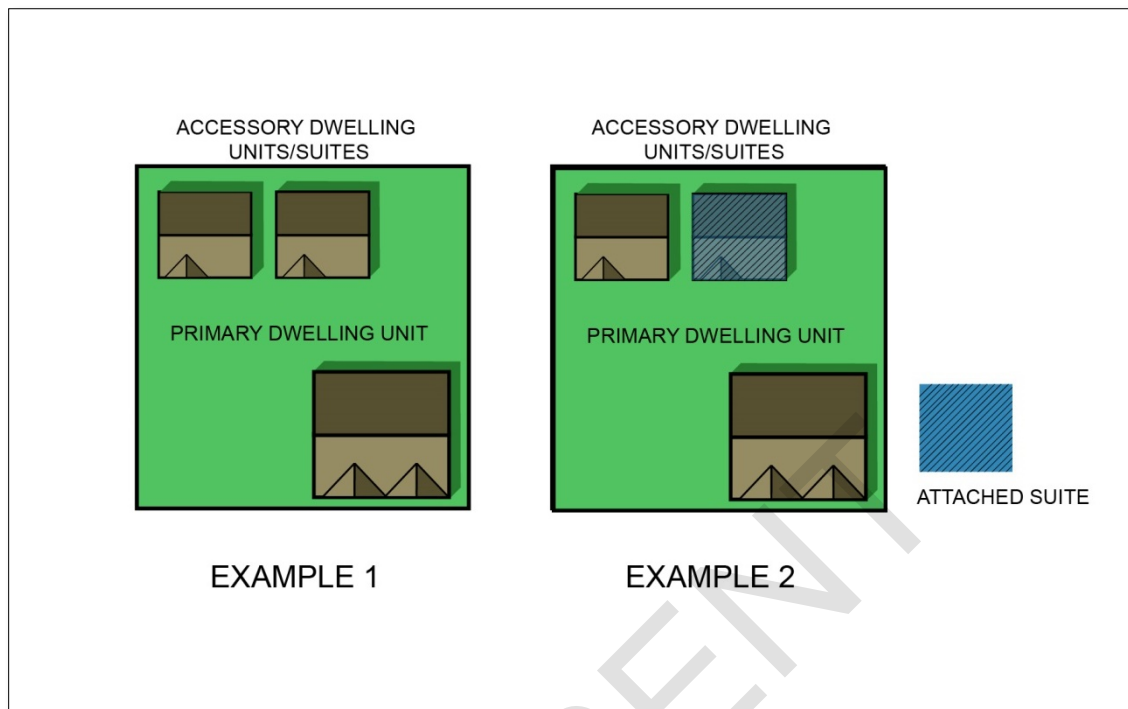
Permitted Uses	Discretionary Uses
1. Accessory Building	1.a Agricultural Processing
2. Agriculture, Horticulture	2.a Cannabis Production Facility
3. Apiary	3.a Coverall Building
4. Bed and Breakfast	4.a Craft Brewery and Distillery
5. Boarding and Lodging	5.a Home Occupation, Major
6. Borrow Pit	6.a Kennel, Commercial
7. Dugout	7.a Recreation, Outdoor Passive
8. Dwelling Unit, Accessory	
9. Dwelling Unit, Manufactured	
10. Dwelling Unit, Modular	
11. Dwelling Unit, Single Detached	
12. Greenhouse	
13. Home Occupation, Minor	
14. Housing Collective, Communal	
15. Kennel, Hobby	
16. Sign	
17. Solar Collector, Minor	
18. Suite, Attached	
19. Suite, Detached	
20. Wind Energy Conversion System, Minor	

8.2.3 Regulations

- a) On a parcel located in this District, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 8-4.

Table 8-4: A-2 District Regulations

Matter to Be Regulated	Regulation
.1 Maximum density	A maximum of 3 dwelling units per parcel, which may include: <ul style="list-style-type: none"> a maximum of 1 primary dwelling unit a maximum of 2 accessory dwelling units and/or suites
.2 Maximum parcel size	32.0 ha (79.1 ac)
.3 Minimum parcel size	8.1 ha (20 ac)
.4 Minimum parcel width	100 m (328.1 ft.)
.5 Minimum setback of principal building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) Undeveloped road allowance: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.6 Minimum setback of accessory building from: <ul style="list-style-type: none"> Front parcel and exterior side parcel lines Interior side parcel line Rear parcel line 	Provincial highway: 40.0 m (131.2 ft.) Internal subdivision road: 7.5 m (24.6 ft.) Service road: 7.5 m (24.6 ft.) All other roads: 40.0 m (131.2 ft.) 15.0 m (49.2 ft.) 15.0 m (49.2 ft.)
.7 Maximum building and structure height <ul style="list-style-type: none"> Principal building and structures Accessory building 	10.0 m (32.8 ft.) 10.0 m (32.8 ft.)
.8 Maximum parcel coverage (all buildings)	30 %

Figure 8-2: Examples of A-2 Dwelling Unit Configurations

8.2.4 Other Regulations:

- a) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the *Agricultural Operation Practices Act*;
- b) A maximum of 32.0 ha (79.1 ac) can be subdivided out of a quarter Section of land;

*** See the General Regulations (Section 5.0) for additional regulations and exceptions. ***

9.0 LAND USE DISTRICTS

9.1 Agricultural One (A-1) District

1) Purpose

The purpose of this district is to safeguard The MD of Greenview's highest quality agricultural land for efficient farming operations. Uses allowed in this district are those which may be compatible with extensive agricultural operations, and which minimize loss of agricultural lands to non-agricultural uses, in accordance with Greenview's Municipal Development Plan.

2) Uses

The following tables identify permitted and discretionary uses on Agricultural One (A-1) District parcels.

Table 9-1: A-1 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Abattoir
Agriculture, Industrial	Airstrip
Agriculture, Intensive	Cannabis Production Facility
Agriculture, Extensive	Compressor
Agriculture, Support Service	Craft Brewery and Distillery
Animal Breeding Establishment	Employee, Accommodation
Animal Care Service, Major	Home Occupation, Major
Animal Care Service, Minor	Industrial Hemp Production
Apiary	Natural Resource Extraction
Auction Establishment, Major	Oil and Gas Facility
Auction Establishment, Minor	Recreation, Outdoor Motorized Vehicle
Apiary	Recreation, Outdoor Passive
Backyard Beekeeping	Recreational Vehicle Storage
Bed and Breakfast	Restaurant
Borrow Pit	Solar Collector, Major
Cabin	Storage, Outdoor
Coverall Building	Storage, Temporary
Dugout	Utilities, Major
Dwelling, Manufactured	Wind Energy Conversion System, Major
Dwelling, Single Detached	Work Camp, Temporary
Greenhouse, Commercial	
Greenhouse, Industrial	
Home Occupation, Minor	

Housing Collective, Communal	
Kennel	
Shipping Containers	
Sign	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	
Wind Energy Conversion System, Minor	

3) Regulations

No building or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-2: A-1 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	Maximum 4 dwellings per parcel, which may include: <ul style="list-style-type: none"> Maximum 2 primary dwellings Maximum 3 suites
Parcel Size	
Minimum First Parcel Out	1.2 ha (3.0 ac)
Maximum First Parcel Out	8.1 ha (20.0 ac) *
Minimum Parcel Width	100.0 m (328.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	<ul style="list-style-type: none"> Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	<ul style="list-style-type: none"> Provincial highway: 40.0 m (131.2 ft) Internal subdivision road: 7.5 m (24.6 ft) Service road: 7.5 m (24.6 ft) All other roads: 40.0 m (131.2 ft) Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)

Maximum Parcel Coverage (All Buildings)	30%
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**If a parcel is proposed for subdivision and is identified as the original farmstead, the maximum parcel size may be adjusted up to the area required to encompass all existing improvements associated with the farmstead. (Dugouts, buildings, fencing, established yard site, etc.)*

4) **Additional Regulations**

In addition to the regulations in this District, all uses in this District shall comply with the following:

- a) General Development Regulations of Section 6.
- b) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the Agricultural Operation Practices Act.
- c) Only one A-1 parcel may be taken out of quarter section and must be the first parcel subdivision. Fragmented parcels that have only been separated along the intervening ownership will each be considered as if they are an unsubdivided quarter section for the purposes of qualifying this section.
- d) An application to create two titles based upon a fragmented parcel may be approved notwithstanding the size of parcels to be created on either side of the fragmentation line with the following conditions:
 - i. Must adhere to minimum parcel sizes and other development considerations; and
 - ii. Parcels fragmented by water bodies or ravines remain subject to environmental reserve evaluation and dedication.

9.2 Agricultural Two (A-2) District

1) Purpose

The purpose of this district is to protect and preserve better agricultural lands on smaller parcels. Uses allowed in this district are those which are compatible with smaller agricultural operations, in accordance with Greenview's Municipal Development Plan.

2) Uses

The following table identifies permitted and discretionary uses on Agricultural Two (A-2) District parcels.

Table 9-3: A-2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
Accessory Use	Abattoir
Agriculture, Intensive	Agriculture, Industrial
Agriculture, Extensive	Animal Care Service, Major
Agriculture, Support Service	Auction Establishment, Major
Animal Breeding Establishment	Cannabis Production Facility
Animal Care Service, Minor	Compressor
Apiary	Craft Brewery and Distillery
Auction Establishment, Minor	Home Occupation, Major
Bed and Breakfast	Industrial Hemp Production
Boarding and Lodging	Kennel
Borrow Pit	Recreation, Outdoor Passive
Cabin	Solar Collector, Major
Coverall Building	Storage, Outdoor
Dugout	Storage, Temporary
Dwelling, Manufactured	
Dwelling, Single Detached	
Greenhouse, Commercial	
Greenhouse, Industrial	
Home Occupation, Minor	
Housing Collective, Communal	
Shipping Container	
Sign	
Solar Collector, Minor	
Suite, Attached	
Suite, Detached	

Wind Energy Conversion System, Minor

3) Regulations

No building, or structure shall be constructed, located, or altered, and no subdivision approved which contravenes regulations set out in the following table.

Table 9-4: A-2 District Regulations

MATTER TO BE REGULATED	REGULATION
Maximum Density	Maximum 3 dwellings per parcel, which may include: <ul style="list-style-type: none"> • Maximum 1 primary dwelling • Maximum 2 suites
Parcel Size	
Minimum Parcel Size	8.1 ha (20 ac)
Maximum Parcel Size	32.6 ha (80.6 ac)
Minimum Parcel Width	100 m (328.1 ft)
Minimum Setback of Principal Building from	
Front Parcel Line Exterior Side Parcel Lines	<ul style="list-style-type: none"> • Provincial highway: 40.0 m (131.2 ft) • Internal subdivision road: 7.5 m (24.6 ft) • Service road: 7.5 m (24.6 ft) • All other roads: 40.0 m (131.2 ft) • Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Minimum Setback of Accessory Building/ Structure from	
Front Parcel Line Exterior Side Parcel Lines	<ul style="list-style-type: none"> • Provincial highway: 40.0 m (131.2 ft) • Internal subdivision road: 7.5 m (24.6 ft) • Service road: 7.5 m (24.6 ft) • All other roads: 40.0 m (131.2 ft) • Undeveloped road allowance: 40.0 m (131.2 ft)
Interior Side Parcel Line Rear Parcel Line	15.0 m (49.2 ft)
Maximum Parcel Coverage (All Buildings)	30%

4) Additional Regulations

In addition to the regulations in this District, all uses in this District shall comply with the following:

- e) General Development Regulations of Section 6.
- f) All applications for confined feeding operations must be submitted to the Natural Resources Conservation Board for review and approval in accordance with the *Agricultural Operation Practices Act*.
- g) A maximum of 32.6 ha (80.6 ac) may be subdivided from a quarter section.

DRAFT