

## 5.1 TRN - TRANSITIONAL DISTRICT

### (1) APPLICATION

This section applies to the areas designated as Transitional (TRN) on the Land Use District Map, [Schedule A](#) of this Bylaw.

### (2) PURPOSE

The purpose of the TRN District is to regulate land areas which are undeveloped or developed to low intensity, and to accommodate traditional agricultural operations and the supportive services they use, which do not compromise the ability for future urban intensity *development* to occur in an orderly and efficient manner.

### (3) PERMITTED USES

PERMITTED USES	
(i)	(a) <i>Agriculture (general)</i>
(ii)	(a) <i>Agriculture accessory building</i>
(iii)	(a) <i>Animal health (rural)</i>
(iv)	(a) <i>Dugout</i>
(v)	(a) <i>Dwelling (manufactured home)</i>
(vi)	(a) <i>Dwelling (single detached)</i>
(vii)	(a) <i>Farm help accommodation (for lots with an area over 4.00 ha)</i>
(viii)	(a) <i>Group home</i>
(ix)	(a) <i>Home-based business (level two)</i>
(x)	(a) <i>Secondary suite (garage)</i>
(xi)	(a) <i>Secondary suite (garden)</i>
(xii)	(a) <i>Secondary suite (internal)</i>
(xiii)	(a) <i>Supportive living accommodation</i>
(xiv)	(a) <i>Accessory Development to any Permitted Use</i>

### (4) DISCRETIONARY USES

	Discretionary uses for lots with an area of 16.00 ha and greater	Discretionary uses for lots with an area of 4.00 ha to 15.99 ha	Discretionary uses for lots with an area less than 4.00 ha
(i)	(a) <i>Agricultural support service</i>	(b) <i>Agricultural support service</i>	(c) <i>Agricultural support service</i>
(ii)	(a) <i>Agriculture (intensive)</i>	(b) <i>Agriculture (intensive)</i>	(c) <i>Animal grooming</i>
(iii)	(a) <i>Animal grooming</i>	(b) <i>Animal grooming</i>	(c) <i>Animal health</i>
(iv)	(a) <i>Animal health</i>	(b) <i>Animal health</i>	(c) <i>Animal service</i>
(v)	(a) <i>Animal service</i>	(b) <i>Animal service</i>	(c) <i>Cannabis production and distribution (micro)</i>
(vi)	(a) <i>Auction (agriculture)</i>	(b) <i>Cannabis production and distribution (micro)</i>	(c) <i>Community garden</i>
(vii)	(a) <i>Auction (general)</i>	(b) <i>Community garden</i>	(c) <i>Construction service</i>
(viii)	(a) <i>Cannabis production and distribution (micro)</i>	(b) <i>Construction service</i>	(c) <i>Event venue (rural)</i>
(ix)	(a) <i>Community garden</i>	(b) <i>Equestrian facility</i>	(c) <i>Farm help accommodation</i>

	Discretionary uses for lots with an area of 16.00 ha and greater	Discretionary uses for lots with an area of 4.00 ha to 15.99 ha	Discretionary uses for lots with an area less than 4.00 ha
(x)	(a) <i>Congregate housing (level two)</i>	(b) <i>Congregate housing (level two)</i>	(c) <i>Congregate housing (level two)</i>
(xi)	(a) <i>Construction service</i>	(b) <i>Event venue (rural)</i>	(c) <i>Home-based business (level three)</i>
(xii)	(a) <i>Dwelling (secondary) on a lot 32.40 ha and greater</i>	(b) <i>Home-based business (level three)</i>	(c) <i>Recreation (indoor)</i>
(xiii)	(a) <i>Equestrian facility</i>	(b) <i>Public utility building</i>	(c) <i>Religious assembly</i>
(xiv)	(a) <i>Event venue (rural)</i>	(b) <i>Religious assembly</i>	(c) <i>Sod farm</i>
(xv)	(a) <i>Home-based business (level three)</i>	(b) <i>Sod farm</i>	(c) <i>Storage facility (recreation vehicle and equipment)</i>
(xvi)	(a) <i>Public utility building</i>	(b) <i>Storage facility (recreation vehicle and equipment)</i>	(c) <i>Accessory Development to a Discretionary Use</i>
(xvii)	(a) <i>Sod farm</i>	(b) <i>Topsoil processing and sales</i>	
(xviii)	(a) <i>Storage facility (recreation vehicle and equipment)</i>	(b) <i>Accessory Development to a Discretionary Use</i>	
(xix)	(a) <i>Topsoil processing and sales</i>		
(xx)	(a) <i>Accessory Development to a Discretionary Use</i>		

(5) **LOT COVERAGE**

- (a) The maximum *lot coverage* is 15% for *lots* equal to or less than 15.99 ha.
- (b) The maximum *lot coverage* for *lots* 16.00 ha or greater is at the discretion of the *Development Authority*.

(6) **SITE DENSITY**

- (a) The maximum *dwelling unit* density shall be as follows:
  - (i) Two principal *dwelling units* on a *lot* 32.40 ha and greater; and
  - (ii) One *dwelling unit* on all other *lots*.

(7) **SUBDIVISION REGULATIONS**

- (a) Single *lot* subdivision:
  - (i) Single *lot* subdivision may be allowed when subdivided from a parent *lot* with an area:
    - (A) Between 48.00 and 79.99 ha, which shall be considered equivalent to 64.70 ha, or a full quarter section; and
    - (B) Between 16.00 and 47.99 ha, which shall be considered

equivalent to 32.40 ha, or half of a quarter section;

- (ii) Existing *lots* under 16.00 ha shall have no further subdivision;
  - (iii) A single *lot* subdivision shall have a maximum area of 1.00 ha, unless a larger area is essential to meet one or both of the below:
    - (A) Encompass mature shelterbelts, existing *buildings*, or any other related features associated with an existing *farmstead* (however, additional farmland will not be compromised to accommodate a septic system, the *setback* distances associated with a septic system, a *dugout*, or an extensive area of fencing); or
    - (B) Mitigate any *site* constraints which could otherwise significantly limit the *development* potential of a 1.00 ha (2.47 ac) *lot* or create land use conflicts such as *setback* distances from pipelines, low-lying or steep topography, inaccessible portions of land, or land fragmentation (however, additional farmland will not be compromised when a *site* constraint could equally be addressed by modifying the location, the dimensions of the proposed 1.00 ha (2.47 ac) *lot*).
- (b) Four-*lot* subdivision maximum:
- (i) Multi-*lot* country residential subdivision (greater than four *lots* per quarter section) shall be prohibited.
  - (ii) Unless otherwise indicated within an *ASP*, a quarter section of 64.70 ha in the TRN District shall contain a maximum *lot density* of four, comprising:
    - (A) Two *lots*, each 32.40 ha, or alternative areas necessary due to land fragmentation; and
    - (B) Two *lots* for *residential uses*, one from each of the two 32.40 ha *lots*, to a maximum area of 1.00 ha each.

(8) **FLOOR AREA**

- (a) The maximum floor area for an *accessory building*:
  - (i) For *lots* between 4.00 and 15.99 ha, is 465.00 m<sup>2</sup>; and
  - (ii) For *lots* less than 4.00 ha, is 230.00 m<sup>2</sup>.

(9) **BUILDING HEIGHT**

- (a) The maximum building height of a *principal building* or any *accessory building* is at the discretion of the *Development Authority*.

(10) **BUILDING SETBACK**

- (a) Front yard *setback*
  - (i) The minimum front yard building *setback* for a:
    - (A) *Principal building* is 35.00 m; and
    - (B) *Agriculture accessory building* or *accessory building* is 20.00 m.
- (b) Side yard *setback*
  - (i) The minimum side yard building *setback* for a:
    - (A) *Principal building* is 6.00 m; and
    - (B) *Agriculture accessory building* or *accessory building* is 3.00 m.
  - (ii) Notwithstanding section (b), the minimum side yard building *setback* for a *corner lot* side yard that adjoins a flanking *public roadway*:
    - (A) For a *principal building*, is 35.00 m; and
    - (B) For an *agriculture accessory building* or *accessory building*, is 20.00 m.
- (c) Rear yard *setback*
  - (i) The minimum rear yard building *setback* for a:
    - (A) *Principal building* is 6.00 m; and
    - (B) *Agriculture accessory building* or *accessory building* is 3.00 m.
- (d) Notwithstanding sections (a) through (c), for an *agriculture (intensive)* use, the *Development Authority* shall determine *setbacks*. No *setback* for a new *agriculture (intensive)* use shall be less than 100.00 m from the *property line* of an existing residential *lot*. The required *setback* may be reduced if the residential *lot* is also owned by the proponent of the *agriculture (intensive)* use.

(11) **DEVELOPMENT REGULATIONS**

- (a) General
  - (i) Intensification of a use on *lots* in existence as of February 22, 2022, may trigger a planning process that includes preparation of an *ASP*, redistricting, or both.
  - (ii) No new uses or expansion of existing, *agriculture (intensive)* uses shall be supported in the TRN District.

- (iii) When reviewing an application for a Discretionary Use, the *Development Authority* shall not approve Discretionary Uses that would prejudice the future subdivision, servicing, or *development* of the subject lands for future urban expansion or intensification of *development*.
  - (iv) The *Development Authority* may specify the length of time a Discretionary Use is permitted in the TRN District, having regards for the subdivision, staging, and *development* of the subject lands for urban expansion or intensification.
- (b) *Driveways*
- (i) No *driveway* shall be located closer than 100.00 m from the intersection of two municipal roadways, or as otherwise determined by the *Development Authority*, in consultation with the *City Engineer*.
- (c) *Building separation*
- (i) An *agricultural accessory building* or *farm help accommodation* shall be set back a minimum of 1.90 m from the *principal building* or another *accessory building*.
- (d) *Farm help accommodation*
- (i) Each *building* may contain a maximum of eight *sleeping units*, a common kitchen or dining area, and common bathroom facilities.
- (12) **SITE CONDITIONS**
- (a) In addition to the above, the *Development Authority*, considering an application may impose conditions requiring the retention of trees or additional plantings of such a type and amount that are considered necessary.
  - (b) The *Development Authority* may prescribe requirements for *setbacks*, *screening*, or both for uses that may be incompatible with adjacent land uses.
  - (c) The *Development Authority* may impose conditions requiring *screening* for uses that involve the *outdoor storage* of goods, machinery, *vehicles*, building materials, waste materials, and other comparable items.
- (13) **SHIPPING CONTAINER**
- (a) The maximum number of *shipping containers* allowed on a *lot* without a *Development Permit* in the TRN District are:
    - (i) Five on *lots* 16.00 ha or greater;
    - (ii) Three on *lots* with an area of 4.00 to 15.99 ha; and
    - (iii) One on *lots* with an area of 0.50 ha to less than 4.00 ha.

- (b) The storage of *shipping containers* in excess of the maximum amount for the District as listed in section (a) shall be considered as *outdoor storage* and will require a *Development Permit*.
- (c) Stacking of *shipping containers* shall not be permitted.