

## SECTION 5 - AR - AGRICULTURAL RESIDENTIAL DISTRICT

### 5.1 Permitted Uses

The following uses are permitted in this district:

#### 5.1.1 Principal Uses

- (1) *Agricultural uses*
  - (a) Field crops.
  - (b) Pastures for the raising of livestock (excluding an I.L.O).
  - (c) Farmsteads, where located on a site of one quarter section or more.
- (2) *Resource-based uses*
  - (a) Petroleum exploration or extraction wells and related facilities.
  - (b) Petroleum pipelines and related facilities.
  - (c) Metallic or non-metallic mineral mines or extraction facilities.
- (3) *Other uses*
  - (a) Places of worship, cemeteries, and non-residential schools.
  - (b) Radio, television and microwave towers.
  - (c) Public parks and public recreational facilities.
  - (d) Historical and archaeological sites, and wildlife and conservation management areas.
  - (e) Public utilities, excluding solid and liquid waste disposal sites.
  - (f) Municipal facilities.

#### 5.1.2 Ancillary Uses

- (1) Uses ancillary to a principal agricultural use on the same site.
  - (a) Facilities for the preparation for sale of crops grown by the agricultural operation.
  - (b) Fish farming.

#### 5.1.3 Accessory Uses and Buildings

- (1) Farm buildings and structures for a principal agricultural use on the site, excluding a dwelling. [2019-10]
- (2) Facilities for direct sale of crops grown by the agricultural operation to the consumer.
- (3) Orchards and vegetable, horticultural or fruit gardens, where accessory to a farmstead or residence.
- (4) Private garages, sheds, and buildings accessory to any single detached dwelling on the site.
- (5) Accessory buildings and uses for resource-based uses.
- (6) Accessory buildings and uses for other principal uses listed above, excluding a dwelling. [2019-10]

### 5.2 Discretionary Uses

The following uses are discretionary in this district:

#### 5.2.1 Principal Uses

- (1) *Agricultural uses*
  - (a) Intensive livestock operations (includes game farm animals) subject to Section 5.4.1.

- (b) Intensive agricultural operations.
  - (c) Beehives and honey extraction facilities.
  - (d) Market gardens for the production of fruits, vegetables and flowers or other horticultural products. [2014-05]
- (2) *Residential uses*
- (a) Any residence or farmstead on a site of less than a quarter section.
  - (b) A bunkhouse or an additional residence for employees or partners of the operator engaged in the agricultural operation. [2019-10]
- (3) *Commercial uses*
- (a) Agricultural product processing.
  - (b) Agricultural equipment, fuel, and chemical supply establishments.
  - (c) Agricultural service and contracting establishments.
  - (d) Grain elevators and related uses.
  - (e) Gravel pits and gravel crushing operations.
  - (f) Machine shops and metal fabricators.
  - (g) Machinery or automotive salvage or storage yards.
  - (h) Petroleum or mineral processing facilities.
  - (i) Recreational commercial uses - including sports arenas, golf courses, tourist campgrounds, and other similar uses.
  - (j) Hunt farms
  - (k) Gun ranges
  - (l) Agricultural, industrial and automotive equipment sales.
  - (m) Long-Term Campgrounds [2012-09]
- (4) *Other uses*
- (a) Church residences and residential religious institutions.
  - (b) Residential schools.
  - (c) Institutional camps.
  - (d) Airports and private airstrips.
  - (e) Solid and liquid waste disposal facilities, including soil farms for the rehabilitation of contaminated soils.

#### 5.2.2 Ancillary Uses including buildings and uses ancillary to a discretionary principal use.

- (1) Vacation farms, where ancillary to a farmstead on the same site.
- (2) Bed-and-breakfast homes, where ancillary to a farmstead or residence on the same site.
- (3) Home-based businesses, where ancillary to a farmstead or residence on the same site, including personal care homes.
- (4) Agricultural related commercial uses ancillary to a farmstead on the same site.

#### 5.2.3 Accessory Uses including buildings and uses accessory to a discretionary principal use.

### 5.3 Regulations

#### 5.3.1 Subdivision

The subdivision of any land within the AR - Agricultural Residential District is subject to the policies contained in the Basic Planning Statement.

### 5.3.2 Site Requirements

- (1) Density - A quarter section or portion thereof may contain a combined maximum of four (4) sites for any Agricultural, Residential or Commercial principal use. [2009-06]
  - (b) Additional sites may be considered by Council where a quarter section has been divided by a highway, developed road, or a river, lake or significant stream, and the proposed additional sites have direct access to a developed road. [2018-03]
- (2) Minimum Site Frontage - The minimum site frontage shall be 30 metres (98.43 ft.).
- (3) Minimum Site Area - No site shall be less than 2 hectares (5 acres).
- 4) Exemptions from minimum frontage and area requirements:
  - (a) Sites for *resource-based uses* listed in Section 5.1.1(2), and
  - (b) Sites for *other uses* listed in Sections 5.1.1(3), and 5.2.1(4). (Institutional and service type uses).

### 5.3.3 Farmstead [2019-10]

- (1) A farmstead may contain the following where located on the same parcel:
  - (a) A residence for the operator of an agricultural operation;
  - (b) Facilities for the temporary holding of livestock raised in the operation, in lesser numbers than constitutes an I.L.O (unless approved as an I.L.O); and
  - (c) Buildings for permitted accessory and ancillary uses, excluding a dwelling.

### 5.3.4 Building Setback Requirements

- (1) The minimum setback of buildings, including dwellings from the centre line of a developed road or municipal road allowance shall be 150 ft. (45.75 metres).
- (2) The minimum setback of buildings, including dwellings, from the centre line of a provincial highway shall be 150 ft. (45.75 metres) or such greater distance as may be required by the applicable federal or provincial department or agency.
- (3) No dwelling shall be located with less than a minimum separation distance to an operation of other than the resident of the dwelling as follows:
  - (a) the separation distance to an intensive livestock operation as regulated in Section 5.4.1;
  - (b) 305 metres (1,000 ft.) from a public or licensed private solid or liquid waste disposal facility;
  - (c) 305 metres (1,000 ft.) from a honey processing facility;
  - (d) Council may accept a lesser minimum separation distance to the above operations than required by Clauses 3(a), 3(b), and 3(c) as a special standard in the issuing of a development permit, where the applicant submits a written agreement to Council between

the land owner of the dwelling and the owner of the operation relating to such lesser distance. Council will maintain a register of all such agreements;

- (e) 305 metres (1,000 ft.) to a non-refrigerated anhydrous ammonia facility licensed by the Province; and
  - (f) 600 metres (1,970 ft.) to a refrigerated anhydrous ammonia facility licensed by the Province.
- (4) No dwelling or other building shall be located within the approach surface for any airport or airstrip.

## **5.4 Development Standards for Discretionary Uses**

### **5.4.1 Intensive Livestock Operations**

- (1) Council is governed by the location criteria contained in Section 4.3 of the Basic Planning Statement in giving discretionary approval for an I.L.O.
- (2) Development of any temporary facility and part of a site shall also require a development permit as a discretionary use if it meets the definition of an I.L.O.
- (3) Approval of an intensive livestock operation shall be for a specific maximum number of animal units specified by Council as a condition of the development permit. A new discretionary approval shall be required for the expansion of an I.L.O. for which a greater separation distance is identified according to Table 3.1 in the Basic Planning Statement or to substantially alter the species of animals in the operation.

### **5.4.2 Intensive Agricultural Operations**

- (1) In the application for an intensive agricultural operation, the applicant shall identify the proposed supply of water for the operation where intensive irrigation is required, which supply shall be sufficient to meet the needs of that operation without detrimental effects on the supply or ground water used by neighbouring properties.
- (2) The operation may include a farmstead or dwelling on the same site subject to Section 5.3.2.

### **5.4.3 Keeping of Animals on Residential Sites other than Farmsteads**

- (1) Two (2) large animals (horses or cattle) will be permitted on a site of at least 10 acres. All other animals shall be limited to domestic pets of the residents of the site, but in no case shall the numbers exceed that equal to one animal unit.
- (2) Animals shall not be pastured within 15 metres (50 feet) of any dwelling not owned by the operator of the pasture or owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a property line.

### **5.4.4 Home-Based Businesses**

- (1) Home-based businesses shall comply with Section 3.10.
- (2) A personal care home may be established as a home-based business and must be licensed under *The Personal Care Homes Act*.

- (3) Council may apply special standards in the issuing of a development permit limiting the size of operation, buildings used for the operation, and number of non-resident employees. Any increase in the operation as applied for or approved shall require a new discretionary approval.

#### 5.4.5 Vacation Farms and Bed-and-Breakfast Homes

- (1) Vacation farms and bed-and-breakfast homes shall comply with Section 3.11.
- (2) Council may apply special standards in the issuing of a development permit limiting the number of rooms, cabins or camping spaces that may be permitted in conjunction with the operation.

#### 5.4.6 Commercial Uses

- (1) Where ancillary to a farmstead, Council may apply special standards as a condition of discretionary approval limiting the size of operation, buildings used for the operation, and number of non-resident employees.
- (2) An increase in the area of land for a commercial use, or the number or size of buildings used for the commercial operation, shall require a development permit subject to discretionary approval by Council.
- (3) Council may require special standards for the location, setback or screening of any area devoted to the outdoor storage of machinery, vehicles, or vehicular parts in conjunction with a commercial operation including any salvage or vehicle storage yard.

#### 5.4.7 Campgrounds

- (1) Campground development shall comply with Section 3.12. and Section 3.13 [2012-09]

#### 5.4.8 Bunkhouse or Residence for Agricultural Employees or Partners [2019-10]

- (1) The bunkhouse or residence will provide accommodation for employees or partners of the operator engaged in the agricultural operation.
- (2) Proof of active employment or partnership in the agricultural operation shall be provided with the application.
- (3) Wherever possible, the bunkhouse or residence must tie into the existing water, wastewater, access roads and approaches servicing the existing residence on the site.
- (4) The approval of a bunkhouse or a residence for agricultural employees or partners shall not be construed, in any way, as consent or approval for future subdivision.
- (5) Council may apply conditions in the issuing of a development permit limiting the size of the bunkhouse or residence and the timeframe or conditions in which the permit is valid.