

AGRICULTURAL- RESOURCE

6. AR | Agricultural-Resource

6.3. Development Standards

6.3.1. Subdivision

a. Agricultural

i. The minimum site area constituting an agricultural operation or agricultural holding shall be one quarter section or equivalent. Equivalent shall mean 64 hectares (158 acres), or such lesser amount as remains because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, natural features such as water courses or water bodies, or as a result of subdivision as permitted herein.

ii. A reduced site area below 64 hectares may be permitted at Council's discretion for the purpose of farmland consolidation, estate planning settlement, farm debt restructuring, topographical or physical limitations, as a result of subdivision permitted herein, or where legitimate agricultural uses require a lesser amount.

b. Non-Agricultural

i. In addition to the subdivision of an initial farm-dwelling, one subdivision for a non-agricultural

use will be allowed per quarter section provided it complies with all Sections of this Bylaw.

c. Access and Services

i. All subdivisions shall be adequately serviced to municipal and provincial standards.

ii. All uses shall have adequate access and egress to the municipal or provincial road system.

iii. All parcels created as a result of a proposed subdivision, including the remainder, shall abut or have frontage on a registered road.

iv. The applicant of a proposed development or subdivision shall be responsible for the costs of providing any required new or upgraded municipal services and/or roads.

6.3.2. Residential Density

a. A total of two (2) dwelling units are permitted on a parcel in the Agricultural-Resource Zoning District.

6.3.3. Site Size Requirements for Specific Uses

Table 6: Site Size Requirements in the AR Zoning District

Land Use Site Size

Agricultural Minimum 16 hectares (40 acres)

Non-farm Residential Maximum 8.1 hectares (20 acres) *

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Industrial; Commercial Maximum 16 hectares (40 acres) *

Other No minimum

*A greater site size may be permitted, at Council's discretion, due to existing physical circumstances or legitimate needs provided that it does not remove an inordinate amount of productive agricultural land.

6.3.4. Site Frontage and Setback Requirements

- a. All parcels shall have a minimum site frontage of 45 metres (150 feet).
- b. All buildings, dwellings, and structures (excluding fences) shall have a minimum 45 metres (150 feet) setback from the centreline of any municipal road allowance or provincial highway, unless a greater distance is required by the Ministry of Highways and Infrastructure.
- c. All buildings, dwellings, and structures (excluding fences) shall have a minimum 6 metres (20 feet) from any side or rear property line that does not abut a municipal road allowance, or provincial highway.

6.3.5. Standards for Discretionary Uses

Council shall consider development permit applications for discretionary uses in the Agricultural-Resource Zoning District with respect to the intent, uses, and development standards of this schedule and:

- a. The development application evaluation criteria in **Section 2.5**;
- b. Any relevant general regulations in **Section 3.0**;
- c. Any relevant use-specific regulations in **Section 4.0**; and
- d. The Vision, Principles, Objectives and Policies of the OCP.