

9.7 AR- Agriculture: River Valley

9.7.1. Purpose

To foster the development of natural resources and encourage the conservation of the land and its re-use when an aggregate resource has been exhausted.

9.7.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product stand • Agriculture, general • Home business, minor* • Recreation, outdoor 	<ul style="list-style-type: none"> • Aggregate extraction* • Agriculture, intensive horticulture <i>(Bylaw 55-2017 – Sept 12, 2017)</i> • Home business, intermediate* • Home business, major* • Model aircraft facility* • Residential security/operator unit • Dwelling, single • Secondary suite* • Utility service, major • Utility service, minor • WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.7.3. Fundamental Use Criteria

- a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AR Zoning District shall be four (4) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.
- b) It is a fundamental use criteria of this district that despite the definition of Utility service, major, this use shall only be used for a power generating station utilizing renewable energy sources and buildings or structures accessory to the power generating station, within the Environmental Policy Area of the Heartland Industrial Area Structure Plan.

9.7.4. Subdivision Regulations

- a) The minimum lot area shall be 16.0 ha.

9.7.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 15.0 m.
- d) The minimum setback from a side lot line shall be 15.0 m.
- e) The minimum setback from a rear lot line shall be 15.0 m.

9.7.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.