

706 Country Residential Hobby Farm (CRH) District

706.1 Purpose

The purpose of the Country Residential Hobby Farm District is to provide land of low agricultural value for low density rural residential development and hobby farming.

706.2 Permitted Uses:

The following uses are permitted:

- new single detached residences, including manufactured homes of a standard and design which are compatible with the surrounding residences,
- home offices,
- agriculture,
- forestry and tree farming,
- public parks and recreation areas,
- unattended utility structures serving the immediate area, and
- buildings and uses accessory to these uses

706.3 Discretionary Uses:

The following uses may be allowed at the discretion of the Development Authority:

- intensive agriculture [crops, not livestock],
- bed and breakfast operations with a maximum of four guest rooms,
- home businesses compatible with the purpose of the district,
- manufactured houses and pre-existing buildings of a standard and design which are compatible with the surrounding residences,
- group homes, and
- buildings and uses accessory to the above.

706.5 Size of Lots:

Residential lots shall have an area of at least 4 hectares (ten acres).

Lots for other uses shall have an area to the satisfaction of the Municipal Planning Commission.

706.6 Number of lots per quarter section

The number of residential lots allowed on a quarter section is no more than the number of families whose water needs can be met on a sustainable basis from the underlying aquifer, as proved by tests under section 23 of the Water Act.

706.7 Number of Residences on a Lot:

No more than one residence shall be established on a lot, but this shall not prevent the establishment of:

- a secondary suite in a detached residence, or
- a second residence under section 615 of the By-Law.

706.8 Setbacks from Property Lines:

All buildings and excavations must be set back the following distances from property boundaries:

- 40 metres from any highway, railway, or county main road or, where a highway or road is to be widened or diverted, from its future boundary, and
- 10 metres from any other property boundary.

No accessory building shall be built in a front yard.

706.9 Livestock

Livestock may be kept in the ratio of one animal per hectare.

Notwithstanding the previous sentence, two cats, and two dogs, and reasonable numbers of smaller common domestic pets, may be kept on any lot.

706.10 Sequence of Development

The Development Authority may refuse to issue a development permit for an accessory building if no main building exists on the lot.

706.11 Resubdivision

Land in a multi-lot subdivision may be resubdivided only after an outline plan or area structure plan for the quarter section has been adopted by Council.