

Farm Structures FACTSHEET



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Farmstead Planning

Farmstead planning



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FARMSTEAD PLANNING

PLANNING FACTORS

If you plan to improve or expand your farmstead, or build a new one from scratch, you have to consider a number of factors before you begin. These impose limitations; if one is overlooked your plans might not work out.

Water Supply

Water of good quality is essential to a farmstead. Investigate to ensure, beyond doubt, that enough is available before you start any other farmstead development. Analyze your needs, taking into account both present conditions and future requirements. The water source can be a drilled well, dugout, dam or spring. If a dugout is required, it should be large and deep enough to allow for evaporation losses and facilitate effective algae and weed control. Dams and dugouts must be located where they will collect enough runoff to refill each spring. If an adequate supply of good water is not available, find another location.

Services

Road Access — Ready access to municipal roads and provincial highways is important. Don't locate the farmstead too far from a public road, or you'll have to build and maintain an all-weather private lane at your

own expense. Snow removal in winter can be a major problem.

All legal land parcels are bordered by a public road right-of-way on at least one side, and in some cases, on two. This can restrict the laying out of a farmstead. The house should be the first building seen (or approached) when entering the farmstead for both appearance and traffic control. Regardless of where the farmstead is situated, choose the site for the house first and locate all other buildings in relation to it.

You might consider having two entrances to the farmstead, one to the house and another to the main activity area. Such an arrangement reduces traffic, dust and noise around the house, but uninvited visitors are more difficult to detect. Figure 1 shows some basic layouts for farmsteads located on different sides of public roads. Only major activity centers are illustrated. Remember that location of the farmstead is also determined by other factors, such as drainage, electric and water lines, sewage system, and topography.

This document contains general guidelines on farmstead planning for new or existing facilities. Principles described pertain to all commodities and cover such subjects as building location, road access, zoning, security, infrastructure servicing, fire prevention, topography, site preparation, drainage, layout, shelterbelts and climate considerations. To obtain a copy, please contact:

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Website: www.agr.ca/contact_e.phtml