



8. RESIDENTIAL ACREAGE – RA

The purpose of the Live/Work Residential Acreage District (RA) is to accommodate clustered acreage residential development and subdivision proposals on a multi-site basis within the Town.

No person shall within any RA- Residential Acreage District, use any land or erect, alter, or use any building or structure except in accordance with the following provisions.

8.1 PERMITTED USES

- a. One single-detached dwelling (all types);
- b. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the principal use;
- c. Public works, buildings, and structures, warehouses and storage yards, excluding waste management or sewage facilities.

8.2 DISCRETIONARY USES

- a. Child and adult day care home;
- b. Residential care home;
- c. Equestrian Facility;
- d. Fabric Covered Building;
- e. Storage Structure
- f. Home occupation (Home-based business);
- g. Secondary Suite;
- h. Garden Suite;
- i. Bed and Breakfast home;
- j. Public sports fields and parks;
- k. Animal Kennel;
- l. Wind Energy Facilities;
- m. Public Works waste management or sewage facilities.

8.3 SITE DEVELOPMENT REGULATIONS

Minimum site area	.5 hectares (1.23 acres)
Minimum site frontage	35.0 meters (115 feet)
Minimum front yard	7.5 meters (24.6 feet)
Minimum rear yard	9.0 meters (30 feet) or 25% of the depth of the site whichever is the greater
Minimum side yard	3.5 meters (11.5 feet) except where a side yard abuts a municipal road allowance or a provincial highway, the front yard requirements shall apply.

<p>Minimum setback for trees, shelterbelts and fences</p>	<p>5.0 meters (16.4 feet) from Highway frontage road property line 46.0 meters (151 feet) from the center line of a municipal road 8.0 meters (26 feet) from the property line of an internal subdivision road</p>
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Residential parcels may be exempted from these requirements:

- a. In the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include adjoining land physically severed as a result of the above noted barriers;
- b. In the case of a parcel that existed prior to the adoption of this Bylaw there shall be no minimum or maximum site area.

8.4 ACCESSORY BUILDINGS

- a. No accessory building shall be located within 3.0 meters (10 feet) of a side or rear site line except where the minimum yard abuts a public street, in which case the minimum side or rear yard shall be 7.6 meters (25 feet).
- b. The Building Floor Area for accessory buildings on residential acreage sites shall not exceed the lesser of 223 m² (2,400 sq. ft.) or 15% of site coverage.

8.5 SUPPLEMENTARY REGULATIONS

- a. Where a residential development is proposed at a location at which a standard connection to the Town's existing sewer and water system is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets *The Public Health Act and Regulations* requirements.
- b. Domestic waste disposal systems located on the site and serving only the principal use will be a permitted use to that principal use.
- c. No outside storage shall be permitted in a yard abutting a road. Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from the road.

8.6 SIGNAGE

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 0.4 m².
- b. The maximum height of any sign shall be 6.0 meters (20 feet) above ground surface.

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- c. In the case of a home occupation, an additional permanent sign is permitted on a door or wall surface or in a window.
- d. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- e. Temporary signs not exceeding 1.0 m² advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.