

12.02 RS-FHA (FLOOD HAZARD AREA) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) GENERAL AGRICULTURE
- (b) MANUFACTURED HOME, SINGLE SECTION
- (c) SINGLE DETACHED DWELLING
- (d) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

- (e) ACCESSORY DWELLING UNIT
- (f) ACCESSORY HOME OCCUPATION
- (g) COTTAGE INDUSTRY
- (h) FARM RETAIL SALES
- (i) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where land is excluded from the ALR or approved for SUBDIVISION within the ALR pursuant to the <i>Agricultural Land Commission Act</i>	8ha
(b) Where created by BOUNDARY ADJUSTMENT between 2 or more ADJOINING LOTS to allow for the more efficient use of land between better utilization of BUILDINGS	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

- (a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

- (a) RESIDENTIAL USE 150m²
- (b) All other uses 5%

(6) FLOOR AREA RATIO (MAXIMUM)

- (a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(b) ANIMAL ENCLOSURE (10m ² or less)	7.5m	3m	3m	7.5m
(c) ANIMAL ENCLOSURE (not exceeding 100m ²)	7.5m	7.5m	7.5m	7.5m
(d) ANIMAL ENCLOSURE (exceeding 100m ²)	15m	15m	15m	15m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other BUILDINGS	7.5m	7.5m	3m	7.5m
(g) ROADSIDE STANDS	3m	15m	7.5m	6m

(8) SITING

- (a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ANIMAL ENCLOSURE and other agricultural BUILDINGS	N/A
(b) RESIDENTIAL USE	10m
(c) ROADSIDE STANDS	5m
(d) RURAL ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

- (a) A MANUFACTURED HOME, SINGLE SECTION shall be only be allowed subject to approval by the CITY Engineering Department.
- (b) A permanent SINGLE DETACHED DWELLING may be constructed in the area north and east of Shefford Slough, south of Cartmell Road and west of Young Road, if approved by the CITY Engineering Department.
- (c) A RURAL ANCILLARY USE shall be subject to the approval of the CITY Engineering Department.
- (d) An ACCESSORY DWELLING UNIT shall be limited to the following types:
- (i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirement