

Attachment #5 – Existing Regulations & Proposed Changes (redlined)

Bylaw No. B-30/2024

Land Use Bylaw Amendment (Accessory Suites Regulations)

S/No	Existing Regulations	Proposed Changes												
1.	Section 1.13(5) Dwelling, Secondary Suite means: A secondary dwelling unit that is located within and accessory to a Dwelling, Single Detached. A Secondary Suite has an entrance separate from the entrance for the principal dwelling and contains living, cooking, sleeping, and sanitation facilities which are separate from those of the principal dwelling located on the site. This Land Use does not include a Dwelling, Garage Suite or a Dwelling, Garden Suite. This land use may also be referred to in this Bylaw as “Secondary Suite.”	Section 1.13(5) Dwelling, Secondary Suite means: A secondary dwelling unit that is located within and accessory to a Dwelling, Single Detached or Dwelling, Semi-Detached . A Secondary Suite has an entrance separate from the entrance for the principal dwelling and contains living, cooking, sleeping, and sanitation facilities which are separate from those of the principal dwelling located on the site. This Land Use does not include a Dwelling, Garage Suite or a Dwelling, Garden Suite. This land use may also be referred to in this Bylaw as “Secondary Suite.”												
2.	Section 1.13(5) Tandem means: In reference to parking configurations, to have two parking stalls required for the same land use arranged with one in front of another.	Section 1.13(5) Tandem means: In reference to parking configurations, to have two parking stalls required for the same land use arranged with one in front of another and facing the same direction .												
3.	Section 4.4(1) Table 5 <table><tr><th>Use Classification</th><th>Minimum Parking Required</th></tr><tr><td>Accessory Uses</td><td></td></tr><tr><td>Dwelling, Garage Suite Dwelling, Garden Suite Secondary Suite</td><td>1.0 stall per bedroom provided by the accessory unit PLUS Parking as required for any other land uses provided on the site. <div>▪ 1 tandem parking configuration may be permitted per dwelling unit, at the discretion of the Development Authority</div></td></tr></table>	Use Classification	Minimum Parking Required	Accessory Uses		Dwelling, Garage Suite Dwelling, Garden Suite Secondary Suite	1.0 stall per bedroom provided by the accessory unit PLUS Parking as required for any other land uses provided on the site. <div>▪ 1 tandem parking configuration may be permitted per dwelling unit, at the discretion of the Development Authority</div>	Section 4.4(1) Table 5 <table><tr><th>Use Classification</th><th>Minimum Parking Required</th></tr><tr><td>Accessory Uses</td><td></td></tr><tr><td>Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite</td><td>1.0 stall per suite PLUS Parking as required for any other land uses provided on the site. <div>▪ Tandem parking configuration may be allowed at the discretion of the Development Authority.</div></td></tr></table>	Use Classification	Minimum Parking Required	Accessory Uses		Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite	1.0 stall per suite PLUS Parking as required for any other land uses provided on the site. <div>▪ Tandem parking configuration may be allowed at the discretion of the Development Authority.</div>
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Use Classification	Minimum Parking Required													
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Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite	1.0 stall per suite PLUS Parking as required for any other land uses provided on the site. <div>▪ Tandem parking configuration may be allowed at the discretion of the Development Authority.</div>													
4.	Section 8.5.1 R1, Single Detached Residential District Section 8.5.3 R1-V, Village Residential District Section 8.5.6 R1-L, Narrow Lot Laned Residential District Section 8.5.35 F, Rural Farmstead District Section 8.5.36 RR-4, Rural Residential Four-Acre District Section 8.5.37 RR-2, Rural Residential Two-Acre District	“Dwelling, Garage Suite” is deleted as a Discretionary Use and added as a Permitted Use												

S/No	Existing Regulations	Proposed Changes
5.	Section 8.5.2 R1-E, Estate Residential District Section 8.5.4 R1-W, Single Detached Wide Shallow District	“Dwelling, Garage Suite” is added as a Permitted Use

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6.	Section 8.5.5 R1-U, Urban Standard Residential District	"Dwelling, Garage Suite" is added as a Discretionary Use
7.	Section 8.5.6 Special Requirements for Garage Suites (5) Notwithstanding the list of Permitted and Discretionary Uses described above, a Garage Suite shall be considered a Permitted Use on the parcels identified the Diagram 3. (6) Prior to the acceptance of any development permit application by the municipality, the development permit drawings shall be stamped and approved by the developer to ensure conformance with approved development design guidelines. (7) Notwithstanding any requirements of this Bylaw, individual applications for Garage Suites within these lots shall provide the parking requirement as outlined in Section 4.4(1) of the Land Use Bylaw, as amended from time to time, within a detached garage. (8) Notwithstanding any requirements of this Bylaw, any Development Permit approval for Garage Suites within these lots shall be limited to One Bedroom.	Delete entirely.
8.	Section 8.5.8	Section 8.5.8 (5) Exceptions for Garage Suites Notwithstanding the list of Permitted and Discretionary Uses described above, a Garage Suite shall be considered a Permitted Use where it is accessory to a Dwelling, Single Detached.
9.	Section 6.22.1 (1) (1)When considering a Development Permit application for a Garage Suite, the Development Authority may exercise discretion having regard for: (a)Any policies for Garage Suites contained in a statutory plan for the area; (b)Compatibility of the Garage Suite with the siting, grade elevations, height, roof slopes and building types and materials characteristic of surrounding residential development; (c)The effects on the privacy of adjacent properties, and; (d)The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood.	Delete entirely.

S/No	Existing Regulations	Proposed Changes
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10.	<p>Section 6.22.1 (2)(a) A Garage Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Secondary Suite, Garden Suite, Child Care Facility, or Supportive Housing Facility;.</p>	<p>Section 6.22.1 (2)(a)(i) A Garage Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Secondary Suite, Garden Suite, Child Care Facility, or Supportive Housing Facility; i. Notwithstanding the above, the Development Authority may approve a General, Home Business on the same site as a Garage Suite where the application provides the parking required for the home business.</p>												
11.	<p>Section 6.22.1 (2)(l) A site allowing the development of a Garage Suite shall meet the following Minimum Dimension requirements:</p> <table border="1" data-bbox="175 688 852 1029"> <thead> <tr> <th>Minimum Dimensions</th><th>Area</th><th>Width</th></tr> </thead> <tbody> <tr> <td>Site accommodating a Garage Suite</td><td>400m² OR the minimum Area listed for the applicable Land Use District, whichever is greater</td><td>13.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater</td></tr> </tbody> </table>	Minimum Dimensions	Area	Width	Site accommodating a Garage Suite	400m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	13.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater	<p>Section 6.22.1 (2)(l) A site allowing the development of a Garage Suite shall meet the following Minimum Dimension requirements:</p> <table border="1" data-bbox="881 716 1563 1056"> <thead> <tr> <th>Minimum Dimensions</th><th>Area</th><th>Width</th></tr> </thead> <tbody> <tr> <td>Site accommodating a Garage Suite</td><td>260 m² OR the minimum Area listed for the applicable Land Use District, whichever is greater</td><td>11.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater</td></tr> </tbody> </table>	Minimum Dimensions	Area	Width	Site accommodating a Garage Suite	260 m² OR the minimum Area listed for the applicable Land Use District, whichever is greater	11.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater
Minimum Dimensions	Area	Width												
Site accommodating a Garage Suite	400m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	13.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater												
Minimum Dimensions	Area	Width												
Site accommodating a Garage Suite	260 m² OR the minimum Area listed for the applicable Land Use District, whichever is greater	11.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater												
12.	<p>Section 6.22.1 (2)</p>	<p>Section 6.22.1 (2)(m) Where a Garage Suite is developed on the same site as a zero lot line development, the entrance to the suite shall not be allowed on the same side yard where the private maintenance easement is provided.</p>												
13.	<p>Section 8.5.2 R1-E, Estate Residential District Section 8.5.35 F, Rural Farmstead District Section 8.5.36 RR-4, Rural Residential Four-Acre District Section 8.5.37 RR-2, Rural Residential Two-Acre District</p>	<p>"Dwelling, Garden Suite" is deleted as a Discretionary Use and added as a Permitted Use</p>												
14.	<p>Section 8.5.1 R1, Single Detached Residential District Section 8.5.3 R1-V, Village Residential District Section 8.5.4 R1-W, Single Detached Wide Shallow District</p>	<p>"Dwelling, Garden Suite" is added as a Permitted Use</p>												

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15.	<p>Section 6.22.2 (1) When considering a Development Permit application for a Garden Suite, the Development Authority may exercise discretion having regard for:</p> <ul style="list-style-type: none"> (a) Any policies for Garden Suites contained in a statutory plan for the area; (b) Compatibility of the Garden Suite with the siting, grade elevations, height, roof slopes and building types and materials characteristic of surrounding residential development; (c) The effects on the privacy of adjacent properties, and; (d) The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood. 	Delete entirely.						
16.	<p>Section 6.22.2 (2)(a) A Garden Suite shall not be constructed on any site less than 600m² in area;</p>	<p>Section 6.22.2 (2)(a) A site allowing the development of a Garden Suite shall meet the following Minimum Dimension requirements:</p> <table border="1" data-bbox="883 821 1557 1157"> <thead> <tr> <th>Minimum Dimensions</th><th>Area</th><th>Width</th></tr> </thead> <tbody> <tr> <td>Site accommodating a Garden Suite</td><td>360 m² OR the minimum Area listed for the applicable Land Use District, whichever is greater</td><td>11.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater</td></tr> </tbody> </table>	Minimum Dimensions	Area	Width	Site accommodating a Garden Suite	360 m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	11.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater
Minimum Dimensions	Area	Width						
Site accommodating a Garden Suite	360 m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	11.0 m OR the minimum Width listed for the applicable Land Use District, whichever is greater						
17.	<p>Section 6.22.2 (2)(c) A Garden Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Secondary Suite, Garage Suite, Child Care Facility, or Supportive Housing Facility;</p> <ul style="list-style-type: none"> i. Notwithstanding the above, a Garden Suite may be developed or used as a Bed and Breakfast at the discretion of the Development Authority. 	<p>Section 6.22.2 (2)(c) A Garden Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Secondary Suite, Garage Suite, Child Care Facility, or Supportive Housing Facility;</p> <ul style="list-style-type: none"> i. Notwithstanding the above, a Garden Suite may be developed or used as a Bed and Breakfast at the discretion of the Development Authority. ii. Notwithstanding the above, the Development Authority may approve a General, Home Business on the same site as a Garden Suite where the application provides the parking required for the home business. 						
18.	<p>Section 6.22.2 (2)(e) A Garden Suite shall only be located in a rear yard;</p>	<p>Section 6.22.2 (2)(e) A Garden Suite shall not be located in a front yard;</p>						
19.	<p>Section 6.22.2 (2)</p>	<p>Section 6.22.2 (2)(l) Where a Garden Suite is developed on the same site as a zero lot line development, the entrance to the suite shall not be allowed on the same side yard where the private maintenance easement is provided.</p>						

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S/No	Existing Regulations	Proposed Changes
20.	<p>Section 8.5.1 R1, Single Detached Residential District</p> <p>Section 8.5.2 R1-E, Estate Residential District</p> <p>Section 8.5.3 R1-V, Village Residential District</p> <p>Section 8.5.4 R1-W, Single Detached Wide Shallow District</p> <p>Section 8.5.5 R1-U, Urban Standard Residential District</p> <p>Section 8.5.6 R1-L, Narrow Lot Laned Residential District</p> <p>Section 8.5.8 R2, Low Density Residential District</p> <p>Section 8.5.16 M1, Neighbourhood Mixed Use District</p> <p>Section 8.5.35 F, Rural Farmstead District</p> <p>Section 8.5.36 RR-4, Rural Residential Four-Acre District</p> <p>Section 8.5.37 RR-2, Rural Residential Two-Acre District</p>	<p>“Dwelling, Secondary Suite” is deleted as a Discretionary Use and added as a Permitted Use</p>
21.	<p>Section 8.5.9 R2-T, Townhouse Residential District</p> <p>Section 8.5.10 R2-A, Front-Attached Garage Townhouse District</p> <p>Section 8.5.13 R3, Low-Rise Multifamily Residential District</p> <p>Section 8.5.14 R4, Mid-Rise Multifamily Residential District</p>	<p>“Dwelling, Secondary Suite” is added as a Permitted Use</p>
22.	<p>Section 6.22.3 (1)</p> <p>(1)When considering a Development Permit application for a Secondary Suite, the Development Authority may exercise discretion having regard for:</p> <p>(a)Any policies for Secondary Suites contained in a statutory plan for the area;</p> <p>(b)Compatibility of the Secondary Suite within the context of the surrounding residential development;</p> <p>(c)The impacts on the use and general amenity of adjacent properties, and;</p> <p>(d)The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood.</p>	<p>Delete entirely.</p>
23.	<p>Section 6.22.3 (2)(b)</p> <p>A Secondary Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Garage Suite, Garden Suite, Child Care Facility, or Supportive Housing Facility;</p>	<p>Section 6.22.3 (2)(b)(i)</p> <p>A Secondary Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Garage Suite, Garden Suite, Child Care Facility, or Supportive Housing Facility;</p> <p>i. Notwithstanding the above, the Development Authority may approve a General, Home Business on the same site as a Secondary Suite where the application provides the parking required for the home business.</p>
24.	<p>Section 6.22.3 (2)(c)</p> <p>A Secondary Suite shall not exceed 60m² in floor area or 45% of the floor area of the principal building, whichever is greater. Mechanical rooms and any common areas shall be excluded from the floor area calculation of the Secondary Suite;</p>	<p>Section 6.22.3 (2)(c)</p> <p>A Secondary Suite floor area shall not exceed the floor area of the principal building;</p>

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25.	Section 6.22.3 (2)(d) A Secondary Suite shall have separate entryway that is at the side or rear of the principal dwelling, or through a separate entrance within a common landing, and;	Section 6.22.3 (2)(d) A secondary suite shall have a separate entryway either from a common indoor landing or from the exterior, and;						
26.	Section 6.22.3 (2)(f) A site allowing the development of a Secondary Suite shall meet the following Minimum Dimension requirements: <table border="1"> <tr> <th>Minimum Dimensions</th><th>Area</th><th>Width</th></tr> <tr> <td>Site accommodating a Secondary Suite</td><td>400m² OR the minimum Area listed for the applicable Land Use District, whichever is greater</td><td>13.0m OR the minimum Width listed for the applicable Land Use District, whichever is greater</td></tr> </table>	Minimum Dimensions	Area	Width	Site accommodating a Secondary Suite	400m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	13.0m OR the minimum Width listed for the applicable Land Use District, whichever is greater	Delete entirely.
Minimum Dimensions	Area	Width						
Site accommodating a Secondary Suite	400m ² OR the minimum Area listed for the applicable Land Use District, whichever is greater	13.0m OR the minimum Width listed for the applicable Land Use District, whichever is greater						
27.	Section 6.22.3 (2)	Section 6.22.3 (2)(g) Where a Secondary Suite is developed on the same site as a zero lot line development, the entrance to the suite shall not be allowed on the same side yard where the private maintenance easement is provided.						

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28.	<p>Section 6.22 Unless otherwise provided in a land use district, a principal dwelling on a lot may be developed with only one of a Garage Suite, Garden Suite, or Secondary Suite.</p>	<p>Delete entirely.</p>
29.	<p>Section 7.15 (1) Where an attached or detached garage is provided to allow for two contiguous (side-by-side) parking stalls, the minimum exterior width of the garage shall be at least 6.0 metres. A garage with a minimum exterior width between 3.0 and 6.0 metres shall only be counted as one (1) parking space for the purposes of calculating parking requirements under this Bylaw. A garage with an exterior width of less than 3.0 metres shall not be counted as providing a parking space.</p>	<p>Section 7.15 (1) Where an attached or detached garage is provided to allow for two contiguous (side-by-side) parking stalls, the minimum exterior width of the garage shall be at least 5.70 metres. A garage with a minimum exterior width between 3.0 and 5.69 metres shall only be counted as one (1) parking space for the purposes of calculating parking requirements under this Bylaw. A garage with an exterior width of less than 3.0 metres shall not be counted as providing a parking space.</p>
30.	<p>Section 9.1 (2) A Secondary Suite shall be considered a Discretionary Use in any Direct Control Bylaw where a Single Detached Dwelling is listed as either a Permitted or Discretionary Use. Any proposed Secondary Suites in a Direct Control Bylaw shall be subject to a Development Permit application and shall meet all requirements and standards provided in Section 6.22.3 (Secondary Suites), and other applicable standards, unless otherwise stated in the Direct Control Bylaw.</p>	<p>Section 9.1 (2) The following standards shall apply to Accessory Suites:</p> <ul style="list-style-type: none"> (a) A Secondary Suite shall be considered a Permitted Use in any Direct Control Bylaw where a Dwelling, Single Detached or Dwelling, Semi-Detached is listed as either a Permitted or Discretionary Use. Any proposed Secondary Suites in a Direct Control Bylaw shall be subject to a Development Permit application and shall meet all requirements and standards provided in Section 6.22.3 (Secondary Suites), and other applicable standards, unless otherwise stated in the Direct Control Bylaw. <ul style="list-style-type: none"> i. Notwithstanding the above, a Secondary Suite shall be considered a Discretionary Use where it is developed on the same site as a zero lot line development. ii. Notwithstanding the above, a Secondary Suite shall be considered a Discretionary Use where it is listed as a Discretionary Use in a Direct Control Bylaw. (b) A Garage Suite or Garden Suite shall be considered a Discretionary Use in any Direct Control Bylaw where a Dwelling, Single Detached is listed as either a Permitted or Discretionary Use. Any proposed Garage Suite or Garden Suite in a Direct Control Bylaw shall be subject to a Development Permit application and shall meet all requirements and standards provided in Section 6.22.1 (Garage Suite) and Section 6.22.2 (Garden Suite), and other applicable standards, unless otherwise stated in the Direct Control Bylaw. (c) Where an Accessory Suite is developed on the same site as a zero lot line development, the entrance to the suite shall not be allowed on the same side yard where the private maintenance easement is provided.