Attachment #3 – Existing Regulations & Proposed Changes (redlined) Bylaw No. B-30/2024

Land Use Bylaw Amendment (Accessory Suites Regulations)

S/No	Existing Regulation	ns	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		
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.				onfigurations, to have ed for the same land use at of another and facing	
3.	Section 4.4(1) Table Use Classification Accessory Uses Dwelling, Garage Suite Dwelling, Garden Suite Secondary Suite	 Minimum Parking Required 1.0 stall per bedroom provided by the accessory unit PLUS Parking as required for any other land uses provided on the site. 1 tandem parking configuration may be permitted per dwelling unit, at the discretion of the Development Authority 	Se	Accessory Uses Dwelling, Garage Suite Dwelling, Garden Suite Dwelling, Secondary Suite	Minimum Parking Required 1.0 stall per suite PLUS Parking as required for any other land uses provided on the site. Tandem parking configuration may be allowed at the discretion of the Development Authority.	
4.	Section 8.5.3 R1-V Section 8.5.6 R1-I District Section 8.5.35 F, Ru Section 8.5.36 RF District	ngle Detached Residential District , Village Residential District -, Narrow Lot Laned Residential ural Farmstead District R-4, Rural Residential Four-Acre R-2, Rural Residential Two-Acre	Us	welling, Garage Suite" e and added as a Peri	is deleted as a Discretionary nitted 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 Discretionary Use
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.

/No	Existing Regulations			Proposed Changes			
10.	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;.			as a General or M Breakfast, Second Facility, or Suppor i. Notwithsta Authority Business where the	(a)(i) hall not be developed lajor Home Busines dary Suite, Garden- rtive Housing Facilit anding the above, the may approve a Ger on the same site as application provide or the home busine	s, Bed and Suite, Child Care y; he Development heral, Home a Garage Suite es the parking	
11.	Section 6.22.1 (2)(I) A site allowing the development of a Garage Suite shall meet the following Minimum Dimension requirements:		shall meet the follo	(I) development of a (owing Minimum Dim			
	Minimum Dimensions	Area	Width	requirements: Minimum	Area	Width	
ŀ	Site	400m	13.0	Dimensions	Alea	WIGHT	
	accommodatin	400111	n3.0	Site	260	11.0	
	g a Garage	OR the minimum	OR the minimum	accommodating	200 m²	m	
	Suite	Area listed for	Width listed for	a Garage Suite	OR the	OR the	
		the applicable	the applicable	Ŭ	minimum Area	minimum Width	
		Land Use	Land Use		listed for the	listed for the	
		District,	District,		applicable Land	applicable Land	
		whichever is	whichever is		Use District,	Use District,	
		greater	greater		whichever is	whichever is	
					greater	greater	
12.	Section 6.22.1 (2)		as a zero lot line suite shall not be	(m) Suite is developed development, the e allowed on the sam maintenance ease	ntrance to the ne side yard		
13.	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			n Suite" is deleted a e and added as a P			
14.	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		Discretionary I	Suite" is added as a Jse.	a Permitted Use		

S/No	Existing Regulations	Proposed Chang	es	
15.	Section 6.22.2 (1)	Delete entirely.		
	 When considering a Development Permit application for a Garden Suite, the Development Authority may exercise discretion having regard for: (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. 			
16.	Section 6.22.2 (2)(a) A Garden Suite shall not be constructed on any site less than 600m ² in area;)(a) e development of a owing Minimum Dir	
		Minimum	Area	Width
		Dimensions Site	360	11.0
		accommodating	m²	m
		a Garden Suite	OR the minimum Area	OR the minimum Width
			listed for the	listed for the
			applicable Land	applicable Land
			Use District, whichever is greater	Use District, whichever is greater
17.	 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; i. Notwithstanding the above, a Garden Suite may be developed or used as a Bed and Breakfast at the discretion of the Development Authority. 	as a General or M Breakfast, Secon Facility, or Suppo i. Notwith may be Breakfa Develo ii. Notwith Authori Busine where	(c) hall not be developed dajor Home Business dary Suite, Garage- rtive Housing Facili- nstanding the above developed or used ast at the discretion pment Authority. Instanding the above ty may approve a G ss on the same site the application prov d for the home busi	ss, Bed and Suite, Child Care ty; a, a Garden Suite as a Bed and of the a, the Development General, Home as a Garden Suite ides the parking
18.	Section 6.22.2 (2)(e) A Garden Suite shall only be located in a rear yard;	Section 6.22.2 (2 A Garden Suite s yard;	2)(e) hall not be located i	n a front
19.	Section 6.22.2 (2)	as a zero lot line shall not be allow	2)(I) Suite is developed development, the end and on the same sid ance easement is pro-	ntrance to the suite e yard where the

S/No	Existing Regulations		Proposed Changes		
0/110	Section 8.5.1 R1, Single Detached	Posidontial District	"Dwelling, Secondary Suite" is deleted as a		
20			Discretionary Use and added as a Permitted Use		
20	Section 8.5.2 R1-E, Estate Resider				
	Section 8.5.3 R1-V, Village Reside				
	Section 8.5.4 R1-W, Single Detach				
	Section 8.5.5 R1-U, Urban Standar	rd Residential District			
	Section 8.5.6 R1-L, Narrow Lot Lar	ned Residential District			
	Section 8.5.8 R2, Low Density Res				
	Section 8.5.16 M1, Neighbourhood				
	Section 8.5.35 F, Rural Farmstead				
	Section 8.5.36 RR-4, Rural Reside				
	Section 8.5.37 RR-2, Rural Reside	ntial I wo-Acre District			
			"Development of the second	de de se la Deservitie de	
24	Section 8.5.9 R2-T, Townhouse Re		"Dwelling, Secondary Suite" is add	ded as a Permitted	
21	Section 8.5.10 R2-A, Front-Attache		Use Discretionary Use		
	Section 8.5.13 R3, Low-Rise Multif				
	Section 8.5.14 R4, Mid-Rise Multifa	amily Residential District			
	Section 8.5.8 R2, Low Density Res		Section 8.5.8 R2, Low Density Res		
22	Permitted Land Uses	Discretionary Land Uses	Permitted Land Uses	Discretionary Lan	
	Dwelling, Duplex	Dwelling, Garage Suite	Dwelling, Duplex	Dwelling, Garage S	
	Dwelling, Semi-Detached	Dwelling, Secondary Suite	Dwelling, Secondary Suite ²	Dwelling, Secondar	
	Accessory Building	Dwelling, Single Detached	Dwelling, Semi-Detached	Dwelling, Single De	
	Home Business, Limited	Home Business, General	Accessory Building	Home Business, G	
			, ,	Supportive Housing	
	Child Care, Limited Supportive Housing, Limite				
		Urban Agriculture Bylaw B-	Child Care, Limited	Urban Agriculture	
		t to general and use-specific	Note 1: All land uses are subject to g specific regulations and standards p		
		t to general and use-specific in Parts 6 and 7 of this Bylaw.		rovided in Parts 6 hall be subject to the	
	regulations and standards provided	t to general and use-specific in Parts 6 and 7 of this Bylaw.	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec	rovided in Parts 6 hall be subject to the	
23	regulations and standards provided Section 8.5.8 R2, Low Density Res	t to general and use-specific in Parts 6 and 7 of this Bylaw.	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows:	rovided in Parts 6 hall be subject to the ctions 8.5.8(5).	
23	regulations and standards provided Section 8.5.8 R2, Low Density Res	t to general and use-specific in Parts 6 and 7 of this Bylaw.	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows: Exceptions for Secondary Suite	rovided in Parts 6 hall be subject to the ctions 8.5.8(5).	
23	regulations and standards provided Section 8.5.8 R2, Low Density Res	t to general and use-specific in Parts 6 and 7 of this Bylaw.	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows: Exceptions for Secondary Suite (5) Notwithstanding the list of Period	rovided in Parts 6 hall be subject to the ptions 8.5.8(5).	
23	regulations and standards provided Section 8.5.8 R2, Low Density Res	t to general and use-specific in Parts 6 and 7 of this Bylaw.	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows: Exceptions for Secondary Suite (5) Notwithstanding the list of Peri Discretionary Uses above, a Seco	rovided in Parts 6 hall be subject to the ctions 8.5.8(5). es mitted and ondary Suite shall	
23	regulations and standards provided Section 8.5.8 R2, Low Density Res	t to general and use-specific in Parts 6 and 7 of this Bylaw.	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows: Exceptions for Secondary Suite (5) Notwithstanding the list of Peri Discretionary Uses above, a Seco be considered a Discretionary Use	rovided in Parts 6 hall be subject to the ctions 8.5.8(5). es mitted and ondary Suite shall e where it is	
23	regulations and standards provided Section 8.5.8 R2, Low Density Res	t to general and use-specific in Parts 6 and 7 of this Bylaw. idential District	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows: Exceptions for Secondary Suite (5) Notwithstanding the list of Peri Discretionary Uses above, a Seco be considered a Discretionary Use accessory to a Dwelling, Semi-De	rovided in Parts 6 hall be subject to the ctions 8.5.8(5). es mitted and ondary Suite shall e where it is etached.	
	regulations and standards provided Section 8.5.8 R2, Low Density Res Section 8.5.16 M1, Neighbourhood	t to general and use-specific in Parts 6 and 7 of this Bylaw. idential District Mixed Use District	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows: Exceptions for Secondary Suite (5) Notwithstanding the list of Peri Discretionary Uses above, a Seco be considered a Discretionary Use accessory to a Dwelling, Semi-De Section 8.5.16 M1, Neighbourhood	rovided in Parts 6 shall be subject to the stions 8.5.8(5). es mitted and ondary Suite shall e where it is etached. I Mixed Use District	
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	regulations and standards provided Section 8.5.8 R2, Low Density Res Section 8.5.16 M1, Neighbourhood Permitted Land Uses Accessory Building	t to general and use-specific in Parts 6 and 7 of this Bylaw. idential District Mixed Use District Discretionary Land Uses Bed & Breakfast Cannabis Retail Bylaw B-f	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows: Exceptions for Secondary Suite (5) Notwithstanding the list of Pern Discretionary Uses above, a Seco be considered a Discretionary Use accessory to a Dwelling, Semi-De Section 8.5.16 M1, Neighbourhood Permitted Land Uses Accessory Building Animal Service, Limited	rovided in Parts 6 chall be subject to the ctions 8.5.8(5). es mitted and ondary Suite shall e where it is etached. Mixed Use District Discretionary Lan Bed & Breakfast Cannabis Retail	
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	regulations and standards provided Section 8.5.8 R2, Low Density Res Section 8.5.16 M1, Neighbourhood Permitted Land Uses Accessory Building Animal Service, Limited Artist Studio Business Support Service Child Care, Limited Dwelling, Live-Work Unit Financial Service	t to general and use-specific in Parts 6 and 7 of this Bylaw. idential District Discretionary Land Uses Bed & Breakfast Cannabis Retail Child Care, General Bylaw B-4 Child Care, General Bylaw B-31/2 Dwelling, Duplex Dwelling, Secondary Suite Dwelling, Semi-Detached	specific regulations and standards p and 7 of this Bylaw. Note 2: Dwelling, Secondary Suite s special requirements outlined in Sec Insert Subsection as follows: Exceptions for Secondary Suite (5) Notwithstanding the list of Pern Discretionary Uses above, a Seco be considered a Discretionary Use accessory to a Dwelling, Semi-De Section 8.5.16 M1, Neighbourhood Permitted Land Uses Accessory Building Animal Service, Limited Artist Studio Bylaw B-25/3023 Business Support Service Child Care, Limited Dwelling, Live-Work Unit Dwelling, Secondary Suite ²	rovided in Parts 6 thall be subject to the ctions 8.5.8(5). es mitted and ondary Suite shall e where it is etached. I Mixed Use District Discretionary Lan Bed & Breakfast Cannabis Retail Child Care, Genera <u>Bylaw B-31</u> Dwelling, Duplex Dwelling, Semi-Det	
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Attachment #3 – Existing Regulations & Proposed Changes (redlined) Bylaw No. B-30/2024

Land Use Bylaw Amendment (Accessory Suites Regulations)

		Sylaw Amendment (-		-	·	.	
		Supportive Housing,	Genera			<u>Byla</u>	aw B-13/2021	Supportive Housing	g, Ge
	Personal Service	Temporary Event		Office				Temporary Event	
	Restaurant	Urban Agriculture		Perso	nal Serv	vice		Urban Agriculture	
	Retail Store, Convenience		Bylaw B-08	Resta	urant				Byla
	Retail Store, General			Retail	Store.	Convenier	nce		
	Supportive Housing, Limited				Store, 0				
	Note 1: All land uses are subject	to general and use	specific				nited		
	regulations and standards provided i							oporal and usa	
	regulations and standards provided i	n Faits 0 and 7 0i triis	- - 	specific and 7 c Note 2:	c regulation of this By Dwelling	ions and s /law. g, Second	tandards pr ary Suite sł	ovided in Parts 6 nall be subject to the tions 8.5.16(4).	
25	Section 8.5.16 M1, Neighbourhood	Mixed Use District		Exce (4) No Discre be co acces	ptions f otwithsta etionary nsidered	anding the Uses abo d a Discre a Dwelling	dary Suite list of Pern ve, a Seco	nitted and ndary Suite shall where it is	-
26	Section 6.22.3 (1) (1)When considering a Developme Secondary Suite, the Development discretion having regard for: (a)Any policies for Secondary Suite plan for the area; (b)Compatibility of the Secondary S the surrounding residential develop (c)The impacts on the use and gen properties, and; (d)The cumulative impact of the ap or approved Accessory Suites with	Authority may exerce es contained in a stat Suite within the conte ment; eral amenity of adjace plication with other e	ise utory xt of ent xisting			, .			
27	Section 6.22.3 (2)(b) A Secondary Suite shall not be dev a General or Major Home Business Garage Suite, Garden Suite, Child Housing Facility;	, Bed and Breakfast,	,	A Sec same Bed a Child i. No Au Bu	condary site as a and Brea Care Fa otwithsta uthority usiness here the	a General akfast, Gar acility, or S anding the may appro on the sar application	Il not be de or Major H rage Suite, Supportive H above, the ove a Gene me site as a	a Secondary Suite the parking	
28	Section 6.22.3 (2)(c) A Secondary Suite shall not exceed of the floor area of the principal bui Mechanical rooms and any commo from the floor area calculation of th	lding, whichever is gi n areas shall be excl	reater.	A Sec		Suite floo	r area shall al building;	not exceed the	-

29.	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;
30.	Section 6.22.3 (2)(f) A site allowing the development of a Secondary Suite shall meet the following Minimum Dimension requirements: Minimum Area Width Dimensions Area Width Site 400m² 13.0m Area OR the minimum OR the minimum Site 400m² 13.0m Site 400m² Land Suite OR the minimum OR the applicable Land Use District, whichever is District, whichever is greater District,		Delete entirely.	
31.	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.

S/No	Existing Regulations	Proposed Changes
32.	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.	Delete entirely.
33.	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.	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.
34.	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.	 Section 9.1 (2) The following standards shall apply to Accessory Suites: (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. 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. Any proposed Garage Suite or Garden Suite in a 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 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.