

Attachment #3 – Existing Sections & Revisions (redlined)
Bylaw No. B-06/2025
Accessory Suites Regulation – Minor Administration Revisions

Bylaw B-30/2024 Existing Regulations	Bylaw B-06/2025 Proposed Revisions	LUB Final Result
<p>10. That Section 6.22 is amended by formatting the existing text as subsection (1) and adding the following text as subsection (2):</p> <p>“Notwithstanding the lists of Permitted and Discretionary uses, Accessory Suites shall be considered a Discretionary Use on a property which is accessed only by a cul-de-sac.”</p>	<p>1. That section 10 is revised by striking out “formatting the existing text as subsection (1) and adding the following text as subsection (2)” and substituting with the following:</p> <p style="padding-left: 40px;">striking out “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.” and substituting the following:</p> <p style="padding-left: 40px;">“Notwithstanding the lists of Permitted and Discretionary Uses, Accessory Suites shall be considered a Discretionary Use on a property which is accessed only by a cul-de-sac.”</p>	<p>Revised 6.22 would go from:</p> <p>6.22 Suites 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>To this:</p> <p>6.22 Suites 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. (1) Notwithstanding the lists of Permitted and Discretionary Uses, Accessory Suites shall be considered a Discretionary Uses on a property which is accessed only by a cul-de-sac.</p>
<p>12. That Section 6.22.1 (2)(a) is amended by deleting “Secondary Suite” and “Garden Suite”, and inserting subsection 6.22.1 (2)(a)(i):</p> <p>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 style="padding-left: 20px;">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>	<p>2. That section 12 is revised by striking out “Secondary Suite” and “Garden Suite” to create the following:</p> <p>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, Child Care Facility, or Supportive Housing Facility;</p> <p style="padding-left: 20px;">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>	<p>Revised 6.22.1 (2)(a) would go from:</p> <p>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>To this:</p> <p>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, Child Care Facility, or Supportive Housing Facility;</p>
<p>19. That Section 6.22.2 (2)(c) is amended by deleting “Secondary Suite” and “Garage Suite”, and inserting subsection 6.22.2 (2)(c)(ii):</p> <p>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> <p style="padding-left: 20px;">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> <p style="padding-left: 20px;">ii. Notwithstanding the above, the Development Authority</p>	<p>3. That section 19 is revised by striking out “Secondary Suite” and “Garage Suite” to create the following:</p> <p>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, Child Care Facility, or Supportive Housing Facility;</p> <p style="padding-left: 20px;">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> <p style="padding-left: 20px;">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</p>	<p>Revised 6.22.2 (2)(c) would go from:</p> <p>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> <p>To this:</p> <p>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, Child Care Facility, or Supportive Housing Facility;</p>

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<p>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.</p>	<p style="color: green;">required for the home business.</p>	
<p>26. That Section 8.5.8 is amended by inserting the following as subsection (5):</p> <p>Exceptions for Secondary Suites Section 8.5.8(5) Notwithstanding the list of Permitted and Discretionary Uses above, a Secondary Suite shall be considered a Discretionary Use where it is accessory to a Dwelling, Semi-Detached.</p>	<p style="color: green;">4. That section 26 is revised by striking out the “(5)” and substituting “(6)” in both occurrences.</p> <p style="color: green;">5. That Section 8.5.8, under the heading, "Parking, Access, and Connectivity", strike out “(5)” and substitute with “(7)”, and strike “(6)” and substitute with “(8)”.</p>	<p>Inserted as new subsection (6):</p> <p>Exceptions for Secondary Suites (6) Notwithstanding the list of Permitted and Discretionary Uses above, a Secondary Suite shall be considered a Discretionary Use where it is accessory to a Dwelling, Semi-Detached.</p> <p>Subsequent subsections renumbered:</p> <p>Parking, Access, and Connectivity (5) (7) Where a detached garage of sufficient width and depth has not been constructed on a property to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property.</p> <p>(6) (8) Notwithstanding the Minimum Dimensions provided above, the minimum width for a Semi-Detached Dwelling with Lane Access may be reduced to 6.7metres where a 6.1m-wide garage is provided sharing a common wall with another garage on an adjacent site and otherwise meets all of the requirements of Section 6.1 (Accessory Buildings).</p>
<p>30. That Section 6.22.3 (2)(b) is amended by deleting “Garage Suite” and “Garden Suite”, and inserting subsection 6.22.3 (2)(b)(i):</p> <p>6.22.3 (2)(b) 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 style="padding-left: 20px;">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>	<p style="color: green;">6. That section 30 is revised by striking out “Garage Suite” and “Garden Suite” to create the following:</p> <p style="color: green;">6.22.3 (2)(b) A Secondary Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Child Care Facility, or Supportive Housing Facility;</p> <p style="padding-left: 20px; color: green;">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>	<p>Revised 6.22.3 (2)(b) would go from:</p> <p>6.22.3 (2)(b) 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>To this:</p> <p>6.22.3 (2)(b) A Secondary Suite shall not be developed on the same site as a General or Major Home Business, Bed and Breakfast, Child Care Facility, or Supportive Housing Facility;</p>

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<p>32. That Section 6.22.3 (2)(d) is deleted and replaced with the following:</p> <p>6.22.3 (2)(d) A secondary suite shall have a separate entryway; and</p>	<p>7. That section 32 is deleted in its entirety.</p>	<p>6.22.3 (2)(d) A secondary suite shall have a separate entryway; and</p>
<p>35. That Section 6.22 is deleted in its entirety.</p> <p>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>8. That section 35 is deleted in its entirety.</p>	<p><i>Helps achieve the result of section 1 of Bylaw B-06/2025 above.</i></p>