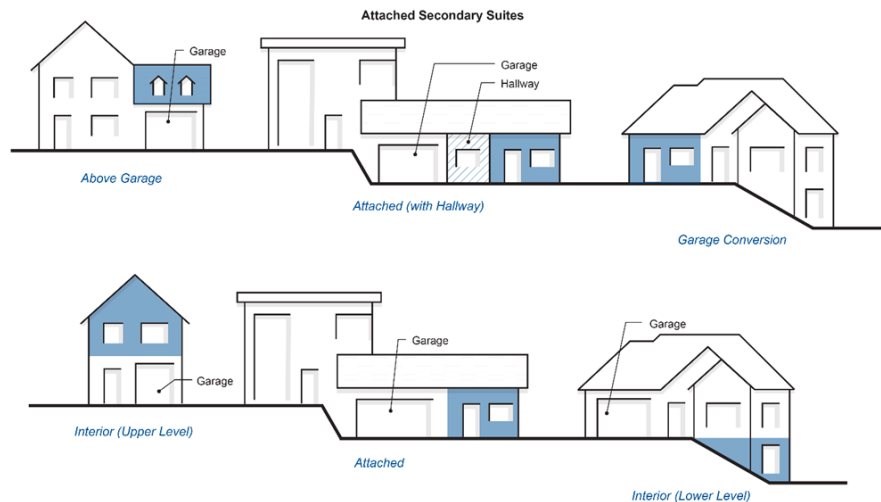


3.21 Secondary Suites

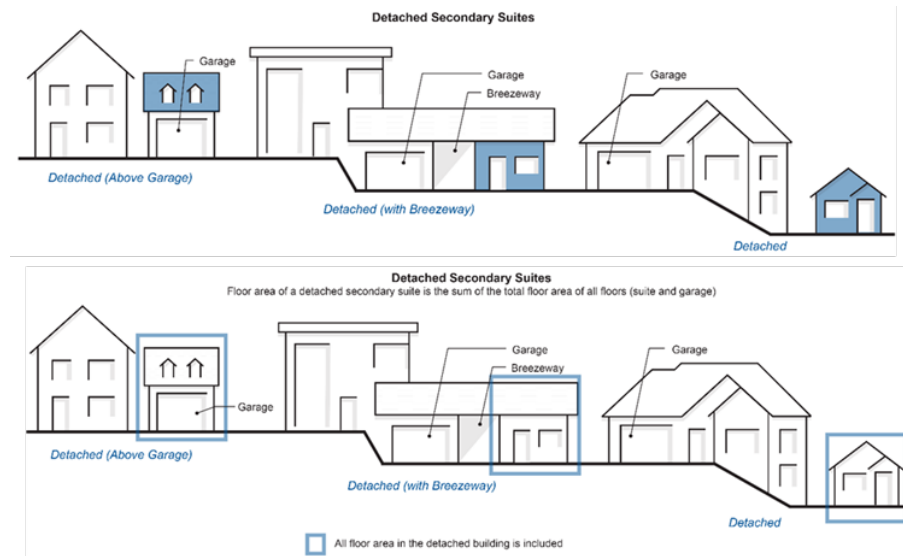
- (a) Secondary suites shall be permitted in zones where Secondary Suite is listed as an Accessory use or in the SSH1 zone as a permitted use.
- (b) Secondary suites shall be categorized as attached or detached as described below and are subject to the regulations contained in this section:
- (i) **Attached Suites:** The suite is attached to the principal dwelling unit and is contained within the same footprint or is joined by heated space including a heated hallway generally as illustrated in figure 18 below.

Figure 18. Attached secondary suite examples.



- (ii) **Detached Suites:** The suite is wholly separate from the principal dwelling unit, but may be connected by an unheated breezeway, or attached to or contained within an Accessory Building containing another use such as a garage or storage space generally as illustrated in figure 19 below.

Figure 19. Detached secondary suite examples.



- (c) The following general secondary suite regulations shall apply:
- (i) A maximum of one (1) secondary suite is permitted per single dwelling unit to a maximum of two (2) per parcel of which only one (1) may be detached; with the exception of the SSH1 zone where both units may be detached;
 - (ii) a secondary suite must not be located within a multiple dwelling unit development;
 - (iii) a secondary suite must provide at least two (2) additional designated off-street parking spaces (at least one (1) must have direct access to the street); with the exception of the SSH1 zone where one (1) additional designated off-street parking space is required;
 - (iv) a secondary suite shall be maintained in the same real estate entity as the principal dwelling unit to which it is accessory and shall not be subdivided under *The Strata Property Act*;
 - (v) secondary suites are subject to the minimum setback requirements in the applicable Zone Classification;
 - (vi) a secondary suite shall be limited to a maximum of three bedrooms and one cooking facility;
 - (vii) secondary suites must, on parcels without community sewer services, have the approval of the local Health Authority with respect to the provision of sewage disposal;
 - (viii) secondary suites must have an entrance separate from that of the principal dwelling unit; and,
 - (ix) secondary suites must not be used for short term (less than one month) rentals.

(d) Regulations applicable to attached secondary suites:

- (i) secondary suites within a principal dwelling unit must not exceed 100 m² of total floor area;

(e) Regulations applicable to detached secondary suites:

- (i) A detached secondary suite shall be subject to the following servicing requirements:

Servicing Connection Scenario	Minimum Parcel Area
(A) On a parcel where a connection to community water and community sewer services are provided	800 m ²
(B) On a parcel where a connection to community water is provided	2,000 m ²
(C) On all other parcels	4,000 m ²

Servicing Connection Scenario	Minimum Parcel Area
(D) On a parcel in the SSH1 zone	n/a

(ii) Detached secondary suites shall be considered an accessory building; with the exception of the SSH1 zone where a detached secondary suite is not subject to the regulations specifically applicable to an accessory building in the SSH1 zone.

(iii) Notwithstanding all other requirements of this section, a detached secondary suite shall also be subject to the following:

(A) The maximum height of an accessory building containing a suite shall be 8.0 m.

(B) The maximum floor area of a detached secondary suite shall not exceed 100 m² of total floor area.

(C) No interior access to any other part of an accessory building shall be permitted and the means of access and egress must be external to the structure.

(D) Where an accessory building contains a detached secondary suite and another use, the total floor area of the accessory building containing the suite is included in the calculation of secondary suite floor area including any floor area that is used for the suite, shared spaces, carport, storage rooms, garage, stairwells, and similar spaces.

(f) Home-Based Business shall be in accordance with Section 3.15.

(g) Despite any regulation in this Bylaw, land established as “Agricultural Land Reserve” pursuant to the *Agricultural Land Reserve Act* is subject to the *Agricultural Land Reserve Act* and *Regulations*, and applicable orders of the Land Reserve Commission.

3.22 Off-Street Parking & Loading Spaces

(a) General Requirements

(i) Location

All off-street parking and loading spaces shall be located:

(A) on the same parcel as the development, building or use they are intended to serve;

(B) subject to the setback requirements of the zone that applies to that parcel; and

(C) despite (B) above, minimum setback requirements shall not apply to minimum off-street parking requirements on parcels zoned RS1 and RS2 as

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