

ZONING BYLAW 484 AMENDMENTS
Accessory Suites
Parking & Loading Provisions

Public Hearing Presentation
September 24, 2024

**ZONING BYLAW 484
AMENDMENT BYLAW NO. 752, 2024**

Accessory Suites

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DWELLING UNITS R1 and R2 ZONES



Currently permitted:

Secondary suite within a principal residence
limited to 968 ft² (90 m²)

New option:

Allowing a second dwelling unit on a lot in a
separate building (Accessory Suite)

Challenges:

Infrastructure capacity
Lot size
Road network capacity

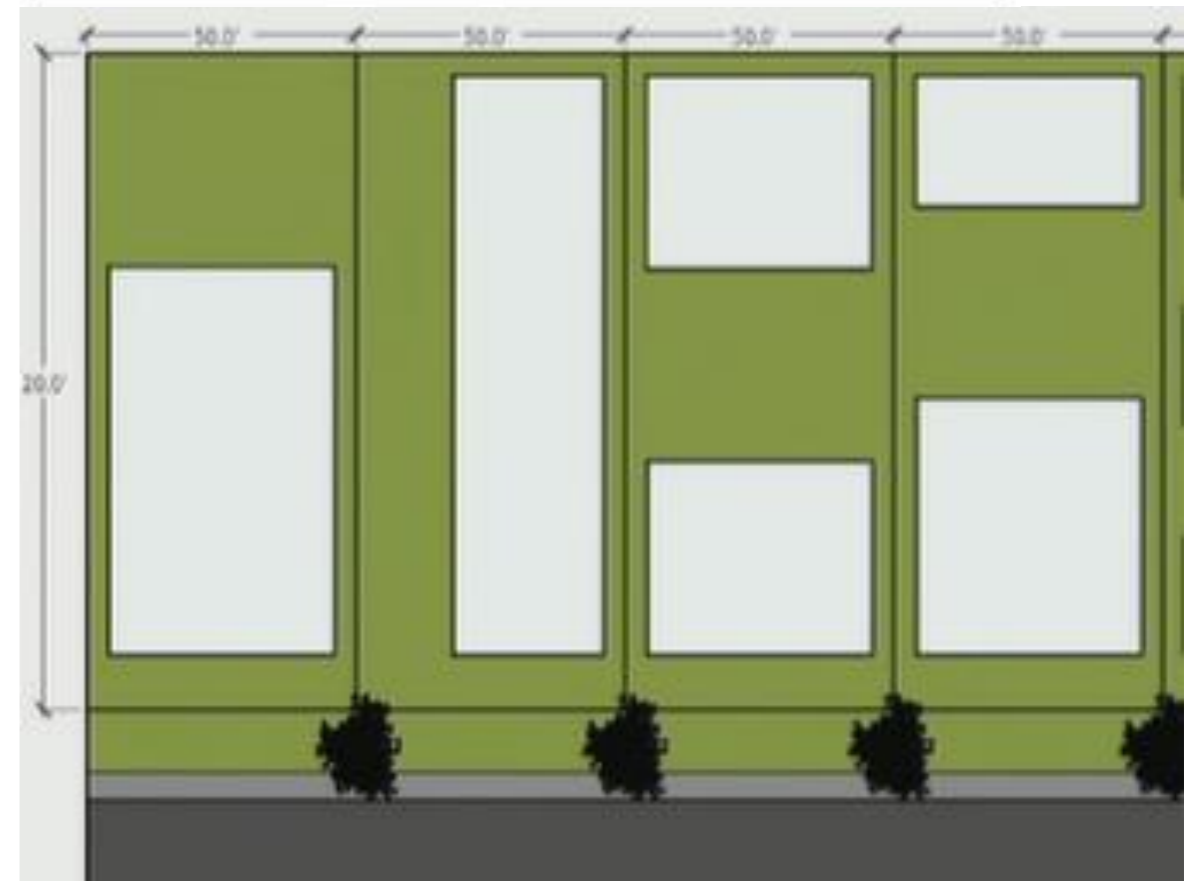
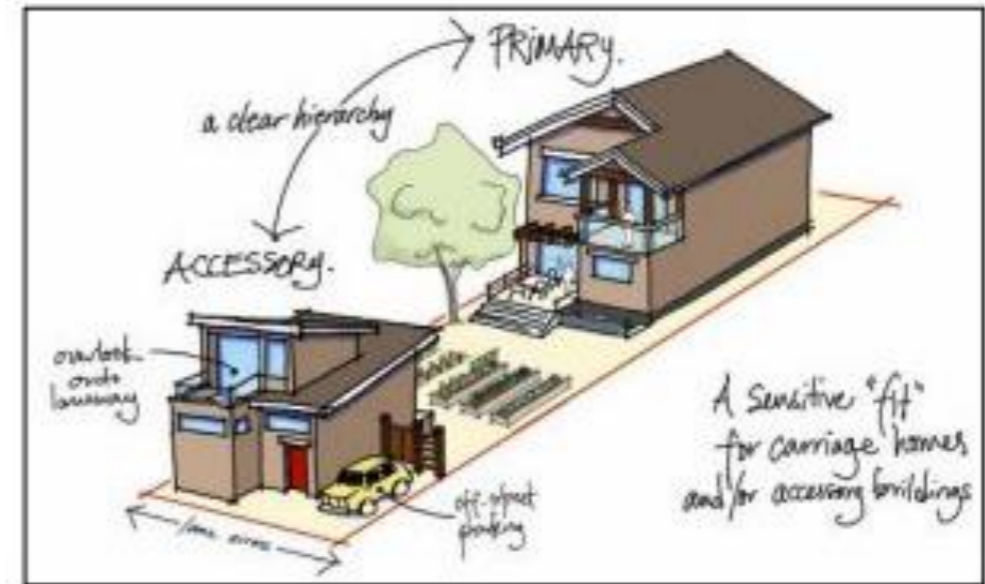
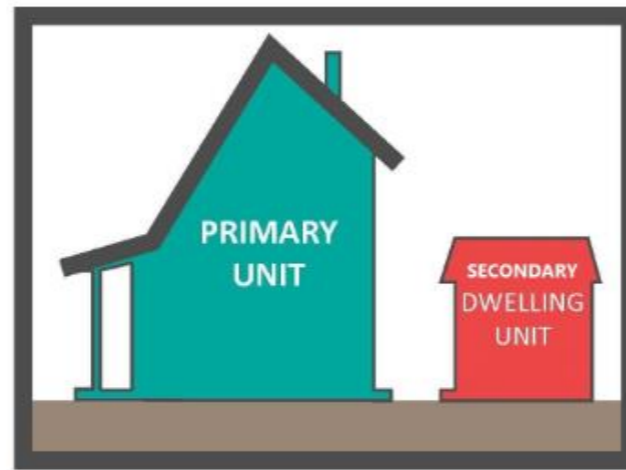
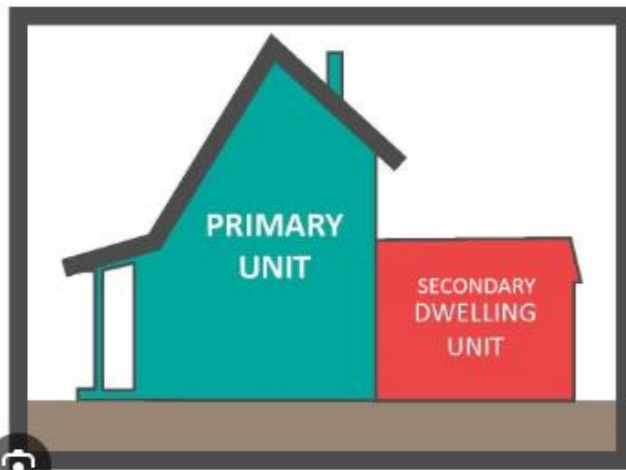
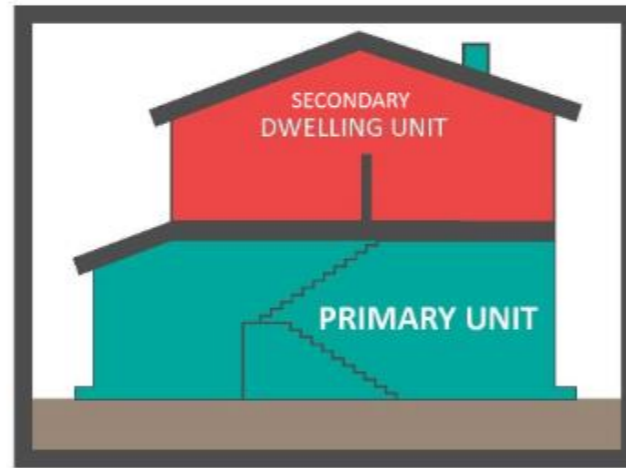
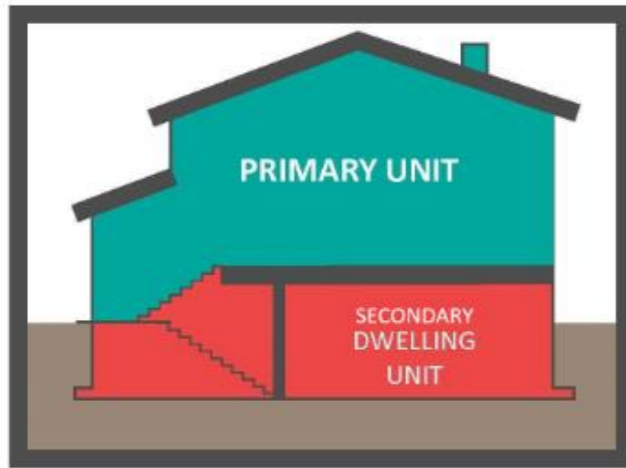
OPTIONS FOR 2 DWELLING UNITS/LOT



<i>Option #</i>	<i>Building 1</i>	<i>Building 2</i>
Status Quo	Principal Dwelling + Secondary suite	None
Status Quo	Duplex (2 Dwelling units in one building)	None
New	Principal Dwelling	Accessory Suite

“Accessory Suite means a secondary dwelling unit contained either within a single-detached dwelling or an accessory building other than a mobile home.”

WHAT IT WOULD LOOK LIKE



AMENDMENT BYLAW 752



Accessory Suites

General Regulations

- 3.5 The following regulations apply in zones where an accessory suite is a permitted use:
1. A lot shall contain only one (1) accessory suite whether located within a single-detached dwelling or in a separate accessory building.
 2. Accessory Suites are not permitted where a duplex dwelling is located on the same lot.
 3. A single-detached dwelling must be constructed prior to or at the same time as an accessory suite.

AMENDMENT BYLAW 752



Accessory Suites

4. An Accessory Suite shall have a maximum total floor area of 90m² (968.7ft²).
5. An Accessory Suite must be constructed in accordance with the applicable Building Code regulations and be approved by a building inspector.
6. An unobstructed lit pathway at least 1.1m (3.5ft) wide shall be provided between the front lot line and the entrance to the Accessory Suite.
7. A separate outside entrance must be provided to the Accessory Suite where it is contained in a single-detached dwelling.

AMENDMENT BYLAW 752



Accessory Suites

8. An Accessory Suite cannot be located in an accessory building on lots less than 280m² (3,014ft²) in area.
9. The minimum distance between a single-detached dwelling and an accessory suite contained in an accessory building is 3.0m (9.8ft).

AMENDMENT BYLAW 752



Accessory Suites

10. An Accessory Suite must be:
 - a. connected to the community water and sanitary sewer system; or
 - b. located on a lot 0.2ha (2.49ac) or greater in area serviced with:
 - i. an onsite sanitary sewer system installed in accordance with the sewerage system regulations under the *Public Health Act*;
 - ii. a proven back up field area in case of system failure; and
 - iii. potable water.

AMENDMENT BYLAW 752



Accessory Suites

11. One (1) additional off-street parking space must be provided for the Accessory Suite in addition to the parking requirement for the single-detached dwelling."

AMENDMENT BYLAW 752



Accessory Buildings

General Regulations

- 3.7 Accessory buildings **other than those containing an Accessory Suite** shall have a maximum total floor area no greater than ten (10%) percent of the lot or fifty (50%) of the total floor area of the principal building, whichever is less.
- 3.8 No accessory building or structure shall be closer than 1.8m (6ft) to the principal building, measured from the furthest projection of either building, **except that a building containing an accessory suite must be no closer than 3.0m (9.8ft) to a single-detached dwelling located on the same lot measured from the furthest projection of either building.**



**ZONING BYLAW 484
AMENDMENT BYLAW NO. 745, 2024
Parking & Loading Provisions**

**Public Hearing Presentation
September 24, 2024**

AMENDMENT BYLAW 745



Schedule C

Summary of Parking & Loading Provisions Changes

- Clarified language for ease of use
- Based parking on a fixed factor e.g. gross floor area rather than number of employees / fixtures or other changeable details
- Streamlined requirements for commercial zones
- Refined access aisles i.e. reduced two-way from 7.5m to 6.5m
- Updated terminology

AMENDMENT BYLAW 745



Schedule C

Tables 1 & 2

Required Parking & Loading Space Changes

- Business, government, professional and other office uses combined as one and have same parking requirements
- Three different retail-type uses combined to Retail Sales
- Added common uses (i.e. Care facilities – 1 space/ 10 participants)
- Increased threshold for requiring provision of a loading space

AMENDMENT BYLAW 745



Schedule C

Summary of Parking & Loading Provisions Changes

1. Updated references to applicable regulations
2. Removal of exemptions for existing buildings;
3. Clarification that:
 - a. Off-street parking and loading requirements may be waived in the C1 zone, where it is determined that expected parking and loading needs can be accommodated with on-street parking or in parking facilities within the vicinity of the development without the 125m distance limitation; and
 - b. Outdoor unenclosed patio and deck areas of Eating Establishments do not require additional off-street parking.

AMENDMENT BYLAW 745



Schedule C

Summary of Parking & Loading Provisions Changes

4. Reduced setback distances between parking spaces and lot lines;
5. Reduced manoeuvring aisle width from 7.5m to 6.5m for right angle parking;
6. Removal of the "number of employees" as a unit of measurement of parking requirements; and
7. Parking requirements stated in spaces per square meter of Gross Floor Area at a rate consistent with similar-sized communities.

QUESTIONS & COMMENTS

