



## 2.18 Secondary Suites<sup>1</sup>

1. Secondary suites shall be permitted as a Permitted Accessory Use in the following zones: A-1, R-1, R-2, R-3, R-4<sup>2</sup>, FR-2<sup>3</sup>.
2. 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.
3. Secondary suites shall be subject to the following requirements:
  - a) secondary suites within a principal dwelling unit must not exceed 40% of the habitable floor space of the building that it is located in nor 90 m<sup>2</sup> of total floor space, whichever is lesser;
  - b) must not be located within a duplex, manufactured home, or multiple dwelling unit development;
  - c) must provide at least two (2) additional designated off-street parking spaces (at least one (1) must have direct access to the street);
  - d) shall be maintained under the same legal title as the principal dwelling unit to which it is accessory;
  - e) must meet minimum setback requirements for a dwelling unit located in the applicable Zone Classification.
  - f) must be limited to a maximum of two bedrooms and one cooking facility;
  - g) must, on parcels without community sewer services, have the approval of the local Health Authority with respect to the provision of sewage disposal;
  - h) must have its own entrance separate from that of the principal dwelling unit; and,
  - i) must not be used for short term (less than one month) rentals.
4. A Secondary suite may be located within an accessory building subject to the following:
  - a) The minimum site area requirement shall be 800 m<sup>2</sup> for parcels serviced with community water and community sewer or 8,000 m<sup>2</sup> in all other cases.
  - b) The maximum floor area of an accessory building containing a secondary suite shall not exceed 40% of the habitable floor space of the principal dwelling unit which it is associated with nor 90 m<sup>2</sup> of total floor space, whichever is lesser.
  - c) The secondary suite shall contain no interior access to any part of the accessory building and the means of access and egress must be external to the structure.
5. Home Based Business shall be in accordance with Section 2.15.
6. 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.

<sup>1</sup> Bylaw No. 1285.19, adopted May 27, 2014

<sup>2</sup> Bylaw No. 1285.24, adopted May 26, 2015

<sup>3</sup> Bylaw No. 1285.27, adopted October 24, 2017