

Comparison Table – “Accessory Buildings and Structures” (General Regulations)

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<p>Accessory Buildings and Structures</p> <p>.1 All buildings or structures attached to a principal building by a common wall and roof are deemed to be a portion of the principal building.</p> <p>.2 When not attached, no part of any building shall be closer than 1.0 metre to another building.</p> <p>.3 No accessory building or structure shall contain showers and bathtubs, bedrooms, sleeping facilities or other living facilities, with the exception of an accessory building or structure in the RA, AG3 and LH Zones where one (1) shower is permitted.</p> <p>.4 The maximum number of bathrooms permitted in an accessory building or structure shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an accessory building or structure in the RA, AG3, LH1 and LH2 Zones where the maximum floor area of a bathroom may be 6.0 m².</p> <p>.5 No accessory building or structure shall be situated on a parcel unless:</p> <ul style="list-style-type: none"> a) A principal building has already been erected on the same lot; b) A principal building will be erected simultaneously with the accessory building or structure on the same lot; or c) The accessory building or structure does not exceed 10.0 m² in area, one storey in building height, and is limited to one (1) per parcel. 	<p>Accessory Buildings and Structures</p> <p>.1 A <i>building or structure</i>, other than a <i>building or structure</i> containing one or more <i>dwelling units</i>, attached to a <i>principal building</i> is deemed to be a portion of the <i>principal building</i> if attached by a common wall and roof.</p> <p>.2 No <i>accessory building or structure</i> shall contain showers and bathtubs, bedrooms, sleeping facilities, balconies, decks or wet bars with the exception of an <i>accessory building or structure</i> in the Resource Area, Agriculture and Large Holdings Zones in which case one (1) shower is permitted, with a maximum floor area of 3.0 m².</p> <p>.3 The maximum number of bathrooms permitted in an <i>accessory building or structure</i> shall be one (1) and shall not exceed a maximum floor area of 3.0 m², with the exception of an <i>accessory building or structure</i> in the Resource Area, Agriculture and Large Holdings Zones where the maximum floor area of a bathroom may be 6.0 m².</p> <p>.4 No <i>accessory building or structure</i> shall be situated on a <i>parcel</i> unless:</p> <ul style="list-style-type: none"> a) a <i>principal building</i> has already been erected on the same lot; b) a <i>principal building</i> will be erected simultaneously with the <i>accessory building or structure</i> on the same lot; or c) the <i>accessory building or structure</i> does not exceed 10.0 m² in area, one storey in <i>building height</i>, and is limited to one (1) per <i>parcel</i>.

NOTE: In Zoning Bylaw No. 2498, 2012, the regulations for “Accessory Buildings and Structures” is found at Section 7.12. In Draft Zoning Bylaw No. 3065, “Accessory Buildings and Structures” is found at Section 7.1 under the “Specific Use Regulations” section of the bylaw.