

Comparison Table – “Accessory Dwellings or Mobile Homes” (General Regulations)

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<p>Accessory Dwellings or Mobile Homes</p> <p>The following regulations apply to accessory dwellings and mobile homes where permitted as an accessory use in this Bylaw:</p> <ul style="list-style-type: none"> .1 No accessory dwelling or mobile home shall have a floor area greater than 125.0 m², unless otherwise specified. .2 Accessory dwellings or mobile homes shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings or mobile homes located in the Agriculture, Commercial and Industrial zones. .3 An accessory dwelling cannot be subdivided under the <i>Strata Property Act</i>. .4 Accessory dwellings or mobile homes shall not be permitted on parcels less than 1.0 ha in area unless connected to a community sanitary sewer system, except for accessory dwellings located in the Commercial and Industrial Zones. .5 In the Commercial and Industrial zones, accessory dwellings shall: <ul style="list-style-type: none"> i) be located at the rear of a building on the ground floor, or above the first storey; and ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses. iii) despite section 7.9.1, have a maximum floor area that does not exceed the floor area of the principal permitted use. 	<p>Accessory Dwellings</p> <p>The following regulations apply to <i>accessory dwellings</i> where permitted as a use in this Bylaw:</p> <ul style="list-style-type: none"> .1 An <i>accessory dwelling</i> shall not be permitted on <i>parcels</i> less than 1.0 ha in area unless connected to a community sewer system. .2 No <i>accessory dwelling</i> shall have a floor area greater than 125.0 m², unless otherwise specified. .3 On a <i>parcel</i> greater than 1.0 ha in area, an <i>accessory dwelling</i> may be in the form of a <i>mobile home</i>; .4 A parking space for an <i>accessory dwelling</i> shall not be provided in tandem with parking spaces provided for any other use on a <i>parcel</i>. .5 An <i>accessory dwelling</i> cannot be subdivided under the <i>Strata Property Act</i>. .6 In the Commercial, Tourist Commercial and Industrial zones, an <i>accessory dwelling</i>: <ul style="list-style-type: none"> i) shall be located at the rear of a <i>building</i> on the ground floor, or above the first storey; ii) shall have a separate entrance from the exterior of the <i>building</i> and shall not share a common hallway with commercial, tourist commercial or industrial uses; and iii) despite section 7.2.4, may be permitted on a <i>parcel</i> less than 1.0 ha in area that is not connected to a community sewer system, if no other <i>dwelling unit</i> is situated on the <i>parcel</i>.

NOTE: In Zoning Bylaw No. 2498, 2012, the regulations for “Accessory Dwellings or Mobile Homes” is found at Section 7.9 and in Draft Zoning Bylaw No. 3065, “Accessory Dwellings” regulations are found at Section 7.2 under “Specific Use Regulations”.