

## Proposed POLICY CHANGES for Secondary Suites:

### Official Community Plan

**SINGLE DETACHED DWELLING** means a detached **building** containing only one **dwelling unit** other than a **secondary suite** where permitted, designed exclusively for occupancy by one **household**.

#### **3.3.7 Secondary Suites**

Council's policies are as follows:

- .1 ~~Retain a specific zone that permits secondary suites, and allow secondary suites~~ Permits secondary suites within single detached dwellings upon building permit approval following a rezoning process to permit the secondary suites subject to property adhering to the following requirements.
- .2 ~~Require that s~~Secondary suites meet the following requirements:
  - ◆ The secondary suite is located within a single detached dwelling
  - ◆ No more than one secondary suite is permitted per single detached dwelling
  - ◆ The secondary suite is smaller than the primary dwelling unit
  - ◆ The secondary suite has its own cooking, sleeping and bathing facilities, and its own access
  - ◆ One extra parking space is required for the secondary suite

#### **3.3.8 Special Needs/Affordable Housing**

Section 3.3.8.2

~~Examine the implications of revising the Zoning Bylaw to permit secondary suites for people with special needs, in Low Density Single Family Residential designated areas subject to specific criteria.~~ Recognize secondary suites are an important form of affordable housing for several groups of people including students, seniors, low income and persons with special needs.

## Proposed POLICY CHANGES for Secondary Suites:

### Zoning Bylaw

#### Secondary Suites

4.20 A **secondary suite** is subject to the following regulations:

- .1 ~~A **secondary suite** is added to the list of permitted uses in the RS-1, RS-1A and CR-1, CR-2 and CR-3 **zones** if the **zone** has an “s” notation shown on Schedule B, the Zoning Map, as part of the **zone** identification. The “s” notation shall be shown on Schedule B the Zoning Map as follows: RS-1s, RS-1As, CR-1s, CR-2s and CR-3s. An “s” zoning classification on a **lot** shall be established by rezoning the subject **lot** to the “s” version of the **zone** subject to approval of Council on a case by case basis. The regulations set out for the “s” version of the **zone** will be the same as the regulations for the version without the “s”, except for the addition of **secondary suite** as a permitted use.~~ A secondary suite is permitted in any single detached dwelling.
- .2 The **secondary suite** shall have its own separate cooking, sleeping and bathing facilities.
- .3 The **secondary suite** shall have direct access to outside without passing through any part of the principal dwelling unit.
- .4 No more than one **secondary suite** is permitted per **single detached dwelling**.
- .5 The **secondary suite** shall not exceed the lesser of 90 m<sup>2</sup> (969 ft<sup>2</sup>) or 40% of the **gross floor area** of the principal building.
- .6 A **secondary suite** is not permitted in conjunction with a **bed and breakfast use**.
- .7 A **bed and breakfast** is not permitted within a **secondary suite**.
- .8 One parking space per **secondary suite** is required in addition to those required for the **principal building**.

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#### Explanatory Note

i. Pets are subject to the City's Animal, Bird and Insect Control and Licensing Bylaw No. 1700 for the parcel (addition of suite does not permit additional animals).

ii. Property owner is responsible to ensure all parking occurs on their property.

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Schedule B of the zoning bylaw (the zoning map) will be amended to remove the s designation from the properties that have undergone spot zones and have receive an ‘-s’ designation. Note this will have no effect, as the use will be permitted with the accompanying amendments, but should be completed for consistency with amended policy.