

DWELLING UNITS

In all land use districts, a maximum of one dwelling unit is allowed on a parcel of land, unless otherwise permitted by the Land Use Bylaw.

In the Agricultural District (AG), a second dwelling unit is permitted on a parcel of 6.1 ha (15 ac). Three (3) or more dwellings on a parcel greater than 6.1 ha (15 ac) will be considered as a discretionary use.

In the Agricultural Holdings District (AGH), a second dwelling is permitted on a parcel greater than 4.0 ha (10 ac). A second dwelling is considered a discretionary use on a parcel less than 4.0 ha (10 ac).

In the Country Residential District (CR), a parcel less than 2 ha (5 ac) may have two (2) dwellings; the second dwelling will be considered a discretionary use.

****ALL DISCRETIONARY USES MUST BE APPROVED BY THE MUNICIPAL PLANNING COMMISSION****

“**DWELLING, SINGLE-DETACHED**” means a site constructed residential building containing one (1) dwelling unit, excluding a basement suite, which is supported on a permanent foundation and physically separated from any other dwelling unit, but does not include a modular or manufactured home.



“**SECONDARY SUITE**” means an accessory dwelling unit located within a principal dwelling unit or within an accessory structure and has a separate entrance from the principal dwelling or Accessory Structure. A tiny house shall not be considered as a Secondary Suite.

As per Section 8.16 of the Land Use Bylaw, “a maximum of two Secondary Suites shall be permitted on AG parcels and AGH parcels over 4.0ha (10ac). A maximum of one Secondary Suite shall be permitted within all other Residential Districts.”

All secondary suites shall require a development permit.

- The maximum floor area of the Secondary Suite shall not exceed fifty (50) percent (%) of gross floor area of principal building. A Secondary Suite within or attached to an Accessory Structure shall
- comply with the following:
 - (a) The maximum building height shall comply with the provisions of the district where the Secondary Suite is proposed; and
 - (b) The maximum floor area of the Secondary Suite shall not exceed seventy-five (75) percent (%) of the gross floor area of the Accessory Structure.
- Yards setbacks shall comply with the provisions of the district where the secondary suite is proposed; and
- A minimum of three (3) on-site parking spaces; two (2) for the principal building and one (1) for the secondary suite shall be provided.

