

Reserve Use, Subdivision and Procedure Regulation, B.C. Reg. 171/2002 on lands designated as Agricultural Land Reserve.

Bylaw 2140 **6.4. Secondary Suite Regulations**

- a) Secondary Suites, where permitted in this Bylaw, shall satisfy all of the following conditions:
 - i. *Secondary Suites* in *Townhouse Dwellings* and *Two Unit Dwellings* shall not exceed a floor area of 90 square metres or 40% of the *Townhouse Dwelling* or *Two Unit Dwelling*, whichever is less.
 - ii. *Secondary Suites* in *Single Unit Dwellings* shall not exceed a floor area of 90 square metres, except *Secondary Suites* in *Single Unit Dwellings* in the R-2; R-2-A; and R-2-LW zones.
 - iii. Shall be considered an *Accessory Use* to a *Single Unit Dwelling*, *Townhouse Dwelling* or *Two Unit dwelling*.
 - iv. Shall not be stratified or otherwise subdivided from the *Single Unit Dwelling*, *Townhouse Dwelling* or *Two Unit Dwelling* for which the *Secondary Suite* is *Accessory* to.
 - v. Shall be prohibited on a *Parcel* where a *Coach House Dwelling* or *Caretaker Dwelling* is located.
 - vi. Shall be prohibited on a *Parcel* where a *Bed and Breakfast Use* is located, unless the *Parcel Area* is at least 1,000 square metres.

Bylaw 2100 **6.5. Coach House Regulations**

- a) A *Coach House Dwelling*, where permitted in this Bylaw, is only permitted when the *Parcel* meets the following conditions:
 - i) When a *Parcel* is located on a *Lane*, a *Coach House Dwelling* is permitted when the *Parcel Area* is 550 square metres or greater.
 - ii) When a *Parcel* is a *Corner Parcel* a *Coach House Dwelling* is permitted when the *Parcel Area* is 550 square metres or greater.
 - iii) For all other *Parcels*, a *Coach House Dwelling* is permitted when the *Parcel Area* is 668 square metres or greater.
- b) A *Coach House Dwelling*, where permitted in this Bylaw, shall satisfy all of the following conditions:
 - i) Shall be limited to one such *Use* per *Parcel*.
 - ii) Shall be located on a *Parcel* where the *Principal Use* is a *Single Unit Dwelling* or a *Live/Work Unit*.
 - iii) Shall not exceed a *Gross Floor Area* of 60 square metres.
 - iv) Shall not exceed a *Height* of:
 - 1) 6.6 metres for a two *Storey Coach House Dwelling*; or
 - 2) 5.0 metres for a one *Storey Coach House Dwelling*.

- v) Shall be located in the *Rear Yard* or a *Side Yard*.
- vi) Notwithstanding any *Setback* provisions of this Bylaw, no *Coach House Dwelling*, with a *Height* as shown in the Table below, shall be located closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	HEIGHT not more than 5.0 M	HEIGHT more than 5.0 M
<i>Front</i>	6.0 metres	6.0 metres
<i>Interior Side Parcel Line</i>	1.5 metres	2.0 metres
<i>Exterior Side Parcel Line</i>	1.5 metres	1.5 metres
<i>Rear Parcel Line</i>	1.5 metres	2.0 metres

- vii) Shall not be located closer than 6.0 metres to the *Single Unit Dwelling* on the *Parcel*, as measured between the foundations of each.
- viii) Shall be prohibited on a *Parcel* where a *Secondary Suite Use* or *Caretaker Dwelling* is located.
- ix) Shall accommodate any required parking on the *Parcel*.
- x) The maximum permitted size for upper level balconies and decks is 2.9 square metres.
- xi) Flat roofs shall not be used for deck areas.

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- c) A *Coach House Dwelling* shall not be stratified or otherwise subdivided from the *Single Unit Dwelling* to which the *Coach House Dwelling* is Accessory”.

6.6. Caretaker Dwelling Regulations

Bylaw 1985

- a) A *Caretaker Dwelling*:
 - i) Shall be limited to one such *Building* per *Parcel*, where permitted.
 - ii) May be located within the same *Building* as the *Principal Use*, an *Accessory Building* or a *Mobile Home*.
 - iii) Shall be provided with a separate at-*Grade* entrance.

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- iv) Shall not exceed a floor area of 90 square metres, and shall not exceed 40% of the total Gross Floor Area of the *Principal Building*.
- v) Despite section 5.9(c), a *Caretaker Dwelling* located in an *Accessory Building* or in a *Mobile Home* may have a maximum *Gross Floor Area* of 90 square metres.
- b) A *Caretaker Dwelling*, where permitted in this Bylaw, shall satisfy all of the following conditions:
 - i) Shall be located within a single *Parcel* that includes the *Principal Building*.