



	Current Regulations	What is proposed
Definitions		
Update	<p>SECONDARY SUITES “SECONDARY SUITE” means an accessory dwelling unit located within a single-family dwelling, and having an area no more than 40% of the total gross floor area of the building.</p>	<p>“SECONDARY SUITE” means an accessory dwelling unit, having an area not more than 40% of the total gross floor area of the principal dwelling unit, with a private external access.</p>
	<p>SINGLE-FAMILY DWELLING “SINGLE-FAMILY DWELLING” means a residential use in which the principal building on a lot is used for one principal dwelling unit, and may also contain one secondary suite, for a total of up to two dwelling units.</p>	<p>“SINGLE-FAMILY DWELLING” means a residential use in which the principal building on a lot is used for one principal dwelling unit.</p>
	<p>TOWNHOUSE “TOWNHOUSES” means residential use of a building comprised of three or more dwelling units separated from one another by party walls extending from foundations to roof, with each dwelling having a separate direct entrance from grade.</p>	<p>“TOWNHOUSE” means residential use of a building comprised of three or more principal dwelling units, with each dwelling having a separate direct entrance from grade. A townhouse is often referred to as row housing and stacked townhouses.</p>
New	<p>Replacing “Two-Family Dwelling” with “Duplex” “TWO-FAMILY DWELLING” means a residential use in which the principal detached building on a lot is used for two dwelling units, not including a secondary suite.</p>	<p>“DUPLEX” means a building containing two principal dwelling units, connected to one another by a common wall and a common foundation, and having separate entrances.</p>
	<p>PRIMARY DWELLING UNIT</p>	<p>“PRIMARY DWELLING UNIT” means a larger dwelling unit within a building containing a secondary suite or lock-off suite.</p>
	<p>PRINCIPAL DWELLING UNIT</p>	<p>“PRINCIPAL DWELLING UNIT” means a single real estate entity which can include a primary dwelling unit with a secondary suite or a lock-off suite.</p>



	LOCK-OFF SUITE		“LOCK-OFF SUITE” means an accessory dwelling unit located within an apartment, with a separate lockable entrance access to a shared common hallway and shared internal access, and which can be locked-off from the primary dwelling unit, but does not include a secondary suite.
Parking			
Update	Secondary Suite	0 per accessory dwelling unit	1 per accessory dwelling unit, except where a lot is located within 200m of a bus stop and on-street parking is permitted adjacent to the property, no additional spaces are required.
New	Lock-Off Suite		1 per accessory dwelling unit, except where a lot is located within 200m of a bus stop and on-street parking is permitted adjacent to the property, no additional spaces are required.
General Regulations			
Update	Secondary Suite	<p>Secondary Suites are subject to the following regulations:</p> <p>(1) where the single-family dwelling is serviced by an on-site sewage system, confirmation must be received in writing from the applicable licensing body that the capacity of the sewer system will not be compromised by the Secondary Suite use; and,</p> <p>(2) a Secondary Suite must be available for use as a domicile on a year-round basis and must be rented for periods not shorter than one month.</p>	<p>Secondary Suites are subject to the following regulations:</p> <p>(1) a Principal Dwelling Unit containing a Secondary Suite constitutes a single real estate entity;</p> <p>(2) not more than one Secondary Suite is permitted per Principal Dwelling Unit;</p> <p>(3) a Secondary Suite is only permitted within a Single-Family Dwelling, Duplex, or Townhouse;</p> <p>(4) if a provision of this bylaw limits the number of dwelling units permitted on a lot or other area of land, a Secondary Suite does not count as a dwelling unit for the purpose of that provision;</p> <p>(5) where a lot is serviced by an on-site sewage system, confirmation must be received in writing from the applicable licensing body that the</p>



capacity of the sewer system will not be compromised by the Secondary Suite use.

New Lock-Off Suites

Lock-Off Suites are subject to the following regulations:

- (1) a lock-off suite is only permitted within an apartment unit;
- (2) a Principal Dwelling Unit containing a lock-off suite constitutes a single real estate entity;
- (3) a lock-off suite is limited to one per apartment unit;
- (4) if a provision of this bylaw limits the number of dwelling units permitted on a lot or other area of land, a Lock-Off Suite does not count as a dwelling unit for the purpose of that provision.

Zones Permitted

Updated	Secondary Suites	R-1, R-2, R-3, R-4, RLL, RCL, RCL-2	R-1, R-2, R-3, R-4, RLL, RCL, RCL-2, RM-1, RM-2, RM-3, RM-5, RM-6, C-7, A-1, CDA-1, CDA-5
New	Lock-Off Suites		RCL, RCL-2, RM-1, RM-2, RM-3, RM-5, RM-6, C-1, C-4, C-5, C-6, C-7, C-8, C-1A, CDA-4, CDA-5