

DISTRICT OF LAKE COUNTRY

BYLAW 1238

A BYLAW TO AMEND ZONING BYLAW 561, 2007

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as the “Zoning Amendment (Small-Scale Multiple Housing) Bylaw 1238, 2024”
2. District of Lake Country Zoning Bylaw 561, 2007 is hereby amended as follows:
 - 2.1. In Subsection 2.3.1., the table identified as Section 15 – Urban Housing Zones is amended by:
 - (a) Delete and replace the text in Column 2 of the RU1 row with “Small-Scale Multiple Housing”.
 - (b) Delete and replace the text in Column 2 of the RU2 row with “Small Lot Small-Scale Multiple Housing”.
 - (c) Delete and replace the text in Column 2 of the RU6 row with “Large Lot Small-Scale Multiple Housing”.
 - 2.2. In subsection 3.3.3, General Definitions:
 - (a) Changing the defined word “Dwelling” to “Dwelling Unit” and adding the following text to the end of the definition: “A secondary suite and an accessory suite are each considered a dwelling unit”.
 - (b) Deleting the two existing definitions of “Height” and replacing them with the following: “
“HEIGHT means the vertical distance from building grade to the highest point of the building or structure, except for:
 - (a) single detached dwellings on a lot that is flat or slopes downward from the road, height means the vertical distance from the highest point on the building or structure to the centerline of the road adjacent to the centre of the front property line; or
 - (b) single detached dwellings on a lot that slopes upward from the road, height means the vertical distance from the highest point on the building or structure to the average elevation of the rear property line; or
 - (c) small-scale multiple housing, height means the maximum vertical distance between building grade and the highest point of the structure of a non-sloping roof, or the mid-point of a sloping roof.”
 - (c) Adding the following definitions in alphabetical order:

“**MID-POINT, SLOPING ROOF** means the halfway point of a roof that falls between the top of the peak and the top of the supporting wall.

SMALL-SCALE MULTIPLE HOUSING means housing that consists of two to four dwelling units intended to be occupied by separate households. The dwelling units may be in any physical arrangement, attached or detached, and each dwelling unit must have separate exterior access.”

- (d) Deleting the definition “Secondary Suite” and replacing it with the following:

“SECONDARY SUITE means a self-contained dwelling unit located within single detached housing or small-scale multiple housing. It has direct access to the outside without passing through any part of the principal dwelling unit. A secondary suite cannot be located within duplex housing, apartment housing, or boarding and lodging houses.”

- (e) Adding the following text to the end of the definition of “Sewer System, Community”:
“This excludes systems that use only septic tank treatment or septic tank treatment with an effluent filter.”

2.3. In Section 7.5, Undersized Lots, subsection 7.5.3. adding the text “pertaining to Single Dwelling Housing” after “RU1 zone” .

2.4. In Section 7.6 Accessory Development, subsection 7.6.3(d)(i), adding the following text to the end of the clause: “Accessory buildings containing accessory suites shall conform to the front yard setback requirements for the principal building in the zone;”

2.5. In Section 8.6 Minimum Landscape Buffers, subsection 8.6.1, adding the following item in alphabetical order:

- “(g) Level 6: a continuous visual screen is required to separate uses from adjacent properties.”

2.6. In Section 8.6 Minimum Land Scape Buffers, subsection 8.6.4, adding the text “and Level 6” after “Level 3”.

2.7. In Section 8.6 Minimum Landscape Buffers, amending Table 8.1: Minimum Landscape Buffer Treatment Levels Schedule, under the Section Urban Residential Zones, by:

- (a) Deleting and replacing the text in Column 1, Row 1 with “RU1, RU2, RU-M, RU6 (applicable to two dwelling units or less)”.
- (b) Deleting and replacing Row 2 with the following:

RU1, RU2, RU6 (applicable to three to four dwelling units)	1	6	6
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2.8. In Section 9.1 Off-Street Vehicle Parking, Subsection 9.1.6(a), adding the following item in numerical order:

- “(vi) Notwithstanding Section 9.1.6.(a)(v), for small-scale multiple housing, all two-way drive aisles serving 90-degree parking shall be a minimum 6.5 m width and all two-way surface drive aisles without adjacent parking shall be a minimum 6 m width.

- 2.9. In Section 9.1 Off-Street Vehicle Parking, subsection 9.1.7 (a), deleting the text “and duplex housing” and replacing it with “duplex housing, and small-scale multiple housing containing two dwelling units.”
- 2.10. In Section 9.1 Off-Street Vehicle Parking, amending Table 9.1: Parking Schedule as follows:
- In the row for “Secondary Suites or Accessory Suites”, in column 2, deleting the text “2 per suite” and replacing it with “1 per suite”.
 - Adding the following new row immediately following the row “Secondary Suites or Accessory Suites”:

Small-Scale Multiple Housing	<p>Minimum of 2 spaces for each of the 1st and 2nd principal dwelling units.</p> <p>Minimum of 1 space for each of 3rd and 4th principal dwelling units.</p>
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- 2.11. In Section 10 – Specific Use Regulations, amending subsection 10.7 Secondary Suites by:
- Deleting subsection 10.7.1. in its entirety.
 - Deleting Subsection 10.7.5. in its entirety and replacing it with the following: “10.7.5. A secondary suite and its principal dwelling unit shall be a single real estate entity.”
- 2.12. In Section 10 – Specific Use Regulations, amending subsection 10.8 Accessory Suites by:
- Deleting Subsection 10.8.2. in its entirety.
 - Deleting the following text in Subsection 10.8.3 “lot. It may be permitted within an accessory building. It shall not be allowed in conjunction with a bed and breakfast home” and replacing it with “principal dwelling unit.”.
 - Deleting Subsection 10.8.8. in its entirety and replacing it with the following: “10.8.8. An accessory suite and its principal dwelling unit shall be a single real estate entity.”
- 2.13. In Section 12 – Agricultural Zones, amending Subsection 12.1.8(a)(ii) by deleting the text “RU1 – Single Family Housing zone” and replacing it with “RU1 – Small-Scale Multiple Housing zone pertaining to Single Dwelling Housing”.
- 2.14. Amending Section 14 - Rural Residential Zones by:
- In subsection 14.3.2, adding the following item (c) in alphabetical order: “(c) small-scale multiple housing”
 - In subsection 14.3.3(d) deleting the text “or accessory suite”
 - In subsection 14.3.3, adding the following item (g) in alphabetical order: “(g) accessory suite”
 - In subsection 14.3.4 (a), deleting the text “(which may contain a secondary suite)”
 - In subsection 14.3.4 (b), deleting the text “(which may contain an accessory suite)”
 - In subsection 14.3.4, adding the following item (c) in alphabetical order: “(c) small-scale multiple housing”
 - Deleting and replacing subsection 14.3.6(b) with the following:
 - HEIGHT
 - Single Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2½ storeys.
 - Small-Scale Multiple Housing: The maximum height is the lesser of 11m or 3 storeys.

- (iii) Accessory Buildings and Structures: The maximum height is the lesser of 8.0 m or 2 storeys for accessory buildings and 13.0 m for accessory structures.”
- (h) Deleting and replacing subsection 14.3.6 (d) with the following:
 - “(d) SIDE YARD
 - (i) Single Dwelling Housing and Group Home, Minor: The minimum side yard is 3.0m, except it is 4.0 m from a flanking street.
 - (ii) Small-Scale Multiple Housing: The minimum side yard is 1.5 m, except it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.”
- (i) In subsection 14.3.6 (f), adding the following item (f) in alphabetical order:
 - “(f) SETBACK BETWEEN PRINCIPAL BUILDINGS
Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.”
- (j) Deleting and replacing subsection 14.3.7. in its entirety, with the following:
 - “14.3.7. Other Regulations
 - (a) ADDITIONAL REGULATIONS
In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.
 - (b) SECONDARY SUITES AND ACCESSORY SUITES
 - (i) The minimum setback between a principal building and an accessory building containing an accessory suite is 5m.
 - (ii) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.
 - (iii) Only one secondary suite or one accessory suite is permitted per parcel.
 - (iv) Notwithstanding Section 14.3.7.(b)(iii), a maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.
 - (c) SMALL-SCALE MULTIPLE HOUSING
Notwithstanding 14.3.2(c), small-scale multiple housing is only permitted on lots:
 - (i) located within the urban containment boundary;
 - (ii) connected to municipal sewer and water services; and
 - (iii) 4,050m² or smaller in lot size.
 - (d) PRIVATE OPEN SPACE
Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.”

2.15. Amending Section 15 -Urban Housing Zones, subsection 15.1 RU1-Single Family Housing, by:

- (a) Deleting and replacing the title of subsection “15.1. RU1-Single Family Housing” with “RU1 – Small-Scale Multiple Housing”.
- (b) Deleting and replacing the text in subsection 15.1.1. Purpose with the following:
“The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses, on medium-sized serviced urban lots.”
- (c) In subsection 15.1.2, adding the following item (c) in alphabetical order:
“(c) small-scale multiple housing”
- (d) In subsection 15.1.3, adding the following item (g) in alphabetical order:
“(g) accessory suite”
- (e) In subsection 15.1.4(a), deleting the text “(which may contain a secondary suite)”
- (f) In subsection 15.1.4, adding the following item (c) in alphabetical order:
“(c) small-scale multiple housing”
- (g) Deleting subsection 15.1.6 in its entirety and replacing it with the following:
“15.1.6 Development Regulations
 - (a) SITE COVERAGE
 - (i) Single Dwelling Housing and Group Home, Minor: The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
 - (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.
 - (b) HEIGHT
 - (i) Single Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2 ½ storeys
 - (ii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
 - (iii) Accessory buildings and structures: The maximum height is 5.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.
 - (c) FRONT YARD
 - (i) Single Dwelling Housing and Group Home, Minor: The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
 - (ii) Small-Scale Multiple Housing: The minimum front yard is 4 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
 - (d) SIDE YARD
 - (i) Single Dwelling Housing and Group Home, Minor: The minimum side yard is 2.0 m, except that it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from that street, or when required by subparagraph 15.1.6 (e).
 - (ii) Small-Scale Multiple Housing: The minimum side yard is 1.5 m, except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.
 - (e) REAR YARD
 - (i) Single Dwelling Housing and Group Home, Minor: The minimum rear yard is 6.0 m. except where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the garage door or

- carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.
- (ii) Small-Scale Multiple Housing: The minimum rear yard is 3 m.
 - (iii) Accessory Buildings and Structures: The minimum rear yard is 1.5m, except it is 3 m for an accessory building containing an accessory suite.
- (f) SETBACK BETWEEN PRINCIPAL BUILDINGS
Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.”
- (h) Deleting and replacing subsection 15.1.7(a) with the following:
“(a) SECONDARY SUITES AND ACCESSORY SUITES
- (i) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.
 - (ii) Only one secondary suite or one accessory suite is permitted per parcel.
 - (iii) Notwithstanding Section 15.1.7.(a)(ii), a maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.”
- (i) In subsection 15.1.7, adding the following items in alphabetical order:
“(e) SMALL-SCALE MULTIPLE HOUSING
Notwithstanding 15.1.2(c), small-scale multiple housing is only permitted on lots:
- (i) located within the urban containment boundary;
 - (ii) connected to municipal sewer and water services; and
 - (iii) 4,050m² or smaller in lot size.”
- (f) PRIVATE OPEN SPACE
Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.”

2.16. Amending Section 15—Urban Housing Zones, subsection 15.2 RU2-Small Lot Single Family Housing, by:

- (a) Deleting and replacing the title of subsection “15.2 RU2-Small Lot Single Family Housing” with “RU2 – Small Lot Small-Scale Multiple Housing”.
- (b) Deleting and replacing the text in 15.2.1. Purpose with the following:
“The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses, on small serviced urban lots.”
- (c) In subsection 15.2.2 adding the following item (c) in alphabetical order:
“(c) small-scale multiple housing”
- (d) In subsection 15.2.3 adding the following item (d) in alphabetical order:
“(d) accessory suite”
- (e) In subsection 15.2.4(a) deleting the text “(which may contain a secondary suite)”.
- (f) In subsection 15.2.4, adding the following item (c) in alphabetical order:
“(c) small-scale multiple housing”
- (g) Deleting subsection 15.2.6 in its entirety and replacing it with the following:
“15.2.6 Development Regulations

 - (a) SITE COVERAGE
 - (i) Single Dwelling Housing and Group Home, Minor: The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
 - (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.

- (b) HEIGHT
 - (i) Single Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2 ½ storeys.
 - (ii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
 - (iii) Accessory buildings and structures: The maximum height is 4.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.
- (c) FRONT YARD
 - (i) Single Dwelling Housing and Group Home, Minor: The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
 - (ii) Small-Scale Multiple Housing: The minimum front yard is 4 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
- (d) SIDE YARD
 - (i) Single Dwelling Housing and Group Home, Minor: The minimum side yard is 1.5 m for a 1 or 1 ½ storey portion of a building and 1.8 m for a 2 or 2 ½ storey portion of a building, except it is 4.5 m from a flanking street, and it is 6.0 m from a flanking street if the setback is to a garage door or carport entrance which is accessed from the street.
 - (ii) Small-Scale Multiple Housing: The minimum side yard is 1.5 m, except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.
- (e) REAR YARD
 - (i) Single Dwelling Housing: The minimum rear yard is 6.0 m for a 1 or 1 ½ storey portion of a building and 7.5 m for a 2 or 2 ½ storey portion of a building.
 - (ii) Small-Scale Multiple Housing: The minimum rear yard is 3 m.
 - (iii) Accessory Buildings and Structures: The minimum rear yard is 1.5m, except it is 3 m for an accessory building containing an accessory suite.
- (f) SETBACK BETWEEN PRINCIPAL BUILDINGS
 - Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.”
- (h) Deleting and replacing subsection 15.2.7(a) with the following:
 - “(a) SECONDARY SUITES AND ACCESSORY SUITES
 - (i) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.
 - (ii) Only one secondary suite or one accessory suite is permitted per parcel.
 - (iii) Notwithstanding Section 15.2.7.(a)(ii), a maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.”
- (i) In subsection 15.2.7 adding the following items in alphabetical order:
 - “(d) SMALL-SCALE MULTIPLE HOUSING
 - Notwithstanding 15.2.2(c), small-scale multiple housing is only permitted on lots:
 - (i) located within the urban containment boundary;
 - (ii) connected to municipal sewer and water services; and

- (iii) 4,050m² or smaller in lot size.”
- (e) PRIVATE OPEN SPACE
Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.”

2.17. Amending Section 15—Urban Housing Zones, subsection 15.4. RU-6 Two Dwelling Housing, by:

- (a) Deleting and replacing the title of subsection “15.4 RU-6 Two Dwelling Housing” with “RU6 – Large Lot Small-Scale Multiple Housing”.
- (b) Deleting and replacing the text under Subsection 15.4.1. Purpose with the following: “The purpose is to provide a zone that permits up to four dwelling units with compatible secondary uses, on larger serviced urban lots.”
- (c) In subsection 15.4.2, adding the following item (c) in alphabetical order:
“(c) small-scale multiple housing”
- (d) In subsection 15.4.3, adding the following items in alphabetical order:
“(c) secondary suite
(d) accessory suite”
- (e) In subsection 15.4.4, adding the following item (d) in alphabetical order:
“(d) small-scale multiple housing”
- (f) In subsection 15.4.5(a), deleting the item number (i) and deleting the text “for semi-detached or duplex housing”.
- (g) In subsection 15.4.5(b), deleting the item number (i) and deleting the text “for semi-detached or duplex housing”.
- (h) Deleting subsection 15.4.6 in its entirety and replacing it with the following:
“15.4.6 Development Regulations
 - (a) SITE COVERAGE
 - (i) Two Dwelling Housing and Group Home, Minor: The maximum site coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
 - (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.
 - (b) HEIGHT
 - (i) Two Dwelling Housing and Group Home, Minor: The maximum height is the lesser of 9.5 m or 2 ½ storeys.
 - (ii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
 - (iii) Accessory Buildings and Structures: The maximum height is 4.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.
 - (c) FRONT YARD
 - (i) Two Dwelling Housing and Group Home, Minor: The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
 - (ii) Small-Scale Multiple Housing: The minimum front yard is 4 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front.
 - (d) SIDE YARD
 - (i) Two Dwelling Housing and Group Home, Minor: The minimum side yard is 2.0 m, except that it is 3.0 m from a flanking street or when required by subparagraph 15.4.6 (e), and it is 6.0 m from a flanking street if the

- setback is to a garage door or carport entrance which is accessed from that street.
- (ii) Small-Scale Multiple Housing: The minimum side yard is 1.5 m, except that it is 4.0 m from a flanking street and it is 6.0 m from a flanking street to a garage door or carport entrance which is accessed from that street.
- (e) REAR YARD
 - (i) Two Dwelling Housing and Group Homes Minor: The minimum rear yard is 6.0 m. Where the lot width exceeds the lot depth, the minimum rear yard is 4.5 m provided that one side yard shall have a minimum width of 4.5 m. This does not apply if the garage door or carport entrance faces the rear or side yard. In these cases, a 6.0 m setback will be required to the garage door or carport entrance.
 - (ii) Small-Scale Multiple Housing: The minimum rear yard is 3 m.
 - (iii) Accessory Buildings and Structures: The minimum rear yard is 1.5 m, except it is 3 m for an accessory building containing an accessory suite.
 - (f) SETBACK BETWEEN PRINCIPAL BUILDINGS
 - Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.”
 - (i) Deleting subsection 15.4.7. in its entirety and replacing it with the following:
 - “15.4.7 Other Regulations
 - (a) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.
 - (b) REAR LANE

Where the development has access to a rear lane, vehicular access to the development is only permitted from the rear lane, except for developments in areas where the topography would require the slope of such access to exceed 15%.
 - (c) SECONDARY SUITES AND ACCESSORY SUITES
 - (i) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m.
 - (ii) Secondary suites and accessory suites are only permitted on lots where Small-Scale Multiple Housing is a permitted use.
 - (iii) A maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot, provided that Small-Scale Multiple Housing is a permitted use on that lot.
 - (d) SMALL-SCALE MULTIPLE HOUSING

Notwithstanding 15.4.2(c), small-scale multiple housing is only permitted on lots:

 - (i) located within the urban containment boundary;
 - (ii) connected to municipal sewer and water services; and
 - (iii) 4,050m² or smaller in lot size.
 - (e) PRIVATE OPEN SPACE

Small-Scale Multiple Housing: A minimum area of 7.5 m² of private open space shall be provided per dwelling unit.”

- 2.18. Amending Section 19—Direct Control Zones, subsection 19.7. DC-7 – Direct Control 7 (Cadence at the Lakes), by:
- (a) In subsection 19.7.2, adding the following item (b) in alphabetical order:
 - “(b) small-scale multiple housing”
 - (b) In subsection 19.7.3, adding the following items in alphabetical order:
 - “(e) secondary suite
 - (f) accessory suite”
 - (c) In subsection 19.7.4(a) deleting the text “with garage”
 - (d) In subsection 19.7.4, adding the following item (e) in alphabetical order:
 - “(e) small-scale multiple housing”
 - (e) In subsection 19.7.6 Development Regulations, deleting and replacing items (a) and (b) with the following:
 - “(a) SITE COVERAGE
 - (i) Single Dwelling Housing: The maximum site coverage is 45% and together with driveways and parking areas, shall not exceed 55%.
 - (ii) Small-Scale Multiple Housing: The maximum site coverage is 50% and together with driveways and parking areas, shall not exceed 60%.
 - (iii) Covered verandahs, entry areas, and covered patios and decks are excluded from calculations to a maximum of 30% of floor area.
 - (b) HEIGHT
 - (i) Single Dwelling Housing: The maximum height is the lesser of 9.5 m or 2 ½ storeys.
 - (ii) Small-Scale Multiple Housing: The maximum height is the lesser of 11 m or 3 storeys.
 - (iii) Accessory Buildings and Structures: The maximum height is 4.5 m, except it is the lesser of 8m or 2 storeys for an accessory building containing an accessory suite.
 - (iv) All decks, supporting posts, or columns shall not exceed the lesser of 4.5 m or 1 storey in height, including the support structure.”
 - (f) In subsection 19.7.6, adding the following item (f) in alphabetical order:
 - “(f) SETBACK BETWEEN PRINCIPAL BUILDINGS
 - Small-Scale Multiple Housing: The minimum setback between principal buildings is 3m.”
- b. Deleting subsection 19.7.7. in its entirety and replacing it with the following:
- “19.7.7 Other Regulations
- (a) ADDITIONAL REGULATIONS

In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 7 (accessory development, yards, projections into yards, lighting, agricultural setbacks, etc.), the landscaping and fencing provisions of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.
 - (b) SECONDARY SUITES AND ACCESSORY SUITES
 - (i) The minimum setback between an accessory building containing an accessory suite and another accessory building on a lot shall be 3m
 - (ii) A maximum of two secondary suites, two accessory suites, or one secondary suite and one accessory suite is permitted on a lot.
 - (c) PRIVATE OPEN SPACE

Small-Scale Multiple Housing: A minimum area of 7.5 m2 of private open space shall be provided per dwelling unit.”

ADVERTISED on the 6th and 13th days of June 2024 that the Public Hearing was prohibited pursuant to Section 467 of the *Local Government Act*.

READ A FIRST TIME this 18th day of June, 2024.

READ A SECOND TIME this 18th day of June, 2024.

READ A THIRD TIME this 18th day of June, 2024.

ADOPTED this 2nd day of July, 2024.

Original signed by Blair Ireland

Mayor

Original signed by Reyna Seabrook

Corporate Officer