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## **ACCESSORY DWELLING UNITS (ADUs)**

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### **CURRENT ZONING BYLAW PROVISION**

The current Zoning Bylaw contains limited provisions related to accessory residential accommodation and primarily references Secondary Suites and Bunkhouses.

The existing regulations limit the size of accessory units and do not comprehensively address the broader range of modern accessory dwelling types now commonly used in residential planning such as Garden suites, Garage suites and other forms of small independent dwelling units.

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### **PROPOSED NEW BYLAW PROVISION**

4.4.5 ACCESSORY DWELLING UNITS (ADU)

4.4.6 The purpose of this section is to regulate all forms of accessory dwelling units on a site in a manner that is clear, consistent, and compatible with surrounding residential uses.

4.4.7 Only one ADU is permitted per site.

4.4.8 The ADU shall be clearly subordinate to the principal dwelling in size, scale, appearance, and Function.

4.4.9 An ADU shall be located on the same titled site as the principal dwelling. No portion of a garage or garden suite may be located on, under or over a registered easement. Condominium plans to provide a separate title for any ADU shall not be approved.

4.4.10 ADUs shall not be used for short-term rental purposes unless expressly permitted in the zoning district and licensed under applicable municipal bylaws.

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## **WHAT WOULD CHANGE?**

All forms of accessory dwelling units would be regulated within the Zoning Bylaw. Property owners would continue to have opportunities to develop smaller accessory residential units on residential lots. However, clear standards would be established to ensure ADUs remain subordinate to the principal dwelling and compatible with surrounding neighbourhoods.

Detached ADUs would be required to locate in rear yards and comply with height, setback, servicing, and site coverage requirements. Additional parking requirements would apply, and limits would be placed on the size and occupancy of secondary suites. The amendment would also clarify that ADUs cannot be used as short-term rentals unless specifically permitted and licensed under municipal bylaws.

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## **IMPLICATIONS OF THE CHANGE**

The proposed amendment modernizes the Zoning Bylaw by introducing the commonly used planning term “Accessory Dwelling Unit (ADU)” and creating consistent regulatory framework for all forms of accessory residential accommodation.

ADUs are increasingly recognized as an important housing option in many communities. They increase housing supply and residential flexibility while supporting gentle residential intensification without requiring large-scale redevelopment. They also reduce the amount of land required to support additional housing and provide opportunities for multi-generational living and seasonal accommodation. Replacing temporary accommodation arrangements, such as long-term RV use on residential lots, will result in encouraging

additional permanent residential development and increase property assessment and municipal tax revenue.

The proposed regulations are intended to balance these benefits with measures that protect neighbourhood character and reduce impacts on adjacent properties. Requirements related to building size, setbacks, parking, privacy, occupancy, and servicing are intended to ensure ADUs remain compatible with surrounding residential development. Overall, the amendment is intended to encourage well-designed residential intensification while providing clearer and more predictable regulations for property owners and neighbouring residents.

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## **PLACE A DOT**

Green (Agree) 7

Yellow (Unsure)

Red (Disagree)