



ACCESSORY BUILDINGS AND STRUCTURES

CURRENT ZONING BYLAW PROVISION

Existing Standards

The current Zoning Bylaw does not limit the number of accessory buildings under 100 sq. ft. permitted on a residential property.

Instead, it limits the total cumulative footprint of all accessory buildings so that it does not exceed the footprint of the principal dwelling.

While this approach controls overall building size, it can unintentionally allow many small structures to be developed on a site, contributing to visual clutter and reduced site organization.

PROPOSED NEW BYLAW PROVISION

4.3.3 Each residential site is permitted a maximum of four (4) accessory buildings that are under 9.3 m² (100 sq. ft.) in floor area, provided they comply with all applicable setback and placement requirements.

4.3.4 Notwithstanding the principal dwelling footprint, a cumulative accessory building area shall not exceed the greater of 54 m² or the footprint of the principal dwelling.

4.3.5 Notwithstanding Section 4.3.4, in the RA District, there is no maximum floor area for individual or cumulative accessory buildings, provided total site coverage does not exceed the maximum site coverage limit for the district, and all setback, height, and spatial separation requirements are met.

WHAT WOULD CHANGE?

The proposed amendment would introduce a maximum number of smaller accessory buildings under 100 sq ft permitted on a residential property while also revising how maximum accessory building area is regulated.

Under the proposed provisions:

- Residential properties would be permitted a maximum of four (4) accessory buildings under 100 sq ft.

- In most residential districts, the cumulative accessory building area would be limited to the footprint of the principal dwelling.

The proposed amendment would allow in the RA-Residential Acreage District, there would be no maximum cumulative accessory building area, recognizing the significantly larger lot sizes typical of acreage-style properties. Development would instead be regulated through maximum site coverage.

IMPLICATIONS OF THE CHANGE

The proposed amendments are intended to modernize the regulation of accessory buildings and better reflect the differing characteristics of residential lots throughout the municipality.

Limiting the number of accessory buildings under 100 sq ft on residential lots will help reduce excessive site clutter, improve neighbourhood appearance, and encourage more orderly site design while still allowing residents flexibility for bunkhouses, storage sheds, woodsheds and similar structures.

At the same time, the amendment recognizes that Residential Acreage (RA) properties are substantially larger and applying the same floor area restrictions used in urban residential districts may unnecessarily limit the use of these larger properties.

The proposed bylaw would allow accessory buildings appropriate to acreage-style living that are larger than the dwelling while still ensuring development remains compatible through overall site coverage limits.

PLACE A DOT

Green (Agree) 1

Yellow (Unsure)

Red (Disagree) 1