

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

BYLAW NO. 3013

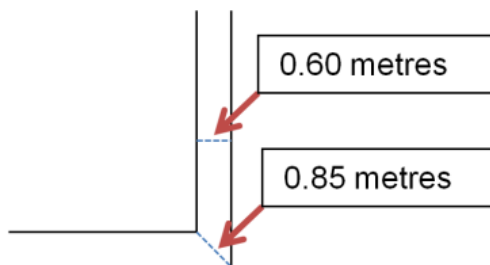
A Bylaw to amend the Zoning Bylaw and Parking Bylaw primarily to authorize Detached Accessory Dwellings Units in certain zones under certain conditions

THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF ESQUIMALT, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the, *“ZONING BYLAW, 1992, No. 2050 and PARKING BYLAW, No. 2011, 1992, AMENDMENT BYLAW NO. 3013, 2021”*.
2. That Bylaw No. 2050, cited as the “Zoning Bylaw, 1992, No. 2050” be amended as follows:
 - (i) at PART 1 – INTERPRETATION Section 2. DEFINITIONS by adding the following definitions:

“Rear Yard Coverage” means the percentage of the Area of a Rear Yard that is occupied by a building or structure and specifically excludes the following:

- (1) Landscaping and parking areas,
- (2) the portion of swimming pools, hot tubs, exterior stairs and window wells that are at or below existing ground,
- (3) that portion of exterior stairs less than 0.4 metres vertical distance above the existing ground at any point, and
- (4) building gutters, sills, sunlight control projections, eaves and canopies that extend no more than 0.60 metres from the building’s exterior wall and no more than 0.85 metres at the building corners (generally as shown on the following diagram).



- (ii) By amending subsection (12) of Section 13 HOME OCCUPATIONS to read as follows:
 - (12) any Home Occupation that typically involves the presence of more than one (1) customer or client on the premises at any one time is not permitted within a

Detached Accessory Dwelling Unit or a Secondary Suite.

(iii) By amending subsection (4) of Section 30.3 BOARDING to read as follows:

(4) No component of Boarding may occur in a Detached Accessory Dwelling Unit, Accessory Building or Garage; and

(iv) By adding the following subsection (7) to Section 30.6 SECONDARY SUITES:

(7) A Secondary Suite may not be located on any Parcel with a Detached Accessory Dwelling Unit.

(v) By adding the following as Section 30.7:

“30.7 DETACHED ACCESSORY DWELLING UNITS

Detached Accessory Dwelling Units, where expressly permitted, are subject to the following regulations:

(1) No Detached Accessory Dwelling Unit shall be erected on any Parcel unless the Single Family Dwelling to which the Detached Accessory Dwelling Unit relates has been erected or is being erected simultaneously with the Detached Accessory Dwelling Unit.

(2) A Detached Accessory Dwelling Unit may not be located on any Parcel with a Secondary Suite.

(3) Only one Detached Accessory Dwelling Unit shall be permitted on a Parcel.

(4) Detached Accessory Dwelling Unit must not have a Basement or any habitable space below or above the First Storey.

(5) Detached Accessory Dwelling Unit must not have separate services, but must share services with the Principal Building, the sufficiency of which must be confirmed at the time of construction (or upgraded accordingly). Services between Principal Building and a Detached Accessory Dwelling Unit must be underground.

(6) Detached Accessory Dwelling Unit must be provided with a minimum of 20 square metres of open space at grade, that:

- (i) is separate and distinct from that space available for the occupants of the principal dwelling;
- (ii) is developed for the exclusive outdoor recreational use of the resident(s) of a Detached Accessory Dwelling Unit;
- (iii) is immediately adjacent to and accessible from the Detached Accessory Dwelling Unit;
- (iv) is defined and screened through the use of any combination of landscaping, plantings, fences, trellises or changes in grade;
- (v) is distinct from the pathway from the Street
- (vi) is not usable as a vehicle parking space; and
- (vii) has no dimension less than 2.0 metres and no slope greater than 10%.

- (7) An Accessory Building built after the date of adoption of this bylaw cannot be converted to a Detached Accessory Dwelling Unit unless it fully complies with all the provisions of this Section and first obtains a development permit.
- (8) **Development Permits:** Detached Accessory Dwellings Units are subject to Development Permit requirements under Development Permit Areas No.1 Natural Environment, DPA No.3 Enhanced Design Control Residential, DPA No.7 Energy Conservation & Greenhouse Gas Reduction and DPA No.8 Water Conservation. For greater certainty, existing exemptions were contemplated before Detached Accessory Dwelling Units were created as a distinct land use, and therefore no exemptions apply for Detached Accessory Dwellings Units.
- (9) **Development Permit Design Guidelines:** The following guidelines apply to DADUs in the RS-5, RS-6 and RD-4 Zones, to supplement the guidelines identified in the Official Community Plan for Development Permit Areas No.1 Natural Environment, DPA No.3 Enhanced Design Control Residential, DPA No.7 Energy Conservation & Greenhouse Gas Reduction and DPA No.8 Water Conservation:
- (a) The entrance to the Detached Accessory Dwelling Unit shall be oriented to and visible from the street, well-lit and provide protection from the elements by either a projecting roof or by recessing the front door.
 - (b) On corner lots and laneways, the primary entry to the Detached Accessory Dwelling Unit should be oriented to the side street or laneway, rather than the front lot line. If this orientation is not possible, the entryway should face the interior of the lot rather than the exterior.
 - (c) A minimum 1.2 m wide, unobstructed pathway shall be provided to the front door of the Detached Accessory Dwelling Unit from the street; for certainty, this cannot also be a driveway.
 - (d) The Detached Accessory Dwelling Unit shall be provided with a garbage / recycling collection bin storage area onsite, screened from the view of pedestrians on the street.
 - (e) The Detached Accessory Dwelling Unit shall be provided with a bicycle storage area, onsite, screened from the view of pedestrians on the street.
 - (f) Windows oriented towards adjacent properties are discouraged, unless it can be demonstrated that overlook is mitigated by a design or natural feature.
 - (g) Roof decks and balconies on the roof are not permitted.
 - (h) Siting should respect mature trees both on-site and on adjacent properties by locating the Detached Accessory Dwelling Unit to minimize the impact on a tree's root system. A certified arborist report may be required as part of the application.
 - (i) On sloping sites, the scale, mass and location of the Detached Accessory Dwelling Unit should adapt to the topography and natural features. The view

from adjacent properties should be considered in the design of the Detached Accessory Dwelling Unit.

- (j) Hydro utility meters and mechanical systems should not be placed on the front façade of a building and, if placed in a manner which is visible from the street, will be appropriately screened by the owner in a manner consistent with BC Hydro requirements.
 - (k) Exterior side yards on corner lots should be designed and treated as the main entrance to the Detached Accessory Dwelling Unit. Screening and landscaping between the street and outdoor space should be used to define the transition from public to private space.
 - (l) Designs which incorporate as many of the green building features outlined on the Green Building Checklist as possible are encouraged.
 - (m) Where dormers are used to provide interior room height, the exterior face of the dormer should be set back a minimum of 0.6 m from the exterior wall edge, and 1.2 metres from projecting roof eaves.
- (vi) by adding the following words and figures at PART 5 - ZONING DISTRICTS Section 31. ZONE DESIGNATIONS, in the appropriate alpha-numeric sequence under the "Zone Title" and "Short Designation" columns respectively:
- | | |
|--|------------------|
| Single Family DADU Residential | RS-6 |
| ... | |
| Two Family DADU Residential | RD-4 |
| ... | |
| Comprehensive Development DADU Zones (Various) | RS-5, RS-6, RD-4 |
- (vii) by replacing the existing zone entitled Section 37.1 **SINGLE FAMILY LARGE LOT RESIDENTIAL [RS-5]** with the text in Schedule "A" of this amendment bylaw;
- (viii) by adding a new zone entitled **SINGLE FAMILY DADU RESIDENTIAL [RS-6]** further to the text in Schedule "B" of this amendment bylaw as Section 37.2 (or as other appropriately numbered subsection within Section 37);
- (ix) by adding a new zone entitled **TWO FAMILY DADU RESIDENTIAL [RD-4]** further to the text in Schedule "C" of this amendment bylaw as Section 40.1 (or as other appropriately numbered subsection within Section 40);

3. The RS-5, RS-6 and RD-4 Zones referenced in this bylaw are deemed to be zoned as Comprehensive Development Districts.

4. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be amended by changing Schedule 'A' Zoning Map, attached to and forming part of "Zoning Bylaw, 1992, No. 2050" as

follows:

- (i) by rezoning the lands highlighted in yellow on the plan attached as Schedule "D" to this amendment bylaw to **SINGLE FAMILY DADU RESIDENTIAL [RS-6] Zone**; and
- (ii) by rezoning the lands highlighted in orange on the plan attached as Schedule "E" to this amendment bylaw to **TWO FAMILY DADU RESIDENTIAL [RD-4] Zone**.

5. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be further amended by replacing Section 10 HEADINGS with the following:

10. HEADINGS

Section headings, including the statements of intent contained in Part 5 do not form part of this Bylaw. They are included for convenience only and shall not be used in interpreting this Bylaw. This section does not apply to "Lot Coverage" and "Rear Yard Coverage" headings.

6. That Bylaw No. 2050, cited as the "Zoning Bylaw, 1992, No. 2050" be further amended by adding the following subsection (c) Section 40(4) Floor Area Ratio of the **TWO FAMILY/SINGLE FAMILY RESIDENTIAL [RD-3] Zone**:

(c) The Floor Area Ratio shall not exceed 0.35 for parcels with a Single Family Dwelling.

7. That Bylaw No. 2011, cited as the "Parking Bylaw, 1992, No. 2011" be amended by adding an additional subsection 9(8) to PART 4 - GENERAL REGULATIONS Section 9. PROVISION AND MAINTENANCE OF OFF-STREET PARKING AND LOADING AREAS as follows:

(8) Section 9(4) shall not apply to Parking Spaces required for Detached Accessory Dwelling Units, which may be provided in tandem (stacked) with the principal unit's parking space."

8. The Schedules attached to this Bylaw form an integral part of this Bylaw.

READ a first time by the Municipal Council on the 22nd day of February, 2021.

READ a second time by the Municipal Council on the 26th day of April, 2021.

A Public Hearing (statutory requirement only for the amendments of the Zoning Bylaw and Zoning Map) was held pursuant to Sections 464, 465, 466 and 468 of the Local Government Act on the 17th day of May, 2021.

AMENDED AND READ a third time by the Municipal Council on the 17th day of May, 2021.

ADOPTED by the Municipal Council on the ---- day of -----, 2021.

BARBARA DESJARDINS
MAYOR

ANJA NURVO
INTERIM CORPORATE OFFICER

Schedule "A"

37.1 SINGLE FAMILY LARGE LOT RESIDENTIAL [RS-5]

The intent of this Zone is to accommodate Single Family Dwellings on large individual Parcels of land, with the option of one additional dwelling unit in the form of Detached Accessory Dwelling Unit or a Secondary Suite.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Home Occupation
- (c) Secondary Suite: subject to the requirements of Section 30.6 of this bylaw.
- (d) Boarding: subject to the requirements of Section 30.3 of this bylaw.
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.
- (f) Detached Accessory Dwelling Unit: subject to the requirements of Section 30.7 of this bylaw.

(2) Parcel Size

The minimum Parcel Size for Parcels created by subdivision shall be 930 square metres.

(3) Minimum Lot Width

The minimum width of Parcels created by subdivision shall be 21.3 metres measured at the Front Building Line.

(4) Base Density:

- (a) 1 building containing dwelling unit(s)
- (b) 2 Dwelling Units

(5) Bonus Density:

- (a) 2 buildings containing dwelling unit(s)
- (b) 2 Dwelling Units

on the provision of all of the following conditions:

- (i) The owner shall grant a Covenant under Section 219 of the *Land Title Act* with the Township for the purposes of ensuring a Detached Accessory Dwelling Unit is not subject to subdivision under the provisions of either the *Land Title Act* or the *Strata Property Act*, including building strata, nor otherwise changes its use as a secondary use only within the singular control of the owner of the Single Family Dwelling;

- (ii) The owner shall enter into a Housing Agreement with the Township, under Section 483 of the *Local Government Act* to ensure that:
 - (1) the Detached Accessory Dwelling Unit is not restricted in its availability for use as affordable rental accommodation.
 - (2) the registered owner of the lot must occupy either the Single Family Dwelling or the Detached Accessory Dwelling Unit as the owner's Permanent Residence.

(6) **Unit Size**

The Floor Area of a Detached Accessory Dwelling Unit shall not exceed 65 square metres.

(7) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

(8) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Detached Accessory Dwelling Unit shall exceed a Height of 4.2 metres or the Height of the Principal Building, whichever is the lesser.
- (c) The top of the Detached Accessory Dwelling Unit shall not exceed the geodetic elevation of the top of the Principal Building.
- (d) No Accessory Building shall exceed a Height of 3.6 metres.

(9) **Lot Coverage and Rear Yard Coverage**

- (a) All Buildings and Structures combined shall not cover more than 30% of the Area of the Parcel.
- (b) The Detached Accessory Dwelling Unit and all Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.
- (c) The Detached Accessory Dwelling Unit and all Accessory Buildings and Structures combined shall not cover more than 25% of the Area of the Rear Yard.

(10) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side

Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line.

- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) Detached Accessory Dwelling Unit

- (i) Front Setback: No Detached Accessory Dwelling Unit shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. No Detached Accessory Dwelling Unit shall be located within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of a rear Lot Line.
- (iv) Building Separation: No Detached Accessory Dwelling Unit shall be located within 2.5 metres of a Principal Building.

(c) Accessory Building

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line nor 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.
- (v) Building Separation: No Accessory Building shall be located within 2.5 metres of a Detached Accessory Dwelling Unit.

(11) Fencing

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(12) **Off Street Parking**

Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No 2011 (as amended).

Schedule “B”

37.2 SINGLE FAMILY DADU RESIDENTIAL [RS-6]

The intent of this Zone is to accommodate Single Family Dwellings on individual Parcels of land, with the option of one additional dwelling unit in the form of Detached Accessory Dwelling Unit or a Secondary Suite.

(1) Permitted Uses

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Detached Accessory Dwelling Unit: subject to the requirements of Section 30.7 of this bylaw.
- (c) Secondary Suite: subject to the requirements of Section 30.6 of this bylaw.
- (d) Home Occupation
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.
- (f) Boarding: subject to the requirements of Section 30.3 of this bylaw.

(2) Parcel Size

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 530 square metres.

(3) Base Density:

- (a) 1 building containing dwelling unit(s)
- (b) 2 Dwelling Units

(4) Bonus Density:

- (a) 2 building containing dwelling unit(s)
- (b) 2 Dwelling Units

on the provision of all of the following conditions:

- (i) The owner shall grant a Covenant under Section 219 of the *Land Title Act* with the Township for the purposes of ensuring a Detached Accessory Dwelling Unit is not subject to subdivision under the provisions of either the *Land Title Act* or the *Strata Property Act*, including building strata, nor otherwise changes its use as a secondary use only within the singular control of the owner of the Single Family Dwelling;
- (ii) The owner shall enter into a Housing Agreement with the Township, under Section 483 of the *Local Government Act* to ensure that:
 - (1) the Detached Accessory Dwelling Unit is not restricted in its availability for use as affordable rental accommodation.

- (2) the registered owner of the lot must occupy either the Single Family Dwelling or the Detached Accessory Dwelling Unit as the owner's Permanent Residence.

(5) **Unit Size**

The Floor Area of a Detached Accessory Dwelling Unit shall not exceed 65 square metres.

(6) **Floor Area Ratio**

The Floor Area Ratio shall not exceed 0.35.

(7) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Detached Accessory Dwelling Unit shall exceed a Height of 4.2 metres or the Height of the Principal Building, whichever is the lesser.
- (c) The top of the Detached Accessory Dwelling Unit shall not exceed the geodetic elevation of the top of the Principal Building.
- (d) No Accessory Building shall exceed a Height of 3.6 metres.

(8) **Lot Coverage and Rear Yard Coverage**

- (a) All Buildings and Structures combined shall not cover more than 30% of the Area of the Parcel.
- (b) The Detached Accessory Dwelling Unit and all Accessory Buildings and Structures combined shall not cover more than 10% of the Area of the Parcel.
- (c) The Detached Accessory Dwelling Unit and all Accessory Buildings and Structures combined shall not cover more than 25% of the Area of the Rear Yard.

(9) **Siting Requirements**

(a) **Principal Building**

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be

located within 3.6 metres of an Exterior Side Lot Line.

- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) Detached Accessory Dwelling Unit

- (i) Front Setback: No Detached Accessory Dwelling Unit shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. No Detached Accessory Dwelling Unit shall be located within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of a Rear Lot Line.
- (v) Building Separation: No Detached Accessory Dwelling Unit shall be located within 2.5 metres of a Principal Building.

(b) Accessory Building

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.
- (v) Building Separation: No Accessory Building shall be located within 2.5 metres of a Detached Accessory Dwelling Unit.

(10) Fencing

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(11) Off-Street Parking

Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended)."

Schedule "C"

40.2 **TWO FAMILY DADU RESIDENTIAL [RD-4]**

The intent of this Zone is to accommodate Single Family or Two Family Dwelling Units on individual Parcels of land, with the option of one additional dwelling unit in the form of a Detached Accessory Dwelling Unit on parcels that only have a Single Family Dwelling.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Two Family Residential
- (c) Detached Accessory Dwelling Unit: subject to the requirements of Section 30.7 of this bylaw.
- (d) Home Occupation
- (e) Boarding: subject to the requirements of Section 30.3 of this bylaw.
- (f) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) **Parcel Size**

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 668 square metres.

(3) **Minimum Lot Width**

The minimum width of Parcels created by subdivision shall be 18.3 metres, measured at the Front Building Line.

(4) **Single Family Dwelling - Base Density:**

- (a) 1 building containing dwelling unit(s)
- (b) 2 Dwelling Units

(5) **Single Family Dwelling - Bonus Density:**

- (a) 2 building containing dwelling unit(s)
- (b) 2 Dwelling Units

on the provision of all of the following conditions:

- (i) The owner shall grant a Covenant under Section 219 of the *Land Title Act* with the Township for the purposes of ensuring a Detached Accessory Dwelling Unit is not subject to subdivision under the provisions of either the *Land Title Act* or the *Strata Property Act*, including building strata, nor otherwise changes its use as a secondary use only within the singular control of the owner of the Single Family Dwelling;
- (ii) The owner shall enter into a Housing Agreement with the Township, under Section 483 of the *Local Government Act* to ensure that:

- (1) the Detached Accessory Dwelling Unit is not restricted in its availability for use as affordable rental accommodation.
- (2) the registered owner of the lot must occupy either the Single Family Dwelling or the Detached Accessory Dwelling Unit as the owner's Permanent Residence.

(6) **Two Family Dwelling - Density**

- (a) Not more than one (1) Principal Building shall be located on a Parcel.
- (b) The number of Dwelling Units located on a Parcel shall be limited to two (2).

(7) **Unit Size**

The Floor Area of a Detached Accessory Dwelling Unit shall not exceed 65 square metres.

(8) **Floor Area Ratio**

- (a) For parcels 800 square metres in area and larger, the Floor Area Ratio for Two Family Dwellings shall not exceed 0.35.
- (b) For parcels under 800 square metres in area the Floor Area Ratio for Two Family Dwellings shall not exceed 0.4.
- (c) The Floor Area Ratio shall not exceed 0.35 for parcels with a Single Family Dwelling.

(9) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres.
- (b) No Detached Accessory Dwelling Unit shall exceed a Height of 4.2 metres or the Height of the Principal Building, whichever is the lesser
- (c) The top of the Detached Accessory Dwelling Unit shall not exceed the geodetic elevation of the top of the Principal Building.
- (d) No Accessory Building shall exceed a Height of 3.6 metres.

(10) **Lot Coverage and Rear Yard Coverage**

- (a) All Buildings and Structures combined shall not cover more than 30% of the Area of the Parcel.
- (b) All Accessory Buildings and Structures combined shall not cover more than 10% of the Area of the Parcel.
- (c) The Detached Accessory Dwelling Unit and all Accessory Buildings and Structures combined shall not cover more than 25% of the Area of the

Rear Yard.

(11) **Siting Requirements**

(a) **Principal Building**

- (iv) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (v) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 metres. In the case of a Corner Lot, no Principal Building shall be located within 3.6 metres of an Exterior Side Lot Line.
- (vi) Rear Setback: No Principal Building shall be located within 7.5 metres of a Rear Lot Line.

(b) **Detached Accessory Dwelling Unit**

- (i) Front Setback: No Detached Accessory Dwelling Unit shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5 metres. In the case of a Corner Lot, no Detached Accessory Dwelling Unit shall be located within 3.6 metres of an Exterior Side Lot Line.
- (iii) Rear Setback: No Detached Accessory Dwelling Unit shall be located within 1.5 metres of a Rear Lot Line.
- (v) Building Separation: No Detached Accessory Dwelling Unit shall be located within 2.5 metres of a Principal Building.

(b) **Accessory Building**

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.
- (v) Building Separation: No Accessory Building shall be located

within 2.5 metres of a Detached Accessory Dwelling Unit.

(12) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of the Principal Building and 2 metres behind the front face of the Principal Building.

(13) **Off-Street Parking**

Off-street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011(as amended)."

