

## 6 General Development Regulations

### 6.5 Accessory Development

#### 6.5.1 General Regulations

- (a) No person shall erect or permit to be erected a satellite dish, radio or television mast in a residential **zone** that is:
  - i. Located in a required **front** or **side yard** or projects over any **lot line**; and
  - ii. Higher than the **height** permitted for any **accessory structure** in that **zone** unless the property owner or tenant holds a current Amateur Radio License issued by Industry Canada.

#### 6.5.2 Accessory Buildings in Non-Residential Zones

- (a) An **accessory building or structure** in any non-residential **zone** is subject to the **development** regulations for that **zone**.
- (b) Notwithstanding Section 6.5.2(a), an **accessory building or structure** on a **lot** in a non-residential **zone** which abuts a **lot** in a residential **zone** shall not be less than 1.5 m from the boundary of the **lot** in a residential **zone**.
- (c) Notwithstanding Section 6.5.2(a), one half bathroom with a toilet and sink is permitted to a maximum area of 3 m<sup>2</sup>. Bedrooms and / or full bathrooms are not permitted within an **accessory building or structure**, except one full bathroom is permitted in an **accessory building or structure** used exclusively as a pool house.

#### 6.5.3 Accessory Buildings in Residential Zones

- (a) In urban residential **zones**, the maximum **site coverage** for accessory buildings is the lesser of 14% or a footprint 90 m<sup>2</sup>.
- (b) In rural residential **zones**, the maximum **site coverage** for accessory buildings is 14%, except that it is 10% in the RR1 **zone**.
- (c) The maximum **height** is 4.8 m, except it is 6.0 m in the RR1 **zone**.
- (d) The principal **dwelling** shall be located between the **front lot line** and an **accessory building or structure** except for **double fronting lots**. For **double fronting lots**, an **accessory building or structure** shall be sited in accordance with the regulations for a **single detached house** in that **zone**.
- (e) The minimum **side yard** shall comply with the requirements for a principal **dwelling** for that **zone**, except:
  - i. for an **accessory building or structure** on an **interior lot line** and with a **gross floor area** of less than 10 m<sup>2</sup> and a **height** of less than 2.0 m there is no minimum **side yard**; and
  - ii. for mechanical equipment on an **interior lot line** the minimum **side yard** is 1.2 m, except it is 0.2 m in the RU2 and RU3 **zones**.

- (f) The minimum **rear yard** is 1.5 m, except it is 3.0 m in the RR1 and RR2 **zones**.
- (g) The minimum distance to the principal **dwelling** is 3.0 m, except if the **gross floor area** of the accessory building is less than 10 m<sup>2</sup>, the minimum distance is 1.0 m.
- (h) One half bathroom with a toilet and sink is permitted to a maximum area of 3 m<sup>2</sup>. Bedrooms and / or full bathrooms are not permitted, except one full bathroom is permitted in an **accessory building or structure** used exclusively as a pool house.