

Table of Contents

SECTION 5: SPECIFIC USE REGULATIONS

5.5 Secondary Suites & Accessory Dwellings – Conditions of Use

PAGE #S NEED TO BE UPDATED

5.2 Minimum Dwelling Unit Size

~~5.2~~ 5.3 Home Based Business, Minor

~~5.3~~ 5.4 Home Based Business, Major

~~5.4~~ 5.5 Home Based Business, Rural

~~5.5~~ 5.6 Secondary Suites & Accessory Dwelling Units – Conditions of Use

~~5.6~~ 5.7 Bed and Breakfast Homes

~~5.7~~ 5.8 Rooming Houses

~~5.8~~ 5.9 Boarding Rooms

~~5.9~~ 5.10 Cellar Living Accommodation

~~5.10~~ 5.11 Bareland Strata Developments

~~5.11~~ 5.12 Vehicular Oriented Uses

~~5.12~~ 5.13 Car Washes

~~5.13~~ 5.14 Care Centres

~~5.14~~ 5.15 Domesticated Animals (Excluding Livestock)

~~5.15~~ 5.16 Employee Housing

~~5.16~~ 5.17 Temporary Use Permit

~~5.17~~ 5.18 Beekeeping

~~5.18~~ 5.19 Temporary Shelter Services

1.8 Undersized Lots

~~1.8.3 An owner of a lot having less than the required minimum lot size in a zone may apply for a secondary suite as a secondary use, provided the lot was created before adoption of the City of Vernon Zoning Bylaw No. 5000 (2004) and the development otherwise complies with all regulations of the Zoning Bylaw. (Bylaw 5467)~~

2.3 General Definitions

BUILDING OR STRUCTURE, SECONDARY means a separate **building** or **structure**, normally ancillary, incidental, or subordinate to, and located on the same lot as the **main primary building** or **structure**. Typical **secondary structures** include but are not limited to propane tanks, flagpoles, garages, and garden sheds. ~~This does not include a secondary building containing an Accessory Dwelling.~~

DWELLING, ACCESSORY means a **building**, or part of a **building**, that is a self-contained residential unit, has cooking, sleeping and bathroom facilities, and is secondary to a primary **dwelling** unit located on the same property.

HEIGHT means, with respect to a **building**, the maximum vertical distance between the **building grade** and the highest point of the **structure** of a non-sloping roof, or the mid-point between the eaveline and ridge of a sloping roof excluding dormers as provided for in Section 4.6 which describes restrictions for walkout basements. ~~For the purpose of calculating height, a non-sloping roof will be considered any roof with either a single pitch or a pitch of 4:12 or less.~~

OPEN SPACE means that portion of a **lot** not occupied by parking or **vehicle** maneuvering areas, accessible to, and suitable for gardens, **landscaping**, and recreational ~~use by **building tenants or residents**~~ **the public**. **Open space** shall be free of any **buildings**, except **buildings** for purely recreational purposes in relation to the function of the **open space**.

OPEN SPACE, PRIVATE means that portion of a **lot** not occupied by parking or **vehicle** maneuvering areas, accessible to, and suitable for gardens, **landscaping**, and recreational **use by building owners or tenants**. **Private open space** shall be free of any **buildings**, except **buildings** for purely recreational purposes in relation to the function of the **private open space**. For clarity, the calculation of **private open space** may include **decks, balconies, roof top patios**, and amenity space designed for the use and enjoyment of **building owners and tenants** such as indoor pools, gyms or other similar facilities.

~~**PENTHOUSE** means a **structure** projecting above a **building** roof or **parapet**, housing a suite, elevator shaft or stairwell; or forming a wall or screen around equipment mounted on the roof.~~

SECONDARY SUITE means a self-contained secondary **dwelling** unit located within ~~a single detached housing or semi-detached housing, or in a secondary building~~. A **secondary suite** has its own separate cooking, sleeping and bathing facilities. A **dwelling** unit connected to the primary **dwelling** by a covered outdoor passage or breezeway is considered an **accessory dwelling**.

YARD, FRONT means that part of the **site** situated between the **front lot line** and the ~~front of the primary building or structure~~ minimum required **front yard setback** for any **building or structure** extending across the full width of the **site**.

YARD, REAR means that part of the **site** situated between the **rear lot line** and the ~~rear of any building or structure~~ minimum required **rear yard setback** for any **building or structure** extending across the full width of the **site**.

YARD, SIDE means that part of the **site** extending from the **front yard** to the **rear yard** and situated between the **side lot line** and the ~~closest side of any~~

~~building or structure, except for fences~~ minimum required **side yard** setback for any **building** or **structure** extending across the full depth of the **site**.

YARD, FLANKING means that part of the **site** extending from the **front yard** to the **rear yard** and situated between the **side lot line** ~~situated on~~ abutting a **flanking street** and the ~~closest side of any building or structure, except for fences~~ minimum required **flanking street** setback for any **buildings** or **structures** extending across the full depth of the site.

Section 4.5 Secondary Development

Secondary buildings in Residential Zones

4.5.4 ~~Secondary buildings or structures, excluding fences, are not permitted in a front yard.~~ No **secondary buildings** or **structures**, except for **fences**, are allowed in a **front yard** and/or between a primary **building** and a **front yard**. For through lots, **secondary buildings** or **structures** are permitted within the space between a primary **building** and a **front yard** abutting one of the **streets**.

4.5.5 A **secondary building** or **structure** shall not be used as a **dwelling** unless it is a permitted **secondary suite accessory dwelling** in which case the Conditions of Use pertaining to ~~Secondary Suites~~ **Accessory Dwellings** in Section ~~5.5~~ 5.6.2 shall apply.

4.5.6 A **secondary building** or **structure** shall not exceed 4.5m in **height** unless specified otherwise in the **development** regulations of a particular **zone**. ~~or unless it is a Secondary Suite in which case Section 5.5 shall apply.~~

4.5.7 **Lot** coverage of **secondary buildings** or **structures** shall not exceed 14%. ~~or a maximum for secondary buildings in residential zones.~~ A **secondary building** must not exceed a maximum footprint of 100m², unless it contains an **accessory dwelling** (see section 5.6.1.1).

4.5.8 ~~There shall be at least 2.0m spatial separation between a secondary building and a primary building.~~ The distance between a **secondary building** and a primary **building** must adhere to the *BC Building Code*.

4.5.9 **Secondary buildings** and **structures** shall be located on an **interior lot** as follows:

- ~~* a secondary building shall not be located closer than 18.0m to the front lot line unless it complies with the side yard requirements for a primary building;~~

- i. a **secondary building** shall be located not less than 1.0m from the **side lot line** or shall be unrestricted where the **secondary building** does not exceed the permitted **fence height**;
- ~~a **secondary building** housing a **secondary suite** shall have the same **side yard** requirements as for the primary **building** in that **zone**;~~
- ii. mechanical equipment shall be located to comply with the **side yard** for the primary **building**.

Secondary buildings on Corner and Through Sites

4.5.10 ~~In addition to the provisions of Section 4.5.8,~~ The distance between a **secondary building** and the **side lot line abutting** a **flanking street**, shall not be less than the **side yard** required for the primary **building**.

5.2 Minimum Dwelling Unit Size

5.2.1 The minimum dwelling unit size is ~~greater than 29 m² (312 ft²)~~ 30 m² (323 ft²) net floor area.

INLCUDE RED CROSSED OUT TEXT FOR ALL OF SECTION 5.6

~~5.6 “Secondary Suites – Conditions of Use” is rescinded and replaced with “Secondary Suites & Accessory Dwellings – Conditions of Use”:~~

~~5.6.1 Secondary Suites – Conditions of Use~~

- ~~5.6.1.1 **Secondary suites** are allowed only in **single detached housing** and/or **semi-detached housing**.~~
- ~~5.6.1.1 Only a **minor home-based business**, operated by the occupant, is permitted in a **secondary suite**.~~
- ~~5.6.1.2 For each single detached housing unit, one **secondary suite** and one **accessory dwelling** is permitted. For each **semi-detached housing** unit, one **secondary suite** is permitted.~~
- ~~5.6.1.3 The **gross floor area** of any **secondary suite** shall not exceed 49% of the **gross floor area** of the respective **single detached** or **semi-detached housing** unit.~~
- ~~5.6.1.4 **Secondary suites** must meet or exceed the minimum **dwelling** unit size.~~

- 5.6.1.5 A **secondary suite** must be provided with a minimum of 15m² of **private open space** in addition to any **private open space** provided for the primary **dwelling**.
- 5.6.1.6 **Secondary suites** must have a separate entrance with exterior emergency responder access, in accordance with *BC Building Code*. Access through a shared hall is acceptable.
- 5.6.1.7 A 1.5m wide unobstructed, lit, and clearly marked pathway from the **street** to the main entrance of the **secondary suite** must be provided, in accordance with the *BC Building Code*, ensuring easy wayfinding for emergency responders.

5.6.2 Accessory Dwellings – Conditions of Use

- 5.6.2.1 Only a **minor home-based business**, operated by the occupant, is permitted in an **accessory dwelling** unit.
- 5.6.2.2 **Accessory dwellings** are only permitted on the same lot as **single detached housing**, with no strata titling allowed.
- 5.6.2.3 Each **single detached housing** unit can have one **secondary suite** and one **accessory dwelling** unit.
- 5.6.2.4 The **net floor area** of an **accessory dwelling** must not exceed 100m².
- 5.6.2.5 A **secondary building** with an **accessory dwelling** must not exceed 150m².
- 5.6.2.6 **Accessory dwellings** must meet or exceed the minimum dwelling unit size.
- 5.6.2.7 The maximum **height** of an **accessory dwelling** is 7.0m. The same applies to a combined **secondary building** and **accessory dwelling**.
- 5.6.2.8 An **accessory dwelling** must adhere to the same minimum front, side, and **flanking street yard** requirements as a primary **building** within the respective **zone**. The same applies to a combined **secondary building** and **accessory dwelling**.
- 5.6.2.9 The minimum rear **yard** for an **accessory dwelling** is 2.0m, or 1.0m where the rear **lot line abuts a lane**. The same applies to a combined **secondary building** and **accessory dwelling**.

- 5.6.2.10 The distance between an **accessory dwelling** and a primary **building** must adhere to the *BC Building Code*.
- 5.6.2.11 An **accessory dwelling** must be provided with a minimum of 15m² of **private open space** in addition to any **private open space** provided for **single detached housing** and/or a **secondary suite**.
- 5.6.2.12 **Accessory dwellings** must have a separate entrance with exterior emergency responder access, in accordance with *BC Building Code*.
- 5.6.2.13 A 1.5m wide unobstructed, lit, and clearly marked pathway from the **street** to the main entrance of the **accessory dwelling** must be provided, in accordance with the BC Building Code, ensuring easy wayfinding for emergency responders.
- 5.6.2.14 Roof **decks** are not permitted on **accessory dwellings**. ~~Decks above the first storey must not face a neighboring private lot unless separated by a lane, flanking street, street, or other public right of way.~~
- 5.6.2.15 **Accessory dwellings** must be connected to a **community water system**.
- 5.6.2.16 **Accessory dwellings** must be connected to a **community sewer system** unless the lot is 1.0 ha (2.47 ac) or larger with an onsite sewerage system meeting the regulations under the *Public Health Act*.

5.7 Bed and Breakfast Homes

- 5.7.5 The **bed and breakfast home use** is not permitted in conjunction with a **rooming house**, **secondary suite**, **accessory dwelling** or **boarding rooms**.
- 5.7.6 Parking areas and **private open space** to be used by guests of a **bed and breakfast** home shall be located away from **abutting development** to minimize the impact of the operation on neighboring properties.
- 5.7.7 All parking areas and **private open space** to be used by guests of a **bed and breakfast** home have to be visually screened from **abutting** properties by opaque fencing or **landscaping**.

5.8 Rooming Houses

5.8.4 **Rooming houses** are not permitted in conjunction with a **bed and breakfast home, secondary suite, accessory dwelling** or **boarding rooms**.

5.16 Employee Housing

5.16.1 Employee housing dormitory and employee housing dwelling developments shall comply with the following regulations:

- Employee housing may not be strata subdivided; strata titling shall not be permitted.
- No continuous building frontage shall exceed 40.0m.
- **Private** open space shall be provided in accordance with the following **ratios**:
 - A minimum area of 5.0m² per dormitory sleeping unit and per bachelor dwelling;
 - A minimum area of 10.0m² ~~of open space~~ per 1 bedroom dwelling; and
 - A minimum area of 15.0m² ~~of open space~~ per dwelling with more than one bedroom.

TABLE 7.1 – PARKING SCHEDULE

RESIDENTIAL & RESIDENTIAL RELATED USES

Duplex 2 per dwelling unit

Secondary Suites ~~4 per suite~~

Semi-Detached Housing 2 per dwelling unit

Single-Detached Housing with a Secondary Suite and/or an Accessory Dwelling 2 per single detached dwelling unit plus 1 per secondary suite plus 1 per accessory dwelling

Tandem parking is permitted for individual uses but must not be shared between different uses.

In OCP Development Districts 1 & 2:
Semi Detached Housing with a Secondary Suite
Duplex 2 per **semi-detached** dwelling unit, where 1 space may be used by a secondary suite

In OCP Development District 3:

**Semi Detached Housing with a
Secondary Suite
Duplex**

2 per semi-detached dwelling unit plus
1 per secondary suite

Tandem parking is permitted for
individual uses but must not be shared
between different uses.

A2: Rural – Large Holdings

8.2.3 Secondary Uses

- **accessory dwellings**

A3: Rural – Small Holdings

8.3.3 Secondary Uses

- **accessory dwellings**

RR: Rural Residential

9.1.3 Secondary Uses

- **accessory dwellings**

R1: Estate Lot Residential

9.2.3 Secondary Uses

- **accessory dwellings**

R2: Large Lot Residential

9.3.3 Secondary Uses

- **accessory dwellings**

R3: Medium Lot Residential

9.4.3 Secondary Uses

- **accessory dwellings**

R4: Small Lot Residential

9.5.3 Secondary Uses

- **accessory dwellings**

R5: Four-plex Housing Residential

9.6.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** ~~(in single detached housing and semi-detached housing only)~~

R6: Lakeshore Residential

9.7.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** ~~(in single detached housing and semi-detached housing only)~~

R7: Mobile Home Residential

9.9.7 Other Regulations

- The owner of a **mobile home park** must provide a minimum of 6% of the gross **mobile home park** area as private open space for the **use** and enjoyment of residents, except in the case of a fee simple subdivision, the **mobile home park** is exempt from private open space provision. Buffer areas, **storage compounds**, **street** and roadway rights-of-way, parking areas or required utility easements within the **mobile home park** shall not be considered as forming any portion of the recreational or **private** open space requirement. 50% of the recreation area shall be **private** open space in a location convenient and accessible to the tenants, ensuring that any

hillside or natural **watercourse** areas to be included in the recreation area is physically accessible to the tenants and is maintained in its natural state, or authorized improved state. Outdoor recreational areas shall be **landscaped** if not left in their natural state.

- For the purpose of calculating and satisfying recreational and **private** open space requirements, any indoor recreational space fully developed in a community or recreational centre shall be counted as triple its **gross floor area**. Any common outdoor recreational facility, such as a swimming pool, tennis court, shuffleboard, lawn bowling or putting greens, barbecue patio, etc. may be counted as double its surface area.

RTR: Resort Residential

9.9.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** *(in single and semi-detached housing only)*

RM1: Row Housing Residential

9.10.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** *(in single detached and semi-detached housing only)*

RM2: Row Housing Residential

9.11.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** *(in single detached and semi-detached housing only)*

HR1: Hillside Residential Single and Two Family

9.15.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** *(only in single detached and semi-detached housing)*

9.15.7 Other Regulations

- Areas of a **lot** greater than 30m² and exceeding 30% slope shall be protected as undisturbed **private open space**, and shall be free from **buildings, structures** or **development**.
- Any areas disturbed “undisturbed private open space” as a function of approved **lot development** that are greater than 30m² and exceeding 30% slope shall be rehabilitated with area appropriate native vegetation, and once rehabilitation is complete shall be protected as undisturbed **private open space** and shall be free from **buildings, structures** or **development**.

HR2: Hillside Residential Multi-Family

9.16.7 Other Regulations

- Areas of a **lot** greater than 30m² and exceeding 30% slope shall be protected as undisturbed **private open space**, and shall be free from **buildings, structures** or **development**.
- Any areas disturbed as a function of approved **lot development** that are greater than 30m² and exceeding 30% slope shall be rehabilitated with site appropriate native vegetation and provided drip irrigation for a period of two years; once rehabilitation is complete the irrigation system it to be removed and the area shall be protected as undisturbed private **open space** and shall be free from **buildings, structures** or **development**.

HR3: Hillside Residential Apartment

9.17.6 Other Regulations

- Areas of a **lot** greater than 30m² and exceeding 30% slope shall be protected as undisturbed **private open space**, and shall be free from **buildings, structures** or **development**.
- Any areas disturbed as a function of approved **lot development** that are greater than 30m² and exceeding 30% slope shall be rehabilitated with site appropriate native vegetation and provided drip irrigation for a period of two years; once rehabilitation is complete the irrigation system it to be removed and the area shall be protected as undisturbed **private open space** and shall be free from **buildings, structures** or **development**.

RST1: Residential Single and Two Family

9.18.3 Secondary Uses

- **accessory dwellings**

- **secondary suites** ~~(with single detached and semi-detached housing only)~~

RST2: Residential Single and Two Family

9.19.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** ~~(with single detached and semi-detached housing only)~~

C10A: Tourist Commercial and Residential

10.10a.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** ~~(single detached and semi-detached housing only)~~

10.10a.6 Other Regulations

- A minimum area of 10.0m² of private open space shall be provided per 1 bedroom dwelling, and 15.0m² of private open space shall be provided per dwelling with more than 1 bedroom. For bareland strata developments an additional 10.0m² per unit of common **private open space** shall be provided in addition to the private **open space** on each lot.

RTCA: Resort Commercial and Residential

10.13a.3 Secondary Uses

- **accessory dwellings**
- **secondary suites** ~~(in single and semi-detached housing only)~~

P5: Private Park

12.5.1 Purpose

The purpose is to provide a **zone** for the preservation and enhancement of **private park** and **private open space** for private use.