

- b) maintaining the bees in such a condition so as to reasonably prevent undue swarming or aggressive behaviour by bees;
 - c) deterring other animals and protecting the hives from disturbance by animals by a suitable method of prevention, including but not limited to adequate fencing or hedging.
- iv. Beehives must be located in accordance with all of the following:
 - a) so the entrance to the hive faces away from adjacent properties;
 - b) a minimum of 7.6 metres (24.9 feet) from any property line, unless the beehive is situated either:
 - i. 2.5 metres (8.2 feet) or more above the adjacent ground level, or
 - ii. less than 2.0 meters (6.6 feet) above the adjacent ground level and behind a solid fence or hedge more than 2.0 metres (6.6 feet) in height running parallel to any property line and extending at least 6.0 metres (19.7 feet) beyond the hive in both directions.
 - c) notwithstanding section ii. above, beehives must not be located within 4.5 metres (14.8 feet) of property lines fronting a highway.
 - d) for human protection from potential dangerous wildlife encounters, beehives must be located so that they can be seen from a safe distance from any direction which a reasonable person may approach.
- v. Products derived from the keeping of bees may be sold in accordance with Section 4.9 (Home Occupation) or Section 4.10 (Home Industry) of this bylaw, in addition to any applicable Provincial regulations.

4.25 MINIMUM LOT AREA FOR LOTS SUBDIVIDED PURSUANT TO SECTION 946 OF THE LOCAL GOVERNMENT ACT

The minimum size for a parcel of land that may be subdivided under Section 946(4) of the *Local Government Act* shall be 4 ha. This regulation does not apply to parcels within the Agricultural Land Reserve

4.26 SECONDARY SUITES AND DETACHED ACCESSORY DWELLING UNITS

As listed in Section 4.0 of the Bylaw, Uses Permitted and Zone Provisions, under Residential Uses, for clarity, a secondary suite, a carriage house or a secondary dwelling are permitted in the following zones, and in conformance with the following provisions:

a) Permitted Zones:

i) for properties zoned Residential 1 (R 1), Residential 2 (R 2), Multi-Family Residential (R 3), Lakeshore Residential (RL), Lakeshore Residential 2 (RL 2), Rural 3 (RR 3) and Rural 2 (RR 2) zones, either one (1) secondary suite or one (1) carriage house may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

ii) for properties zoned Rural 1 (RR 1), Resource/Agricultural (RA 1) and Acreage Reserve (RA 2) zones, either one (1) secondary suite or one (1) carriage house, or one (1) secondary dwelling may be permitted as a residential use, and must be subordinate to a single-family residential dwelling.

iii) Notwithstanding any provisions to the contrary in this section or the Permitted Uses listed for each zone, on any lot where the permitted residential use is limited to a detached single-family dwelling, a secondary suite may be permitted in accordance with the General Provisions and Specific Provisions of this section.

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b) General Provisions:

- i) occupation of the secondary suite, carriage house or secondary dwelling be limited to residential occupancy;
- ii) limited to one (1) set of cooking facilities;
- iii) subject to development permit(s) where applicable;
- iv) a building permit has been approved where applicable;
- v) the applicant must comply with the servicing standards of the sewage system regulations;
- vi) No vacation rentals are permitted;
- vii) form a single real estate entity with the principal dwelling unit. No strata titling will be permitted;
- viii) The property's registered owner must live in either the single family dwelling or the secondary suite as their principal residence;
- ix) One additional off-street parking space must be provided for the secondary suite or carriage house, for a total of three spaces per lot. The additional parking space may be provided outside or enclosed in a garage or carport;
- x) Two additional off-street parking spaces must be provided for the secondary dwelling, for a total of four spaces per lot. The additional parking spaces may be provided outside or enclosed in a garage or carport.

c) Specific Provisions:

i) Secondary Suite:

1. maximum total floor area of 90 sq. m (968.75 sq. ft.).
 2. area of the secondary suite cannot exceed 40% of the total living floor space (area) of the building it is located in;
 3. located within a building of residential occupancy i.e. a single-family dwelling;
 4. cannot be attached to the single-family dwelling via a breezeway;
 5. must have its own cooking and sanitary facility (a sanitary facility means a bathroom contained within the dwelling unit);
 6. home occupation or home industry not permitted within the secondary suite.
- ii) Carriage House:
1. maximum total floor space of 90 sq. m (968.75 sq. ft.);
 2. must be located within a detached or semi-detached ancillary building;
 3. the ancillary building must be in conformance with siting and land use;
 4. carriage house height limited to one (1) storey;
 5. The combined building height of the ancillary building and the carriage house cannot exceed 7.62 m (25 ft.);
 6. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit); and
 7. home occupation or home industry not permitted within the carriage house.
- iii) Secondary Dwelling:
1. maximum total floor area of 130 sq. m (1,400 sq. ft.);
 2. must be detached from principal dwelling and ancillary buildings;
 3. secondary dwelling height limited to two (2) storeys;
 4. must have its own cooking and sanitary facilities (a sanitary facility means a bathroom contained within the dwelling unit);
 5. home industry not permitted within the secondary dwelling; and
 6. home occupation cannot exceed 40% of the total living floor space.