

Example #2 "Temporary Bylaw" unit.

This is an excerpt from a municipal official plan which allows either a permanent Accessory Dwelling Unit inside an existing house or temporary Garden Suites on the same lot as an existing house but not both.

Accessory Dwelling Unit

One (1) Accessory Dwelling Unit may be permitted, in addition to the principal dwelling unit, of single-detached and semi-detached dwellings through a Zoning By-Law or minor variance application. The following criteria shall be considered when evaluating proposals for the creation of accessory dwelling units:

- i. The floor area of the accessory unit is equal to, or less than, the gross floor area of the principal unit without any modification to the building's bulk or massing;*
- ii. The Accessory Dwelling Unit is not located in an attached garage;*
- iii. One additional one (1) on-site parking space is provided exclusively for the accessory dwelling unit;*
- iv. The outdoor private amenity area is adequate for the amenity and leisure needs of all occupants;*
- v. The Accessory Dwelling Unit meets the requirements of the City's Zoning ByLaw, the Building Code and Fire Code.;*
- vi. A lot may not have both an accessory dwelling unit and a garden suite.*

Garden Suites

One (1) Garden Suite may be permitted, but only on a lot Zoned for a single detached dwelling. The garden suite will be a small, temporary building which is physically separate from the principal dwelling unit and will be adequately serviced by the primary residence. The exterior design of the garden suite will be in character with the design of the principal dwelling unit and the location of the garden suite on the lot will not adversely impact the privacy of adjacent yards.

Garden suites will be subject to a Temporary Use By-law. A lot may not have both an accessory dwelling unit and a garden suite. Garden Suites must meet the requirements of the City's Zoning By-Law and Building Code and Fire Code.