

Dwelling, duplex	means a building divided into two dwelling units neither of which is a mobile home or secondary suite.
Secondary suite	means a separate dwelling unit located within a building which is a single real estate entity used for residential use and which contains only one other dwelling unit. (See Section 313)

312 Residential Use

1. A secondary dwelling, carriage house nor secondary suite carry with them the privilege of separate ownership in fee simple and further, permission for the above forms of residential units is not to be construed in any way as a justification for future subdivision or change in land use designation. All subdivision requirements and land use designations are applicable

313 Secondary Residential Use

Where permitted in this bylaw, secondary suites must meet the following criteria:

1. They shall be located within a building of residential occupancy containing only one other dwelling unit and shall have a total floor space of not more than 90.0 metres² (968.8 feet²) in finished living area. (This area does not include the areas used for common storage, common laundry facilities or common areas used for access).
2. They shall have a floor space less than 40% of the habitable floor space of the building. (Floor area for the purposes of this calculation does not include attached storage garages).
3. The secondary suite use must be located within the same real estate entity as the principal residential use.
4. One off-street parking space shall be provided for the exclusive use of the secondary suite.
5. The proposal has the approval of the local Health Authority.
6. Where permitted in this bylaw, carriage houses must meet the following criteria:
 - i) The siting of carriage houses shall be in accordance with principal structure setbacks.
 - ii) The residential use of carriage houses must be located within the second storey of a building accessory to an existing residential use on the subject property.
 - iii) The second storey floor area occupied by the residential use must have no interior access to any part of the accessory use below.
 - iv) The means of access and egress to the second storey residential use must be external to the structure and must not be enclosed by walls.
 - v) The total floor area occupied by the residential use must not exceed 90.0 metres² (968.8 feet²).
 - vi) The floor area of the ground level of the structure must not exceed the floor area of the second storey.
 - vii) The carriage house cannot be subdivided from the building it is part of under the *Strata Property Act*.
 - viii) One off-street parking space shall be provided for the exclusive use of the carriage house.
 - ix) The proposal has the approval of the local Health Authority.