

17) **Temporary Use Permits for Farmers’ Markets and Gathering for an Event**^{36 37}

In accordance with the *Local Government Act*, the RDN may support temporary use permits for farmers’ markets and gathering for an event on any parcel within the area covered by this bylaw.

The following conditions and criteria will be included in the RDN’s consideration of such applications depending on the nature of the application being considered.

- a) Where the land is in the ALR, approval from the Provincial Agricultural Land Commission is required.
- b) The RDN may specify conditions of approval including, but not limited to, environmental protection measures, hours of operation, buffering between adjacent uses, parking, and groundwater protection and may require the posting of a bond or other applicable security to ensure compliance with the conditions of the permit.
- c) The RDN will consider the impact on local road networks and on-site parking.
- d) The RDN may consider any other condition or criteria as deemed necessary by the RDN.

18) **Pet Breeding or Boarding Facilities**³⁸

The establishment of a facility for breeding or boarding pets on ALR land is not permitted unless by a rezoning of land, except where permitted in this bylaw. The use, if approved, shall be subject to the following specific requirements as well as all other applicable provisions of this bylaw:

- a) Must be located on parcels which are 2.0 ha or larger,
- b) All structures and areas utilized in association with the breeding or boarding facility shall be sited a minimum of 30.0 metres from all property lines.

19) **Secondary Suites**³⁹

- a) Secondary suites shall be permitted in the following zone classifications: AG140, RS1, RS1.1, RS2, and RU1 – RU10 (Inclusive).
- b) A maximum of one (1) secondary suite is permitted per single dwelling unit to a maximum of two (2) per parcel of which only one (1) may be detached.
- c) Notwithstanding Section 2.1, a secondary suite shall be permitted within an accessory building.
- d) Secondary Suites shall be subject to the following requirements:

³⁶ Bylaw No. 500.413, adopted May 22, 2018

³⁷ Bylaw No. 500.402, adopted June 28, 2016

³⁸ Bylaw No. 500.402, adopted June 28, 2016

³⁹ Bylaw No. 500.389, adopted May 27, 2014

⁴⁰ Bylaw No. 500.402, adopted June 28, 2016

- i) secondary suites within a principal dwelling unit must not exceed 40% of the habitable floor space of the building that it is located in nor 90 m² of total floor space, whichever is lesser;
 - ii) must not be located within a duplex, manufactured home, or multiple dwelling unit development;
 - iii) must provide at least two (2) additional designated off-street parking spaces (at least one (1) must have direct access to the street);
 - iv) shall be maintained in the same real estate entity as the principal dwelling unit to which it is accessory;
 - v) must meet minimum setback requirements for a dwelling unit located in the applicable Zone Classification.
 - vi) must be limited to a maximum of two bedrooms and one cooking facility;
 - vii) must, on parcels without community sewer services, have the approval of the local Health Authority with respect to the provision of sewage disposal;
 - viii) must have its own entrance separate from that of the principal dwelling unit; and,
 - ix) must not be used for short term (less than one month) rentals.
- e) A Secondary Suite may be located within an accessory building subject to the following:
- i) The minimum site area requirement shall be 800 m² for parcels serviced with community water and community sewer or 8,000 m² in all other cases.
 - ii) Notwithstanding any other provision in this Bylaw, the maximum height of a building containing a suite shall be 8.0 metres;
 - iii) The maximum floor area of an accessory building containing a secondary suite shall not exceed 40% of the habitable floor space of the principal dwelling unit which it is associated with nor 90 m² of total floor space, whichever is lesser.
 - iv) the secondary suite shall contain no interior access to any part of the accessory building and the means of access and egress must be external to the structure.
- f) Home Based Business shall be in accordance with Section 3.3.14.
- g) Despite any regulation in this Bylaw, land established as “Agricultural Land Reserve” pursuant to the ***Agricultural Land Reserve Act***” is subject to the ***Agricultural Land Reserve Act*** and ***Regulations***, and applicable orders of the Land Reserve Commission.

3.4 Regulations for Each Zone

Detailed regulations respecting each zone can be found in Section 3.4.⁴¹

⁴¹ Bylaw No. 500.402, adopted June 28, 2016