

12.9 Land Use Policies

1. Every action undertaken by the municipality and the Development Authority must be consistent with any land use policies established pursuant to the Municipal Government Act.

12.10 Drainage

1. All roof drainage from a building shall be directed onto the parcel upon which the building is situated by means satisfactory to the Development Officer.
2. Any landscaping and/or recontouring shall be done so that the finished grade does not direct surface drainage or cause impoundment of drainage onto an adjoining site unless otherwise approved by the Municipal Planning Commission.

12.11 Accessory Suites

1. The maximum number of accessory suites per detached dwelling unit is limited to one (1).
2. There shall be a maximum of two (2) bedrooms per basement suite provided the parking requirements are fulfilled.
3. The maximum number of unrelated people occupying the suite shall not exceed two (2).
4. One onsite parking stall shall be provided for each bedroom to a maximum of two (2) stalls with the maximum number of vehicles for the basement occupants not to exceed onsite parking for the accessory suite.
5. The parking stalls for accessory suites shall not be considered to be the driveway stalls for attached garages but are to be separate parking stalls.
6. The number of dwelling units allowed to have accessory suites within a neighbourhood area shall not exceed 10% of the total units in that subdivision, and the accessory units are to have a distance of approximately 10 dwellings and/or lots between units as per final approval by MPC.
7. An accessory suite shall have a separate entrance from the primary dwelling unit, either from a common indoor landing or directly from the exterior of the structure.
8. An accessory suite shall comply with the Safety Codes Act or its successor.
9. When a Development Application is made for an accessory suite, the Planning Department shall notify all landowners within a radius of 75 m of the subject site advising that an application has been made for an accessory suite.

12.12 Accessory Uses

1. A use shall be an Accessory Use if the use complies with the definition of Accessory Use. A Home Based Business Major and Home Based Business Minor shall not be considered an Accessory Use.
2. An Accessory Use is a Permitted Use if it is Accessory to a principal Use that is a Permitted Use and for which a Development Permit has been issued.