

C9 – COMMERCIAL GUEST HOUSE

5.26 The purpose of this *zone* is to provide accommodation, primarily of a “*Bed and Breakfast*” character to tourists, visitors and vacationers. Development in this *zone* should be of compatible character and not negatively impact surrounding neighbourhoods.

5.26.1 Permitted UsesPrincipal Uses

Guest House
Single detached dwelling
Semi-detached dwelling

Accessory Uses

Bed and Breakfast
Secondary suite

5.26.2 Site Development Regulations for Guest HousesMinimum *Lot Area*

Up to 4 units	900 m ²	(9,688 ft ²)
5 or 6 units	1,000 m ²	(10,764 ft ²)
7 or 8 units	1,100 m ²	(11,840 ft ²)
Minimum <i>Frontage</i>	25 m	(82 ft)
Maximum <i>Coverage</i>	35%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, <i>Principal Building</i>	10.5 m	(29.5 ft)
Maximum <i>Floor Area Ratio</i>	0.6	

5.26.3 Conditions of Use

- (a) The conditions of *use* pertaining to Guest Houses are specified in 6.14.
- (b) Where a single or semi-detached dwelling is located in a *GH zone*, the Site Development Regulations of the *R2 zone* and off-*street* parking requirements of this Bylaw shall apply.
- (c) For single detached dwellings and semi-detached dwellings having no carport or attached garage with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard* and 3 m (9.8 ft) for both *side yards* for a semi-detached dwelling.
- (d) *Secondary suites* are only permitted on those *lots* where a single detached dwelling is the *principal use*. For clarity, a *secondary suite* is not permitted in conjunction with a guest house or *bed and breakfast use*.