

**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 *Family Dwelling*  
Two *Family 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 <sup>2</sup>	(9688 ft <sup>2</sup> )
5 or 6 units	1000 m <sup>2</sup>	(10764 ft <sup>2</sup> )
7 or 8 units	1100 m <sup>2</sup>	(11840 ft <sup>2</sup> )
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 Number of <i>Principal Building Storeys</i>	3	
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 two *family 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 *family dwellings* and two *family 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 two *family dwelling*.
- (d) *Secondary suites* are only permitted on those *lots* where a single *family dwelling* is the *principal use*. For clarity, a *secondary suite* is not permitted in conjunction with a guest house or *bed and breakfast use*.