

Bulletin

Accessory Buildings – Exclusions from Computation of Floor Area

Effective: June 23, 2004

Last amended: June 14, 2022

Authority: Director of Planning

Explanation

Areas within accessory buildings that are not used for parking may not be excluded from the computation of floor area, unless they qualify for an exclusion under the computation of floor area regulations of the applicable district schedule. Similarly, any portion of an accessory building located outside of the locational requirements of section 2.2.A and section 4.7 of the district schedule will not be excluded. Any areas that do not qualify for an exclusion will be added to the total floor area of the proposed building.

Most district schedules limit the maximum parking stall dimensions that will be considered for exclusion from the computation of floor area to 3.65m (width) by 7.3m (length).

Note: Some district schedules do not include exclusions for parking stalls and others, such as the RT-7, RT-8 and RT-9 district schedules, have a different maximum size for the parking stall exclusion. Applicants are advised to carefully review the provisions contained within the applicable district schedule.