

## **Draft Garden Suites Regulations**

### Permitted Uses

May be used for living accommodations and home occupations. Short-term rentals are permitted only in accordance with the Short-Term Rental By-law

### Number of Dwelling Units

One Dwelling Unit. Garden Suite means a self-contained living accommodation for a person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite and is in an ancillary building not abutting a lane.

### Density

Excluded from the permitted floor space index or other density provisions.

### Basements

Permitted

### Location on the lot

In the rear yard only.

### Lot Coverage

Maximum 20% of the lot for all ancillary buildings on the lot. And,

Maximum 40% of the rear yard for the Garden Suites, up to a maximum of 60 square metres.

### Building Footprint

The lesser of a maximum 60 square metres and the lot coverage maximums noted above.

### Height and Separation Distances

Maximum 4.0 metre height where the Garden Suite is at least 5.0 metres from the principal residential building.

Up to a maximum of 6.0 metre height where the Garden Suite is at least 7.5 metres from the principal residential building.

### Rear Yard Setback

A minimum of 1.5 metres.

On lots with a depth greater than 45 metres, the minimum setback is the greater of half the height of the Garden Suite and 1.5 metres.

On through lots, where the rear property line abuts a street, the minimum rear yard setback is the average setback of adjacent houses that face the street, or if there are no adjacent houses then 1.5 metres.

On a through lot, if the Garden Suite includes a vehicle parking space, and the vehicle access is from the street abutting the rear lot line, then the required minimum rear yard setback is the greater of:

i. the required minimum front yard setback for a residential building on the adjacent lot that fronts on the same street that the rear lot line abuts; and

ii. 6.0 metres.

#### Side Yard Setback

The minimum required side yard setback is the greater of 0.6 metres and 10% of the lot frontage, to a maximum of 3.0 metres.

Where openings such as windows or doors are proposed, the minimum side yard setback is 1.5 metres.

Where a side lot line abuts a street, the minimum setback the greater of the required minimum side yard setback for the principal residential building on the lot and 1.5 metres.

Where a side lot line abuts a street, and the Garden Suite includes a vehicle parking space, and the vehicle access is from the street abutting the site lot line, then the required minimum side yard setback is 6.0 metres.

#### Angular Planes

Front (facing principal residential building): 45 degrees starting at a height of 4.0m, 7.5m from the rear main wall of the principal residential building.

Rear: 45 degrees starting at a height of 4.0m from the required rear setback.

Side: 45 degrees starting at a height of 4.0m from the required side setback.

Where a lot line abuts a street: No angular plane applies

#### Rear Yard Landscaping

A minimum of 50% of a rear yard area, including the area covered by a Garden Suite, must be soft landscaping.

Lots with a frontage of less than 6.0 metres will require a minimum of 25% soft landscaping.