

Schedule M – Garden Suites

1 Restrictions

- a. A garden suite is only permitted when the primary building is used for a single family dwelling.
- b. A garden suite is not permitted on a lot when a single family dwelling contains a secondary suite.
- c. No more than one garden suite is permitted on a lot.

2 Setback, Separation Space and Location

- a. Rear yard setback (minimum) 0.6m
- b. Side yard setback from interior lot lines (minimum) 0.6m
- c. Side yard setback on a flanking street for a corner lot (minimum) 3.5m, or the minimum front yard setback of the adjoining lots whichever is the greater, when the adjoining lots shares a common lot line other than a rear lot line
- d. Separation space between a garden suite and a single family dwelling (minimum) 2.4m
- e. A garden suite must be located in a rear yard.

3 Rear Yard Site Coverage

- a. Rear yard site coverage (maximum) 25%
- b. Site coverage (maximum) Subject to site coverage regulations in the applicable zone

4 Height, Storeys, Floor Area and Roof Decks

- a. Height (maximum) 3.5m
- b. Number of storeys (maximum) 1
- c. Floor area (maximum) 37m²
- d. Roof deck Not permitted

5 Plus Site - Regulations, Height, Storeys and Floor Area

- a. Properties that meet one or more of the following criteria are considered a "plus site":
- a corner lot
 - a lot with two street frontages
 - a lot with rear yard laneway access
 - a lot greater than 557m² in total area.
- b. Notwithstanding Section 4, the following restrictions apply to a garden suite on a "plus site":
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| i. <u>Height</u> (maximum) | 5.5m |
| ii. Number of <u>storeys</u> (maximum) | 1.5 |
| iii. Floor <u>area</u> (maximum) | 56m ² |
| iv. <u>Roof deck</u> | Not permitted |

6 Vehicle Parking

- a. Vehicle parking for a garden suite

Subject to the regulations
in Schedule "C"

Bylaw 17-001 adopted April 13, 2017