

ATTACHMENT A

Proposed Zoning Regulations

	PROPOSED GARDEN SUITE ZONING REGULATIONS
SINGLE FAMILY RESIDENTIAL SMALL LOT (400 m² – 559 m²) (4,306-6,017 ft²)	
Lot Coverage (combined total of all buildings & structures)	Maximum 40% or as specified in individual zones (whichever is lesser)
Lot Coverage for All Accessory Buildings	Maximum 10%
Rear Yard Lot Coverage	Maximum 25%
Minimum lot Area	400 m ²
Minimum lot Width	12 m
Minimum Front Yard Setback	As per zone
Minimum Rear Yard Setback	1.5 m
Minimum Interior Side Yard Setback	1.5 m
Minimum Exterior Side Yard Setback	3.5 m
Minimum Separation Space between the Garden Suite and Principal Dwelling	4.0 m
Maximum Height	3.75 m (12.3 ft) flat roof 4.2 m (13.8 ft) Sloped roof ≥3:12
Maximum floor area	46.5 m ² (500 ft ²)
Parking	1 additional space onsite that is in addition to the 2 required spaces for the principal dwelling.
Minimum outdoor space for residents	20 m ² (215.3 ft ²)
Location on the lot	Rear yard
Crawlspace	yes

	PROPOSED GARDEN SUITE ZONING REGULATIONS
SINGLE FAMILY RESIDENTIAL MEDIUM LOT (560 m² – 999 m²) (6,028-10,753 ft²)	
Lot Coverage (combined total of all buildings & structures)	Maximum 40% or as specified in individual zones (whichever is lesser)
Lot Coverage for All Accessory Buildings	Maximum 10%
Rear Yard Lot Coverage	Maximum 25%
Minimum lot Area	560 m ²
Minimum lot Width	12 m
Minimum Front Yard Setback	As per zone
Minimum Rear Yard Setback	1.5 m
Minimum Interior Side Yard Setback	1.5 m
Minimum Exterior Side Yard Setback	3.5 m
Minimum Separation Space between the Garden Suite and Principal Dwelling	4.0 m
Maximum Height	3.75 m (12.3 ft) Flat roof 4.2 m (13.8 ft) Sloped roof ≥3:12
Maximum floor area	65 m ² (700 ft ²)
Parking	1 additional space onsite that is in addition to the 2 required spaces for the principal dwelling.
Minimum outdoor space for residents	20 m ² (215.3 ft ²)
Location on the lot	Rear yard
Crawlspace	yes

	PROPOSED GARDEN SUITE ZONING REGULATIONS
SINGLE FAMILY RESIDENTIAL LARGE LOT (1000 m² plus) (10,764 ft² +)	
Lot Coverage (combined total of all buildings & structures)	Maximum 40% or as specified in individual zones (whichever is lesser)
Lot Coverage for All Accessory Buildings	Maximum 7% (lots between 1000 m ² and 1999 m ²) Maximum 5% (Lots 2000 m ² or greater)
Rear Yard Lot Coverage	Maximum 25%
Minimum Lot Area	1000 m ²
Minimum Lot Width	12 m
Minimum Front Yard Setback	As per zone
Minimum Rear Yard Setback	1.5 m for buildings that are a maximum height of 4.2 m; 3.0 m for buildings that are greater than 4.2 m to a maximum height of 6.5 m
Minimum Interior Side Yard Setback	1.5 m for buildings that are a maximum height of 4.2 m; 3.0 m for buildings that are greater than 4.2 m to a maximum height of 6.5 m
Minimum Exterior Side Yard Setback	3.5 m
Minimum Separation Space between the Garden Suite and Principal Dwelling	4.0 m
Maximum Height	5.5 m (18 ft) flat roof 6.5 m (21.3 ft) sloped roof \geq 3:12 pitch
Maximum floor area	93 m ² (1000 ft ²)
Parking	1 additional space onsite that is in addition to the 2 required spaces for the principal dwelling.
Minimum outdoor space for residents	20 m ² (215.3 ft ²)
Location on the lot	Rear yard
Crawlspace	yes

Other proposed regulations

General restrictions

- A *Garden Suite*¹ is only permitted when the principal building is used for a single family dwelling.
- A garden suite is not permitted on a lot when a single family dwelling contains a secondary suite.
- No more than one garden suite is permitted on a lot.
- A *Bed and Breakfast*² is not permitted in a garden suite.
- A garden suite cannot be used as a *Short-Term Rental*³
- *Boarding* is not permitted in a garden suite.
- Garden suites cannot be strata titled under the *Land Title Act* or the *Strata Property Act*. A Section 219 covenant is required prior to issuance of a Development Permit.
- The registered owner of the lot must occupy, as his/her principal residence, either the single family dwelling or the garden suite.

Building and site

- If a flat or shallow roof form is proposed, the area of the second floor shall be reduced to an area of 60% of the total floor area beneath it.
- Where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.75 m, an amount equal to the area of the floor below the excess height shall be included in the calculation of floor area.
- A clear pathway that is a minimum of 1.0 m wide (3.3 ft.) shall be provided from the sidewalk or street to the front door of the garden suite.
- Minimum open space requirement⁴ of 45% of the area of the lot.
- Cantilevered balconies are not permitted on the front, interior side, or rear yard elevations of a garden suite.

¹ Garden Suite - means the residential use of a building that is detached from and accessory to the principal dwelling unit on the lot and containing one (1) dwelling unit.

² Bed and Breakfast - means a home occupation use providing temporary accommodation to guests that involves the use of sleeping units in a dwelling unit where the room rental rate includes breakfast provided on the premises, but does not include Short-Term Rental.

³ Short-term rental - means the use of a dwelling unit, or one or more sleeping units in a dwelling unit, for rental of temporary overnight accommodation for a period of less than 30 days, but does not include Bed and Breakfast or Tourist Accommodation.

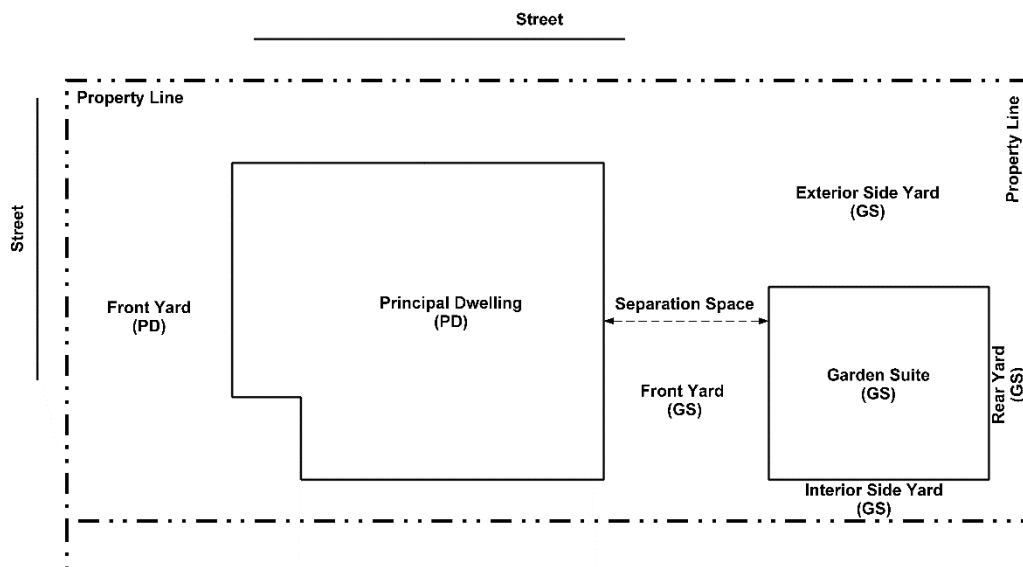
⁴ Minimum open space requirement – means that portion of the lot which is landscaped and not covered by any building or structure, or portion of building or structure, driveway or impervious surface, excluding projections.

Gross Floor Area (GS) – means the sum of the total floor area of all storeys of a garden suite measured to the outside face of the exterior walls and, in the case of an attached carport, measured to the outermost face of the supporting columns. The floor area of an attached carport or garage shall be included in the Gross Floor Area calculations for the garden suite. The following are excluded: the areas of canopies, sundecks, outside stairs, separate carports and garages, uninsulated attic spaces and insulated attic spaces with a ceiling height from the floor of less than 1.67 m (5.5 ft).

Projections

- Notwithstanding Section 5.8 (a) of the Zoning Bylaw, bay windows and corner projections that extend beyond the face of a garden suite into a required rear yard or interior side yard are not permitted.
- Notwithstanding Section 5.8 (c) of the Zoning Bylaw, steps and cantilevered porches that extend beyond the face of a garden suite into a required rear yard or interior side yard are not permitted.
- Notwithstanding Section 5.8 (c) of the Zoning Bylaw, cantilevered balconies that project beyond the face of a garden suite into a required exterior side yard are not permitted.

Site plan showing the location of “yards” for a garden suite



Front yard (GS) – means the area of a lot between the front of the garden suite and back of the principal dwelling.

Rear yard (GS) – means the area of a lot between the garden suite and the rear lot line extending across the full width of the lot.

Exterior side yard (GS) – means that portion of a lot extending from the front yard to the rear yard and lying between the exterior side lot line and the closest portion of the garden suite

Interior side yard (GS) – means that portion of a lot extending from the front yard to the rear yard and lying between the interior side lot line and the closest portion of the garden suite.