

**PART 1.108 - R1-B-GS ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE DISTRICT****1.108.1 Permitted Uses**

- a. **Single family dwelling** subject to the regulations in Part 1.2
- b. **Garden Suite**
- c. **Home occupation** contained within the single family dwelling subject to the regulations in Schedule "D"
- d. Buildings accessory to a **single family dwelling**
- e. **Garage sales** limited to no more than 2 in any year

**1.108.2 Location and Number**

- a. A garden suite must be located in the rear yard.
- b. No more than one garden suite is permitted per lot.

**1.108.3 Garden Suite Floor Area and Site Coverage**

- |    |   |                   |
|----|---|-------------------|
| a. | <u>Garden Suite floor area</u> (maximum)                  | 37 m <sup>2</sup> |
| b. | <u>Rear yard lot coverage</u> for all buildings (maximum) | 25%               |

**1.108.4 Garden Suite Setbacks, Height and Building Separation**

- |    |   |       |
|----|---|-------|
| a. | <u>Rear Yard Setback</u> (minimum)  | 0.6m  |
| b. | <u>Side yard setback</u> from interior lot lines (minimum)  | 0.6 m |
| c. | <u>Side yard setback</u> on a flanking <u>street</u> for a corner lot (minimum)<br>3.5 m or the minimum <u>front yard setback</u> of the adjoining lots whichever is the greater,<br>when the adjoining lot shares a common lot line other than a rear lot line |       |
| d. | Separation space between a <u>garden suite</u> and<br>a <u>single family dwelling</u> (minimum)   | 2.4 m |
| e. | <u>Garden suite height</u> (maximum)  | 3.5 m |

**1.108.5 Parking**

Off-street parking is not required for the garden suite, provided that Schedule "C" requirements are satisfied for the single family dwelling.