

PART 1.113 – R1-B-GS2 ZONE, SINGLE FAMILY DWELLING WITH GARDEN SUITE FOR PLUS SITES DISTRICT

1.113.1 Permitted Uses in this Zone

- 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. Garage sales limited to no more than 2 in any year
- e. Accessory buildings subject to the regulations in Schedule “F”

1.113.2 Location of Garden Suite

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

1.113.3 Garden Suite Floor Area and Site Area

- a. Floor area, of all floor levels combined (maximum) 56m²
- b. A garden suite may not be erected, used or maintained on a lot having a site area less than 557 m²

1.113.4 Garden Suite Height, Storeys, Roof Decks

- a. Building height (maximum) 5.5m in height
- b. Storeys (maximum) One and a half storey
- c. Roof deck Not permitted

1.113.5 Garden Suite Setbacks

- a. Rear yard setback (minimum) 0.6m
- b. Side yard setback from interior lot line (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 lot 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

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1.113.6 Site Coverage

- a. Rear yard site coverage for all buildings (maximum) 25%

1.113.7 Garden Suite Parking

- a. No off-street parking is required for the garden suite