

PART 1.119 – R1-B-GS3 ZONE, SINGLE FAMILY DWELLING WITH A GARDEN SUITE DALLAS ROAD DISTRICT

1.119.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

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

1.119.2 Location of the Garden Suite

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

1.119.3 Floor Area

- a. Total floor area of garden suite (maximum) 60m²

1.119.4 Garden Suite Height, Storeys, Roof Decks

- a. Building height (maximum) 4m
- b. Storeys (maximum) 1
- c. Roof Deck not permitted

1.119.5 Garden Suite Setbacks

- a. Rear yard setback (north) (minimum) 0.9m
- b. Side yard setback (east) (minimum) 4m
- c. Side yard setback (west) (minimum) 1.6m
- d. Separation distance between a garden suite and a single family dwelling (minimum) 11m

1.119.6 Site Coverage

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

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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1.119.7 Garden Suite Parking

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