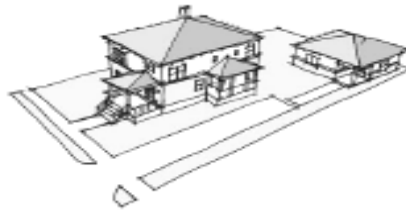


Adopted regulations for a Detached Garden Suite use

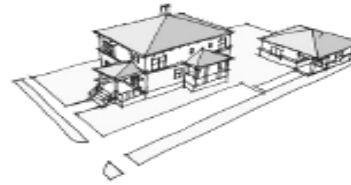


Definition:

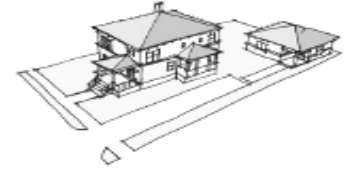


A self-contained dwelling unit, accessory to, subordinate and detached from a one family residential use, limited to one dwelling unit on the same lot, located within the rear yard”.

ADOPTED REGULATIONS:

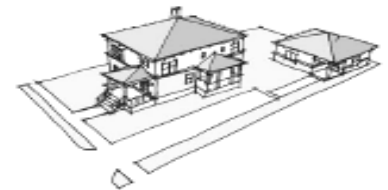


- 1) Limited to one unit per residential or agriculture zoned lot;
- 2) Lot size: DGS permitted on a lot with a minimum area of 557m² (potential zones include 8 residential and 4 agricultural zones);
- 3) Location: DGS permitted within the rear yard;
- 4) Form: DGS permitted in a cottage form (ground floor only) for properties less than 1 acre; Permitted above an accessory residential or parking structure on properties 1 acre or more or on properties with a lane access. Not permitted in basement form;



- 5) Occupancy: Owner occupation required on site;
- 6) Parking Covenant: Registration of a parking covenant required;
- 7) Multiple uses: DGS-not permitted where any one of the following uses exist on the same lot: Secondary Suite use, Temporary Residential use, Temporary Tourist use, Boarding use or Accessory Employee Residential use;
- 8) Single owner: Must not be strata-titled or subdivided;

- 9) Lots not on Municipal Services: Verification from a Certified Professional confirming adequacy of septic capacity, water quantity and potability required;
- 10) Flood Plain: Not permitted in flood plain area unless the finished floor elevation is above the established minimum flood construction level;
- 11) Additional service upgrade fees: DGS Permitted upon payment for any service upgrades indicated necessary, prior to issuance of a BP;
- 12) Access- unobstructed pathway: At least a 1.5 m wide unobstructed pathway is required between the and the Detached Garden Suite;



13) Size of the Detached Garden Suite: Gross Floor Area of not less than 37m² and not more than 90m² or 10 % of the lot area, whichever is less,

Some graphic examples:

A) One Bedroom unit of
37 m² (400 ft²) area



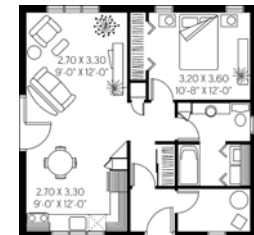
C) One Bedroom unit of 62 m² (665 ft²) area
(portable kind with a 25 year life-span)



B) One Bedroom unit of
45 m² (484 ft²) area



D) One Bedroom with den unit of
73 m² (785 ft²) area





14) Private outdoor space: A minimum of 25% of the Gross Floor Area of the Detached Garden Suite as private outdoor space is required;

15) Property in the ALR: requires approval from the Agricultural Land Commission;

16) Property in ESA: wherever relevant an Environmental DP will apply;

17) Height of a Detached Garden Suite: Maximum height of a DGS must not exceed;

(a) 4.5 m nor one storey, whichever is less for lots less than 1 acre, except;

- 6.0 m for lots zoned RS-2 (min. lot size 1 acre) and RS-3 (min. lot size 2 acres)
- 4.5 m (one storey) or 6.0 m (if above an accessory residential or parking structure) for lots with a lane access;

(b) 6.0 m nor two storeys, which ever is less for lots 1 acre or more, except;

- 7.5 m for lots zoned agricultural (A-1, A-2, A-3 and A-4)

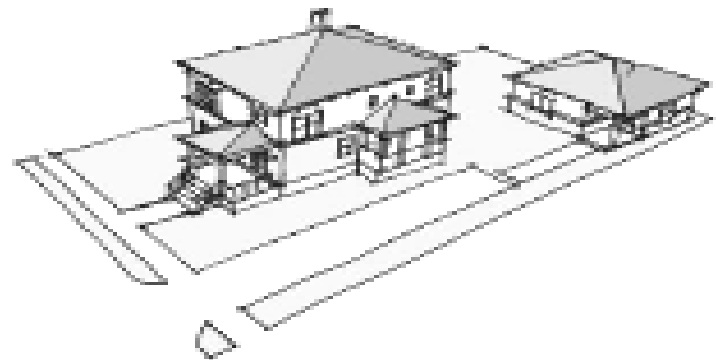
18) Siting of a Detached Garden Suite: must comply with the following:

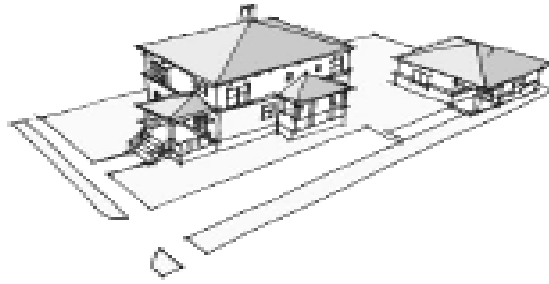
- (a) 2.4 m minimum separating distance from the main house;
- (b) 2.4 m minimum rear yard setback of the unit, except;
 - 7.5 m for lots zoned agricultural (A-1, A-2, A-3 and A-4),
 - 1.5 m for lots for properties with lane access where a unit is built above an accessory residential or parking structure,
- (c) 1.5 m minimum interior side yard setback;
- (d) 3.0 m minimum exterior side yard setback;

Other approved Amendments include:

- Adding three new definitions (Detached Garden Suite use, Rear Yard and Ground Level) to MR Zoning Bylaw;
- Adding requirement of one parking space per unit which cannot be tandem to the MR Off-Street Parking and Loading Bylaw;
- Adding requirement of additional utility fee of 2.0 times for sewer and 1.5 times for water to MR Sewer and Water Rate Bylaws;
- Adding requirement of additional payment of an annual curb side collection charge of \$28.03 per unit to the MR Recycling Charges Bylaw;
- Including ticketing for unlawful Detached Garden Suite of \$ 200 (per day) in the MR Ticket Information System Utilization Bylaw;
- Other Fees: Fee schedule is being amended to include an application fee of \$250 for any conversions or upgrades of existing detached accessory or parking structures;

All the bylaws to allow Detached Garden Suite use were given final reading at the Council meeting on November 04, 2008 and we are in the process of preparing a series of handouts, checklists and accompanying material to simplify the application process for the applicants.





Thank you !

Concluding comments.....
Questions ?