

Section 46 Garage Suites

- 46.1 A garage suite may only be developed on a lot with a minimum lot width of 12.2m.
- 46.2 Only one (1) garage suite may be developed in conjunction with a principal dwelling.
- 46.3 Garage Suite neighbourhood distribution will be limited based on allowing no more than a maximum of three (3) Garage Suites and/or Secondary Suites within a 50m radius surrounding and including the proposed property, and no more than two (2) Garage Suites or Secondary Suites in a row will be permitted. A proposed Garage Suite or Secondary Suite will not be permitted if it renders an approved Garage Suite or Secondary Suite a non-conforming use based on this limit. The 50m radius will be measured from any part of the property boundary. The 50m radius will also be measured from any Garage Suite or Secondary Suite that falls within the 50m radius of the subject property to determine whether the proposed development would render an existing one non-conforming. All lots contained wholly or in part within the 50m radius will be included in this calculation.

(Bylaw C-1260-119 - April 20, 2020)

- 46.4 A garage suite shall have a maximum of two (2) bedrooms.
- 46.5 One (1) on-site parking space shall be provided for each bedroom contained in a garage suite in addition to the parking requirements for the principal dwelling pursuant to Part Nine of this Bylaw.
- 46.6 Parking stalls for the garage suite shall be available for the exclusive and unrestricted use of the occupant(s) of the garage suite.
- 46.7 Locating garage suite parking stalls in tandem with the parking stalls required for the principal dwelling is not permitted. However, if multiple parking stalls are required for the garage suite, these can be arranged in a tandem parking configuration.
- 46.8 The floor area of a garage suite including mechanical rooms shall be no less than 30m² and no more than the floor area of the garage.
- 46.9 A lot with a single detached dwelling shall only be permitted to have one (1) of the following:
- a. A garage suite;
 - b. A secondary suite; or
 - c. A Home Business.

(Bylaw C-1260-59 - September 6, 2016)

- 46.10 The garage suite shall not be separated from the principal dwelling through a condominium conversion or subdivision.
- 46.11 The maximum height for a garage containing a garage suite is the maximum height allowed for a single detached dwelling in the district.
- 46.12 The minimum side yard for a garage containing a garage suite shall be:
- a. For that portion of a detached garage that contains a garage suite, the same as that for the principal dwelling; and
 - b. On a corner lot where a garage containing a garage suite abuts a flanking public roadway, other than a lane, the required side yard shall not be less than that provided for the principal structure.
- 46.13 The minimum distance between a detached garage containing a garage suite and the principal dwelling on the same site shall be 2.4m.
- 46.14 Windows contained within the garage suite portion of the detached garage shall be placed and sized such that they minimize overlooking into yards and windows of abutting properties through one (1) or more of the following:
- a. Off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a garage suite window on an abutting site;

- b. Strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - c. Placing larger windows such as living room windows, to face a lane, a flanking road, or the larger of any side yard abutting another property.
- 46.15 No decks or balconies on garage suite roofs shall be allowed.
- 46.16 Where garage suites are discretionary within the applicable district, the Development Authority may exercise discretion in considering a garage suite having regard to:
- a. Compatibility of the garage suite with the siting, grade elevations, height, roof slopes, building types and materials characteristic of surrounding low density ground-oriented housing and development;
 - b. The effect on the privacy of adjacent properties; and
 - c. Any policies or guidelines for garage suites contained in a Statutory Plan for the area.
- 46.17 A garage suite in existence prior to July 13, 2015, which does not have a valid Development Permit, is exempt from the provisions in Section 46.3, provided that the owner obtains a Development Permit and all other necessary permits and approvals in respect of the garage suite prior to July 13, 2017.
- 46.18 Applicants must prove to the satisfaction of the Development Authority that a secondary suite existed prior to July 13, 2015. Methods of verification may include the following:
- a. Past rent cheques or lease agreements;
 - b. Utility bills for both units;
 - c. Assessment roll information; or
 - d. Past real estate listings.
- 46.19 Where the locations of garage suites and/or secondary suites have been approved in an adopted Outline Plan in accordance with the criteria in Section 46.3, Development Permits issued for garage suites and/or secondary suites through this Bylaw shall be consistent with those locations shown in the adopted Outline Plan.

(Bylaw C-1260-40 - July 13, 2015)