

## **GARDEN SUITES**

### **SUMMARY ZONING BY-LAW REGULATIONS**

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#### **DEFINITION**

**A garden suite** is a detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

#### **GENERAL REGULATIONS ON GARDEN SUITES (SECTION 6.25)**

No garden suite shall be erected or used except in conformity with the following regulations:

- 6.25.1 A garden suite is only permitted where a site-specific, temporary zoning by-law allows one.
- 6.25.2 The Township may require the owner of the Garden Suite or any other persons to enter into an agreement with the Township dealing with matters related to the temporary use of the Garden Suite as the Township considers necessary including:
  - i. The installation, maintenance and removal of the Garden Suite;
  - ii. The period of occupancy of the Garden Suite by any of the persons named in the agreement; and
  - iii. The monetary or other form of security that the Township may require for actual or potential costs to the Township related to the Garden Suite.
- 6.25.3 A maximum of one (1) Garden Suite may be permitted per lot.
- 6.25.4 A Garden Suite shall only be permitted within a zone in association with a single-detached dwelling.
- 6.25.5 A Garden Suite cannot be severed from the lot containing the principal dwelling.
- 6.25.6 A Garden Suite must be connected to municipal services where such services are available. However, where municipal services are not available, a Garden Suite may be connected to private services subject to approval.
- 6.25.7 The size of the Garden Suite must:
  - i. not be greater in size than 40% of the footprint of the principal dwelling unit or 110 m<sup>2</sup> (1,184 ft<sup>2</sup>), whichever is lesser;

- ii. not exceed a lot coverage of 40% of the rear yard; and
- iii. not exceed the height of the principal dwelling, and in no case shall be more than 3.6 m (11.8 ft) in height except for a coach house with a flat roof, which has a maximum building height of 3.2 m (10.5 ft).

6.25.8 A basement is not permitted.

6.25.9 A Garden Suite is only permitted in the rear yard.

6.25.10 A Garden Suite cannot be within 4 m (13 ft) of any building on an adjoining lot and cannot be within 1.5 m (4.9 feet) from any interior or rear lot line. A Garden Suite may not be permitted within any building lines established by this By-law.

6.25.11 A Garden Suite shall not be permitted in an area regulated by the Grand River Conservation Authority unless a permit is obtained. A Garden Suite shall not be permitted within a Core Environmental Feature as identified in the Township of North Dumfries Official Plan.

6.25.12 Where a Garden Suite is located on a lot, neither a Secondary Dwelling Unit, Coach House, nor any rooming units such as a bed and breakfast or group home are permitted on that lot.