

**5.13 Garage Suites and Garden Suites**

- 5.13.1 A Garage Suite shall only be developed as an integral part of a detached Garage which faces a Lane where the Principal Building is a Single-detached Dwelling.
- 5.13.2 A Garden Suite shall only be developed where located adjacent to a Lane and where the Principal Building is a Single-detached Dwelling.
- 5.13.3 A Garage Suite or Garden has cooking facilities, food preparation, and sleeping and sanitary facilities which are separate from those of the principal Dwelling. A Garage Suite or Garden Suite has an entrance separate from the vehicle entrance to a Garage and from the principal Dwelling.
- 5.13.4 Only one of a Garage Suite, Garden Suite or Secondary Suite, may be developed in conjunction with a Principal Building on a Site
- 5.13.5 A Garage Suite or Garden Suite shall not be developed in conjunction with a Group Home or Home Based Business.
- 5.13.6 A Garage Suite or Garden Suite shall be developed in accordance with Table 5.13.6.

<b>Table 5.13.6</b>		<b>Garage Suite</b>	<b>Garden Suite</b>
i.	Minimum Site Area (m <sup>2</sup> )	386	386
ii.	Minimum Site Width (m)	9.75	9.75
iii.	Maximum Height (m)	6.5 m and shall not exceed the Height of the Principal Dwelling.	4.5

- 5.13.7 The minimum Side Yard shall be:
  - i. For that portion of a detached Garage that contains a Garage Suite, the same as that for the Principal Building in the applicable District.
  - ii. For a Garden Suite, the same as that for the Principal Building in the applicable District.
  - iii. On a Corner Site where a Garage Suite or Garden Suite abut a flanking Road, the minimum Road Side Yard shall not be less than that provided for the Principal Building.
- 5.13.8 The minimum distance between a detached Garage containing a Garage Suite, or Garden Suite, and the Principal Building on the same Site shall be 4.0 m.
- 5.13.9 Windows contained within the Garage Suite portion of the detached Garage shall be

placed and sized such that they minimize overlook into Yards and windows of Abutting properties through one or more of the following measures, including but not limited to, placing larger windows to face an alley, a flanking Road, or the larger of any Side Yard Abutting another property, or limiting direct views of Abutting Rear or Side Yards.

5.13.10 Balconies shall be permitted as part of a Garage Suite only where the Balcony faces the Lane or a flanking Road and shall be provided in accordance with Section 4.16.

5.13.11 Garage Suite or Garden Suites shall be constructed with similar exterior finish materials that complement those of the Principal Building.

5.13.12 No decks shall be permitted on the roof of a Garage Suite or a Garden Suite

5.13.13 Parking stalls shall be provided in accordance with Table 4.15.6.