

What kind of lot do I need to have?

Garden suites are permitted in most residential areas, as well as the CM1, CM2 and AG zones.

Garden suites are only permitted where the principal use is single detached housing, and are not permitted where a living suite or garden suite has already been developed. Minimum lot size for a garden suite is 555 m², unless there is rear lane access. These regulations do not apply to the RD zone (downtown residential).

How big can my garden suite be?

Garden suites can be up to 7 m (22'9") tall in urban residential areas, and 8 m (26'2") tall in country residential areas. Height is measured from the average grade to the peak of the roof.

Garden suites can have a maximum gross floor area of 100 m² (1076 ft²), except in the RC1 zone where the maximum is 150 m² (1615 ft²).

What other regulations are there?

Garden suites are subject to the minimum setback regulations for a principal structure in the zone which they are located.

Garden suites must be located in the rear yard, except in the RC1 and RC2 zones where they may also be located in the front and side yards.

In addition, garden suites must be located at least 3 m from the principal building.

Setback Summary*	RC1/RC2	RCS	RCS2	RCS3	RD	RS/RS2	CM1/CM2
Front Yard Setback	6 m	-	-	-	-	-	0
Min. Side Yard Setback	6 m	1.5 m	1.5 m	3 m 1.5 m	1.5 m	3 m 1.5 m	0
Min. Rear Yard Setback	6 m	11 m	3 m	3 m	3 m	3 m	0
Min. Distance from House	3 m	3 m	3 m	3 m	3 m	3 m	3 m

* Corner lot setbacks may vary.

In some cases, side and rear yard setbacks may be reduced where a lot has lane access. For garden suites under 4.5m in height, one side yard setback may be relaxed to 0.6 m at the discretion of a Development Officer

Garden suites must be constructed to the standards for any other residential construction as specified in the Building & Plumbing Bylaw, National Building Code, and National Fire Code.

Garden suites must be developed in a manner that is visually compatible with the principal building. Mobile homes may only be used as garden suites in country residential areas.

Can I convert an accessory structure (e.g. shop, garage) to a garden suite?

An accessory structure may be converted to a garden suite, provided all required setbacks can be met. In urban residential areas, garden suites located on the second storey of an accessory structure are limited to 60m² gross floor area.

The structure is required meet all current Building Code standards prior to use as a suite.

How can I service my garden suite?

In urban areas, garden suites must be connected to City water and sewer through the principal structure. In country residential areas, garden suites may be connected to the existing septic field and well, provided permission is granted from Yukon Environmental Health Services Branch. Otherwise, a new system may be required.

What will my suite's address be?

In most cases, a standard suite address will need to be used (e.g. Suite #2, 100 Main Street). However, depending upon the configuration of the suite on the property, it may be possible to have a numbered street address that is different from that of the principal structure.

What permits do I need?

A Development Permit and Building Permit are required. Please consult with a Development Officer and/or Building Inspector for application requirements.

Additionally, if you live in a country residential area, you may also require a permit of approval from Yukon Environmental Health Services for connection to your septic field.

What additional costs can I expect?

- \$25 Development Permit;
- Building Permit fee based on estimated value of construction;
- Development Cost Charge of \$2185 (urban areas) or \$1040 (country residential) for the provision of a new housing unit;
- Increased property taxes resulting from a higher property assessment;
- Higher utility bill – having an additional suite means that your sewer/water is charged at a different rate;
- A new mailbox at Canada Post “superboxes” located in some neighbourhoods; and
- If you wish to have separate electrical billing for your suite, Yukon Electrical may alter the overall rate you pay for power.