

## What kind of lot do I need to have?

Garden suites are permitted on lots that are zoned RC1, RC2, RD, RS, RCS, RCS2, or CM1. A Garden Suite can only be permitted on a lot with an area of at least 555 m<sup>2</sup> or can be permitted on a lot that is less than 555 m<sup>2</sup> if there is rear lane access.

The principal use on the lot must be single detached housing without an existing secondary suite (garden or living suite). In the RD zone (downtown residential) garden suites may be permitted where the principal use is duplex housing.

## How big can my garden suite be?

Garden suites can be up to 7 m (22'9") tall in urban residential and commercial 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 must have an interior floor area no greater than 100 m<sup>2</sup> (1076 ft<sup>2</sup>), except in the RC1 zone where the maximum gross floor area is 150 m<sup>2</sup> (1615 ft<sup>2</sup>). If the suite is in an urban residential or commercial area and is located on a second storey, the gross floor area of the second storey is limited to 60 m<sup>2</sup>.

## What other restrictions are there?

Garden suites are not permitted in the same way as 'accessory structures', such as sheds or detached garages, which are allowed to go closer to property lines than the principal residence. They must be located at least 3 m from the principal building and meet the setback regulations that apply to any principal structure:

Setback Summary	Country Residential		Urban Residential				
	RC1	RC2	RCS	RCS2	RD	RS	CM1
Front Yard Setback	6 m	6 m	min. 4 m max. 8 m	min. 3 m max. 9 m	2 m	6 m	0
Min. Side Yard Setback	6 m	6 m*	1.5 m	1.5 m	1.5 m	3 m** 1.5 m	0
Min. Rear Yard Setback***	6 m	6 m	11 m	3 m	3 m	3 m	0
Min. Distance from House or Duplex	3 m	3 m	3 m	3 m	3 m	3 m	3 m

Corner lot setbacks may vary.

\*Unless the lot is less than 0.5 ha in size, in which case this is reduced to 3 m.

\*\*Unless the lot has lane access, in which case this is reduced to 1.5 m.

\*\*\*Minimum rear yard setback for garden suites with lane access is 0.6 m.

Garden suites must be designed, sited, constructed, finished, and sided in a manner that is visually compatible with the principal building. Mobile homes may only be used as garden suites in country residential areas.

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.

## **What else do I need to provide?**

At least one additional off-street parking space must be provided that is designated for the use of the garden suite. Also, you need to provide a private or shared outdoor amenity space (e.g. grass, patios, deck, etc) that is accessible to the garden suite. This amenity area must measure at least 10% of the floor area of the garden 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. Applications must include:

- a suite floor plan;
- a site plan showing the location of the garden suite and other relevant details (amenity areas, parking location, setback distances, etc.); and
- an elevation drawing showing a profile of the garden suite (e.g. showing siding style, roof pitch, etc.).

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

## **I already have a second dwelling on my property. What do I do now?**

If you wish to acquire City permits to legitimize the building you must be willing and able to meet current bylaws and building codes. You may otherwise be required to decommission the suite.

## **What additional costs might there be?**

A number of additional fees are potentially associated with garden suites. These include:

- \$25 Development Permit fee;
- Building Permit fee based on estimated value of construction;
- A one-time Development Cost Charge for the provision of a new housing unit (\$2100 in urban areas; \$1000 in country residential areas);
- 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.