

Application for Development Permit: Form 3G – Information Table for Living Suites

City of Whitehorse
Zoning Bylaw
2012-20

| Development Description | Required Zone Standard | Proposed |
|---|---|---|
| <p>Living Suite: A separate, self-contained dwelling unit within a single detached house.</p> <p>Zone: An area of the City as defined in sections 9 to 13 of the Zoning Bylaw and outlined on the Zoning Maps in Schedule "A".</p> | <p>Living suites are permitted in the RC1, RC2, RCS, RCS2, RCS3, RD, RS, RS2, CM1, CM2 and AG zones.</p> <p>Living suites are only permitted where the principal use is single detached housing. This regulation does not apply to the RD zone.</p> | <p>Zoning Designation of Lot: _____</p> <p>What is the principal use of the property? _____</p> |
| <p>Garden Suite: A secondary dwelling unit that is detached from the principal dwelling.</p> | <p>A living suite is not permitted where a garden suite already exists, except:</p> <ul style="list-style-type: none"> - In the RD zone - Where the lot size meets the minimum as set out in the zone-specific regulations | <p>Is there an existing garden suite on the property?</p> <p>(Y/N) = _____</p> |
| <p>Lot Area: The total horizontal area within the lot lines of a property.</p> | <p>Living suites are only permitted where the lot area is at least 462 m², unless there is lane access.</p> | <p>Lot area = _____</p> <p>Lane Access (Y/N) = _____</p> |
| <p>Gross Floor Area: The sum of the horizontal areas of each storey of the suite measured from the exterior faces of the exterior walls. The gross floor area measurement excludes attached garages, attics, balconies, breezeways, carports, porches, and terraces.</p> | <p>The maximum gross floor area is 100 m², including basement floor area.</p> | <p>Gross floor area = _____</p> |
| <p>Parking: The typical dimensions of a parking space are: Width = 2.75 m, Length = 6.0 m, Vertical Clearance = 2.1 m.</p> | <p>A minimum of 1 space is required for the exclusive use of the living suite, in addition to the required parking for other uses on the site.</p> <p>The space must be hard-surfaced if the adjoining street or lane is hard-surfaced, except in the RC1, RC2, RS and RS2 zones.</p> | <p># of parking spaces provided = _____</p> <p>Will the parking space be hard-surfaced? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>Pedestrian Access to Street:</p> | <p>Living suites shall have unobstructed pedestrian access to a street frontage to the satisfaction of a Development Officer.</p> | <p>What is the type of material used for pedestrian access to the street?</p> <p><input type="checkbox"/> Concrete/asphalt <input type="checkbox"/> Paver stones/bricks <input type="checkbox"/> Wood <input type="checkbox"/> Packed gravel <input type="checkbox"/> Other (please specify): _____</p> |

please check each box to confirm you understand and agree to the following statements

- I hereby declare that all the information provided in this application for development and contained in the supporting documents are to the best of my belief true and correct in all respects.
- I hereby acknowledge that all the information provided is considered public information and available for public viewing and distribution
- I understand that development of a suite will result in additional sewer and water, and curbside waste collection fees, in accordance with the City of Whitehorse Fees and Charges Bylaw. It may also result in an increased property assessment value.
- I understand that a suite is intended for residential use and is not permitted to be used for short term rentals (i.e. for terms of less than 30 days).

Signature of Applicant: _____ Print Name: _____ Date : _____

Applicant Checklist - Ensure the following has been included in your living suite application:

- Form 1A** – contact information and owner authorization
- Form 3G** – living suite information table
- Form 5A** – application for Development Incentive (if applicable)
- Site plan** showing the location of the parking space(s), walkways, entrance to the suite, etc. relative to property lines, principal dwelling and other improvements (refer to site plan example)
- Floor plan(s)** showing the layout of the proposed living suite, drawn to scale in metric units, with dimensions
- Development Permit application fee** (\$175)