

Garden Suite Development

A garden suite is a separate dwelling in a building that is not attached to the principal residence.

Requirements:

- ▶ Garden suites are permitted in most residential zones, regardless of lot size or dwelling configuration (e.g., RCI, RC2, RCS, RCS2, RCS3, RCT, RD, RR, RS, RS2).
- ▶ The maximum gross floor area for a garden suite is 100 m², except in RCI, where it is 150 m².
- ▶ A Development Permit is required from applicants. You must submit a floor plan that outlines the proposed layout of the garden suite, elevation drawings, and a site plan showing parking and new addresses. Additionally, you must complete Form 1A and Form 3H, which can be found at www.whitehorse.ca/developmentforms.
- ▶ A Building Permit is required to ensure construction is to the standards of the Building and Plumbing Bylaw and the National Building Code. Application forms are available at www.whitehorse.ca/building.
- ▶ Additional requirements may be requested by development officers.

Site Restrictions:

- ▶ There is a maximum of four dwellings permissible on all urban single residential lots.
- ▶ Where setback requirements can be met, garden suites are allowed in the front, side, and back yards.
- ▶ The parking requirement is calculated at one parking space per two suites, rounded to the nearest whole number. This means this means you need to provide one parking space for the first suite (in addition to one for the principal residence), but you are not required to provide one for the second suite.
- ▶ Parking spots must be at least 4.9 m in length, 2.75 m in width, and have a minimum area of 16.5 m².
- ▶ Front yard setback for parking spaces in front driveways is 1.0 m in residential zones.
- ▶ All Zoning Bylaw and Building Codes standards apply.

Regulations:

- ▶ Must be located on the same lot as the principal structure (i.e., cannot be subdivided).
- ▶ Must have unobstructed pedestrian access to a street frontage.

Costs:

- ▶ \$175 Development Permit fee.
- ▶ Building Permit (\$150 flat fee + 5.67 per m²).
- ▶ Development Cost Charge of \$2,185 in urban areas or \$1,040 for country residential. This fee may be waived through the incentive program (see below).
- ▶ Increased property taxes resulting from higher value on your property assessment as assessed by YG.
- ▶ Additional sewer/water and waste collection fees; one fee per dwelling.
- ▶ Registering a new mailbox with Canada Post and/or installing a new electrical meter with ATCO.

Incentives

- ▶ You may apply for a City incentive to waive the Development Cost Charge within the Urban Containment Boundary (Map 3 of the Official Community Plan found online at https://www.whitehorse.ca/whitehorse_project/official-community-plan/).
- ▶ You may also qualify for the Yukon Housing Municipal Matching Grant of up to \$10,000.

Frequently asked questions about garden suites

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 the siting and dimensions of the structure comply with all zoning regulations and it meets the standards of the Building and Plumbing Bylaw and the National Building Code.

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 be the suite's address be?

The City recommends using the street address plus the suffix 'B' for the suite address (e.g., 100 B Main Street). If you wish to have mail delivered separately to the suite, you must submit a request to Canada Post.

GARDEN SUITE SETBACK SUMMARY*:

Zone	RC1/RC2	RCS	RCS2, RCS3, RD	RS/RS2	CM1/CM2
Front Yard Setback	6.0 m	-	-	-	-
Side Yard Setback	6.0 m	1.5 m [†]	1.5 m [†]	1.5 m [†]	0 m
Rear Yard Setback	6.0 m	3 m [‡]	3.0 m [‡]	3.0 m [‡]	0 m

*Corner lot setbacks may vary - refer to the Zoning Bylaw for corner lot setbacks

†One side setback may be reduced to 0.6 m for garden suites under 4.5 m in height

‡Rear setback may be reduced to 0.6 m where there is lane access or the property backs onto a public right-of-way or publicly-owned land such as greenbelts, parks, schools etc.

Helpful Links

- ▶ Whitehorse zoning bylaw: <https://www.whitehorse.ca/wp-content/uploads/2022/06/2012-20-Zoning-Bylaw-2012-20.pdf>
- ▶ National Building Code of Canada 2020: <https://doi.org/10.4224/w324-hv93>
- ▶ Canada Post Community Mailboxes: <https://www.canadapost-postescanada.ca/cpc/en/personal/mailboxes-and-lockers/community-mailboxes.page>
- ▶ ATCO Service Connections & Changes: <https://www.atcoelectricityukon.com/en-ca/our-services/new-connections-changes.html>

Still have questions?

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