

## BYLAW 04/11

### A BYLAW OF THE TOWN OF REGINA BEACH TO AMEND BYLAW NO 11/2005 BEING THE ZONING BYLAW

The Council of the Town of Regina Beach, in the Province of Saskatchewan enacts to amend Bylaw No. 11/2005 as follows.

**1. Adding a new Definition**

Dwelling, Garden/Garage Suite – a discretionary accessory unit built over a detached garage or as a stand alone unit, consisting of one or more habitable rooms intended for living and sleeping purposes by one or more persons. A unit can be placed in the rear or side yard of a lot which houses a single family dwelling only. The unit may consist of separate sleeping, living, cooking and toilet facilities. The construction of a unit will comply with all necessary zoning and building bylaws. A unit is not to be used as a rental facility. See Section 10.

**2. Adding new subsections**

**Section 9.1.2**

(12) Garden/Garage Suites

**Section 9.3B Discretionary Uses**

(11) Garden/Garage Suites

**3. Adding new section**

**10. Dwelling, Garden/Garage Suite**

1. Garden and garage suites may be allowed as a discretionary use in R1 and R4 zoning districts only.
2. Garden and garage suites will be considered accessory to the principal permitted dwelling.
3. Only one accessory building will be allowed per site. Therefore no more than one garden suite, garage suite, or secondary suite shall be permitted as an accessory use to a one unit dwelling on any given site. This means that there cannot be a detached garage and a garden suite on the same site.
4. Garden and garage suites must meet all requirements of Section 9.1.4 and 9.3B regulations of the Zoning Bylaw, and in addition:
  - a) Secondary suites shall have no more than 2 bedrooms;
  - b) No more than 3 people shall occupy a secondary suite;
  - c) Secondary suites shall have a maximum size of 65 m<sup>2</sup> (702 ft<sup>2</sup>).
  - d) Minimum setbacks from property lines;

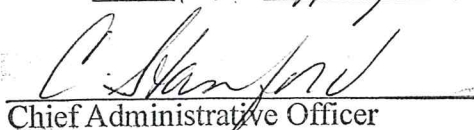
- e) Maximum site coverage (generally 40 %) and maximum backyard coverage (30% to 50% depending on site size);
- f) Accessory building foot print can not be larger than 54 m2 (583 ft2) or the footprint of the principle dwelling to a maximum footprint of 87 m2 (939 ft2), whichever is greater.
5. Garden and garage suites must meet all relevant building, plumbing and development codes and will be regulated by the Town's building permit and inspection process.
  6. Garage suites may be located on the second storey of a building where the main storey is used as a private garage.
  7. Garden and garage suites may be no higher than the principle dwelling.
  8. Basements are not permitted in garden or garage suites.
  9. A minimum of one on-site parking space must be provided for a garden or garage suite and one on-site parking space provided for the principle dwelling. (See sections 7.2 of the Zoning Bylaw for detailed parking requirements.)
  10. The garden or garage suite must be hooked up to the water and sewer service of the principle dwelling.
  11. Other services (electrical, natural gas, cable, telephone) may be connected either to the services of the principle dwelling or be separate services.
  12. Service cables including electrical, telephone and television are to be buried underground if underground servicing is the normal practice in the neighbourhood where the garden or garage suite is located.
  13. The location of a garden or garage suite and the site grading must allow for proper drainage of the site.
  14. The Town will not approve any condominium plan to provide separate title for a garden or garage suite.
  15. The garden or garage suit must not be used as a rental unit.

  
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Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

READ A THIRD TIME and adopted  
this 9th day of August, 2011.

Certified a true copy  
of Bylaw No. 41/2005 04/11  
passed by resolution of Council  
on the 9th day of August 2011.

  
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Chief Administrative Officer