

BYLAW NO. 07/2018

**A BYLAW OF THE TOWN OF REGINA BEACH
TO AMEND ZONING BYLAW 11/2005**

The Council of the Town of Regina Beach in the Province of Saskatchewan enacts to amend Bylaw 11/2005 as follows:

1. Section 9.4 RMH-Residential Mobile Home District, subsection 9.4.2 is amended by adding immediately after sub-subsection (7), the following new sub-subsection:

(8) Garden/Garage Suites

and by adding immediately after subsection 9.4.8, the following new subsection:

9.4.9 Development Standards for Garden/Garage Suites

- (1) Garden and garage suites may be allowed as a discretionary use in RMH zoning district;
- (2) Garden and garage suites will be considered accessory to the principal permitted dwelling;
- (3) Only one garden or garage suite shall be permitted as an accessory use to a one-unit dwelling on any given site;
- (4) Garden and garage suites must meet all requirements of section 9.4.4(1), and in addition:
 - (a) Maximum site coverage (generally 40%) and maximum backyard coverage (30% to 50% depending on site size);
 - (b) 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 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 neighborhood 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 to the municipal drainage system and so as not to affect any neighboring properties;
- (14) The garden or garage suite must not be used as a rental unit.

2. The bylaw shall come into force and take effect when adopted by Council.



W D Rempel

 Mayor

A Woolletts

 Chief Administrative Officer, Acting

Read a third time and adopted
 this 26th day of June, 2018.

A Woolletts

 Chief Administrative Officer, Acting

Certified a true copy
 of Bylaw No. 07/2018
 passed by resolution of Council
 on the 26 day of June 2018.

A Woolletts

 Chief Administrative Officer, Acting