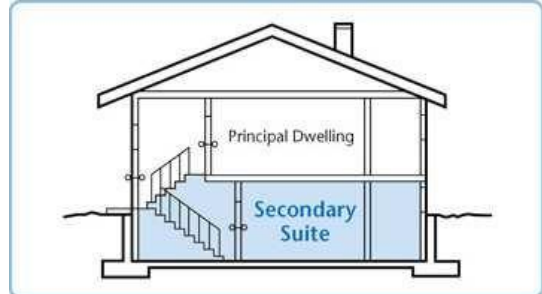
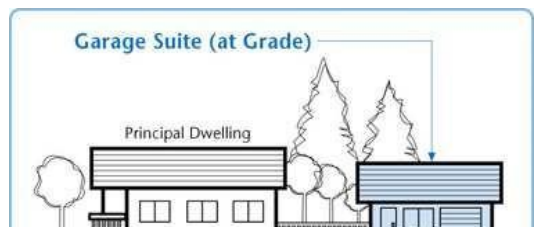
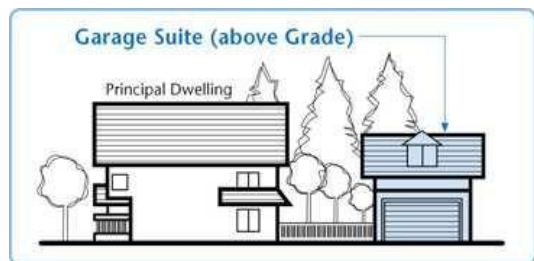


City of Edmonton Zoning Bylaw 12800 Secondary, Garage & Garden Suites:
Bylaw 15036 - Amended Use Class Definitions & Regulation Summary Tables
Revised April 23, 2013

Secondary Suite* means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Single Detached Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or Conversion of Basement space or above-grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Duplex Housing, Semi-detached Housing, or Apartment Housing, and does not include Garage Suites, Garden Suites, or Lodging Houses. (Amended by Bylaw 15953 November 13, 2012)



Garage Suite* means an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Secondary Suites or Garden Suites.



Garden Suite* means a single-storey Accessory Dwelling, which is located in a building separate from the principal Use which is Single Detached Housing. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use Class does not include Secondary Suites or Garage Suites.

***Note:** Secondary Suites are allowed only as Accessory Dwellings within a Single Detached Dwelling. Garage and Garden Suites are allowed only as Accessory Dwellings on a Site with a Single Detached Dwelling. Secondary, Garage and Garden Suites are not allowed as Accessory Dwellings to a

Semidetached (side-by-side duplex) or Row House (townhouse) Dwelling. Not more than one of a Secondary, Garage or Garden Suite are allowed in conjunction with a Single Detached Dwelling.

City of Edmonton Zoning Bylaw 12800: **Secondary, Garage and Garden Suites – Summary Tables**

Use Opportunity and Regulations as amended by Bylaws 14750 (Dec. 12, 2007) and 15036 (Feb. 2, 2009).

Regulations further amended by: Bylaw 16271 (March 18, 2013), Bylaw 15735 (June 20, 2011)

Table 1: Secondary Suites	
Land Use Zones by Use Opportunity (Permission¹)	
Zone	Permissions^{1*}
Low Density Residential Zones	* within Single Detached Housing only
RF1 Single Detached Residential	Permitted*
RF2 Low Density Infill	Permitted*
RF3 Small Scale Infill Development	Permitted*
RF4 Semi-detached Residential RF4t Terwillegar Semi-detached	Permitted*
RSL Residential Small Lot	Permitted*
RPL Planned Lot Residential RPLt Terwillegar Planned Lot Residential	Permitted*
GLD Griesbach Low Density Residential	Permitted*
GLG Griesbach Low Density with Garage Suites	Permitted*
TSDR Terwillegar Single Detached Residential	Permitted*
TSLR Terwillegar Small Lot Residential	Permitted*
CCLD Clareview Campus Low Density Residential	Permitted*
CCSF Clareview Campus Single Family Residential	Permitted*
RR Rural Residential	Permitted*
RMH Mobile Home	None
Medium to High Density Residential Zones	
RF5 Row Housing RF5g Griesbach Row Housing RF5t Terwillegar Row Housing	Discretionary*
RF6 Medium Density Multiple Family	Discretionary*

RA7 Low Rise Apartment RA7g Griesbach Low Rise Apartment	Discretionary*
RA8 Medium Rise Apartment	Discretionary*
RA9 High Rise Apartment	Discretionary*
HDR High Density Residential Zone (Downtown)	Discretionary*

Notes:

1. Permitted Uses will be approved by the Development Authority, provided that the Use meets all provisions of the Zoning Bylaw. No notification of adjacent landowners is required.

Discretionary Uses are Uses that *may* be approved by the Development Authority. They require notification of adjacent landowners and are subject to appeal by the applicant or affected party.

Table 2: Garage & Garden Suites			
Land Use Zones by Use Opportunity (Permission) and Location Criteria²			
Zone	Permissions^{1*} *only on a Site with Single Detached Housing	Location Criteria²	
		Garage Suite	Garden Suite
RF1 Single Detached Residential	Discretionary*	Yes ²	Yes ²
RF2 Low Density Infill	Discretionary*	Yes ²	Yes ²
RF3 Small Scale Infill Development	Discretionary*	Yes ²	Yes ²
RF4 Semi-detached Residential RF4t Terwillegar Semi-detached	Discretionary*	Yes ²	Yes ²
RSL Residential Small Lot	Discretionary*	Yes ²	Yes ²
RPL Planned Lot Residential RPLt Terwillegar Planned Lot Residential	Discretionary*	Yes ²	Yes ²
GLD Griesbach Low Density Residential	Discretionary*	Yes ²	Yes ²
GLG Griesbach Low Density with Garage Suites	Permitted* (Garage Suite) Discretionary* (Garden Suite)	None	Yes ²
TSDR Terwillegar Single Detached Residential	Discretionary*	None	Yes ²
TSLR Terwillegar Small Lot Residential	Discretionary*	None	Yes ²
RR Rural Residential	Discretionary*	None	None

RMH Mobile Home	None	N/A	N/A
Medium to High Density Residential Zones			
RF5 Row Housing RF5g Griesbach Row Housing RF5t Terwillegar Row Housing	Discretionary*	None	None
RF6 Medium Density Multiple Family	Discretionary*	None	None
RA7 Low Rise Apartment RA7g Griesbach Low Rise Apartment	Discretionary*	None	None
RA8 Medium Rise Apartment	Discretionary*	None	None
RA9 High Rise Apartment	Discretionary*	None	None
HDR High Density Residential Zone (Downtown)	Discretionary*	None	None

Notes: - see page 3 Notes: Table 2 GARAGE SUITES & GARDEN SUITES

1. Permitted and Discretionary Uses. See Note 1 under Table 1.
2. Location restrictions apply to Garage Suites and Garden Suites, depending on the zone.

The location restrictions include (see graphic below):

- a. on corner Sites (#4 on graphic); or
- b. on Sites fronting onto a service road (#2 on graphic); or
- c. Sites backing onto a lane adjacent to an arterial road that is separated from the lane by a landscaped boulevard (#3 on graphic); or
- d. Sites where a Side or Rear Lot Line abuts:
 - i) a Site in a Row Housing or Apartment Zone (#1 on graphic); or
 - ii) Community Services Zone (#5 on graphic); or
 - iii) any Site in a Zone where Public Parks are a Permitted Use (#6 on graphic); or
 is not separated from these Sites by a public roadway more than 10.0 m wide.

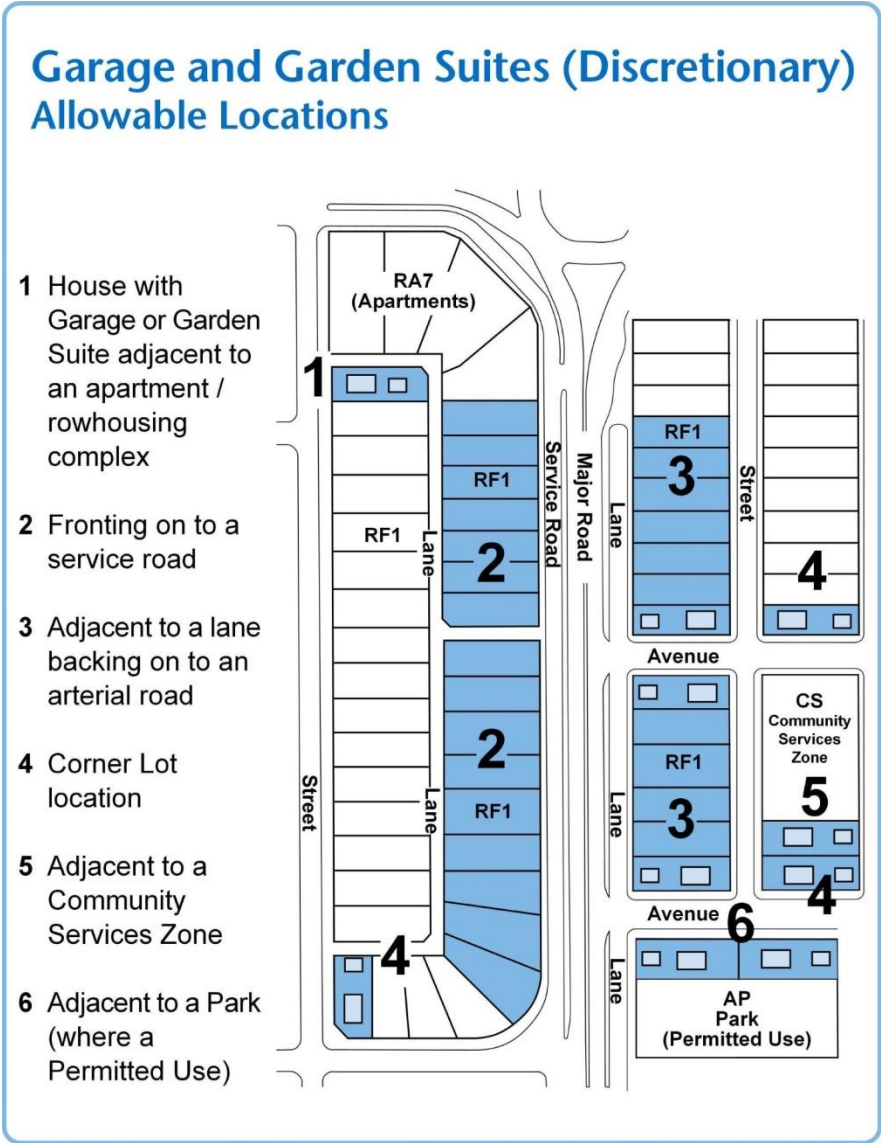


Table 3: Secondary, Garage And Garden Suites - Common Regulations	
Regulation or Definition	
Housing Type	Secondary Suites, Garage Suites and Garden Suites shall only be developed as Accessory Dwellings to Single Detached Housing (now allowed in conjunction with Semi-detached or Row Housing).
Condominium Conversion/Subdivision	Secondary Suites, Garage Suites and Garden Suites shall not be subject to separation from the principal Dwelling through condominium conversion or subdivision.



Parking – Number of Spaces	A minimum of 3 on-site parking spaces are required for sites with a Secondary, Garage or Garden Suite (i.e. 1 parking space per 2 sleeping units for the Suite, plus 2 parking spaces required for the primary Dwelling). Tandem parking is allowed for Secondary, Garage and Garden Suites
Maximum Number of Suites	Maximum of one Secondary Suite, Garage Suite, or Garden Suite, where they are a Permitted or Discretionary Use (on a lot with Single Detached Housing).
Other Uses	Secondary, Garage and Garden Suites shall not be developed in combination with Major Home Based Business Uses (except where an integral part of a Bed and Breakfast Operation as a Home Based Business) nor Group Homes or Limited Group Homes.
Density	Secondary Suites, Garage and Garden Suites shall not be included in the calculation of Dwelling unit Density in this Bylaw
Edmonton –Strathcona Joint Planning Study Area Overlay Restrictions (Section 822)	The Overlay includes restrictions for the development of Secondary Suites, and a prohibition of Garage and Garden Suites, within a 1.5 km buffer along the Edmonton-Strathcona County border that comprises the Edmonton portion of the Edmonton-Strathcona County Joint Planning area. The Use opportunity for Secondary Suites is restricted to cases where they were Discretionary or Permitted prior to Phase 1 (prior to Bylaw 14750, Dec. 12, 2007). Additional restrictions include restricted locations and larger Site size requirements. Additional restrictions apply to the following neighbourhoods: <p style="margin-left: 40px;">Gold Bar, Maple Ridge, Beverley Heights, Rundle Heights, and a portion of Horse Hill rural subdivision</p> See Zoning Bylaw Section 822 for details.
Unrelated Occupants	Maximum number of unrelated persons occupying a Secondary, Garage or Garden Suites is three.

Table 4. Secondary Suites Regulations	
Regulation or Definition	
Minimum Site Area	360 m2 Exception: (RR) Rural Residential: 1 ha (Zone minimum)
Suite Size	Minimum: 30 m2 Maximum: Basement: not more than the total floor area of the first Storey of the building. Suite on or above first floor: 40% of the principal Dwelling or 70 m ² whichever is less.



Entryway Location	<p>Secondary Suites must have separate entryway that is:</p> <ul style="list-style-type: none"> • at the side or rear of the Dwelling, or • through a separate entrance within a common landing (the only option for an entrance at the front of a building) (so as to appear as a Single Detached Dwelling)
Character – Single Detached Housing	A Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling

Table 5. Garage Suite and Garden Suites Regulations	
Common Regulations (Garage Suites and Garden Suites)	
Side Yards	Same as that for the principal Dwelling in the applicable Zone
Privacy	<p>Regulations require:</p> <ul style="list-style-type: none"> • Place larger windows to face the lane or flanking street (i.e., for corner lots). • Offset windows (in conjunction with placement of Accessory Buildings and landscaping) to limit overlook into neighbouring yards. • Limit Garage Suite (above Grade) balconies placement to those that face a lane or flanking street (does not apply to Garden Suites and at Grade Garage Suites). • Prohibit roof decks on top of Garage or Garden Suites • Consideration of potential effect on privacy of adjacent properties (where suites are discretionary)
Character	<ul style="list-style-type: none"> • Compatibility of design and siting with surrounding development (where suites are Discretionary)
Statutory Plan considerations	<ul style="list-style-type: none"> • Consistency with policies and guidelines as contained in any applicable Statutory plan (where suites are Discretionary)
Separation of Buildings	4.0 m minimum separation between a principal Dwelling and a Garage or Garden Suite

...continued

Table 5. Garage Suite And Garden Suites Regulations (continued)	
Specific Regulations	
Minimum Site Size	460 m ²
Garage Suite (above Grade)	Exceptions: TSLR (Terwillegar Towne): 412 m ² ; GLD & GLG (Griesbach): 370 m ² ; RR (Rural Residential): 1 ha (zone minimum)

Minimum Site Size	525 m ²
Garage Suite (at Grade) Garden Suite	Exceptions: RR (Rural Residential): 1 ha (zone minimum)
Minimum Site Width	15 m
Garden Suite Garage Suite (at Grade)	Exceptions: RR (Rural Residential): 30.5 m (mean) (zone minimum)
Suite Size	Minimum: 30 m ²
Garage Suite (above Grade)	Maximum: 60 m ² May be increased by up to 7.5 m ² only where additional amount is used for a Platform Structure associated with the Garage Suite
Suite Size	Minimum: 30 m ²
Garden Suite Garage Suite (at Grade)	Maximum: 50 m ² , excluding Garage portion of the building if a 1 st Storey (at Grade) Garage Suite. May be increased by up to 7.5 m ² only where additional amount is used for a Platform Structure associated with the Garage or Garden Suite.
Maximum Height	Sloped roof: 6.5 m, or the height of the principal Dwelling, <u>whichever is less</u> (4/12 [18.4°] slope or greater).
Garage Suite (above Grade)	Flat roof: 5.5 m, or the height of the principal Dwelling, <u>whichever is less</u> (less than 4/12 [18.4°] slope). Exceptions: Garage Suite (above Grade): TSLR, TSDR, GLG: 7.5 m
Maximum Height	4.3 m
Garden Suite Garage Suite (at Grade)	
Site Coverage	Maximum Site Coverage:
Garden Suite Garage Suite (at Grade)	a) where no detached Garage constructed on the Site: same as maximum for Accessory Building Site Coverage for the zone; b) only where <u>both</u> a detached Garage & a Garage Suite (at Grade) or Garden Suite are developed: Accessory Building Site Coverage may be increased to 18%, provided that the total Site Coverage does not exceed the maximum for the Zone.
Site Coverage	Standard regulations for Accessory Building Site Coverage for the zone apply
Garage Suite (above Grade)	