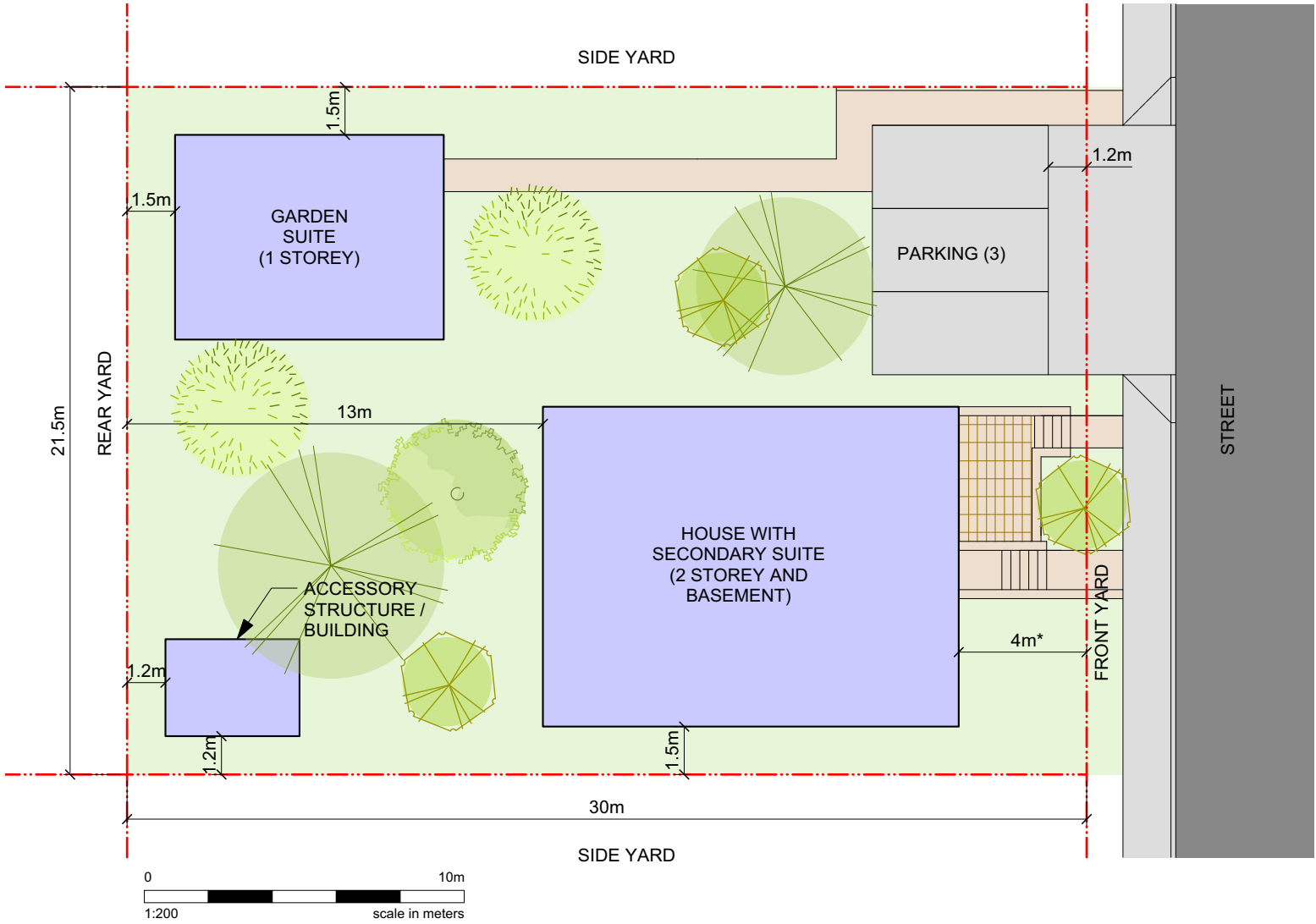
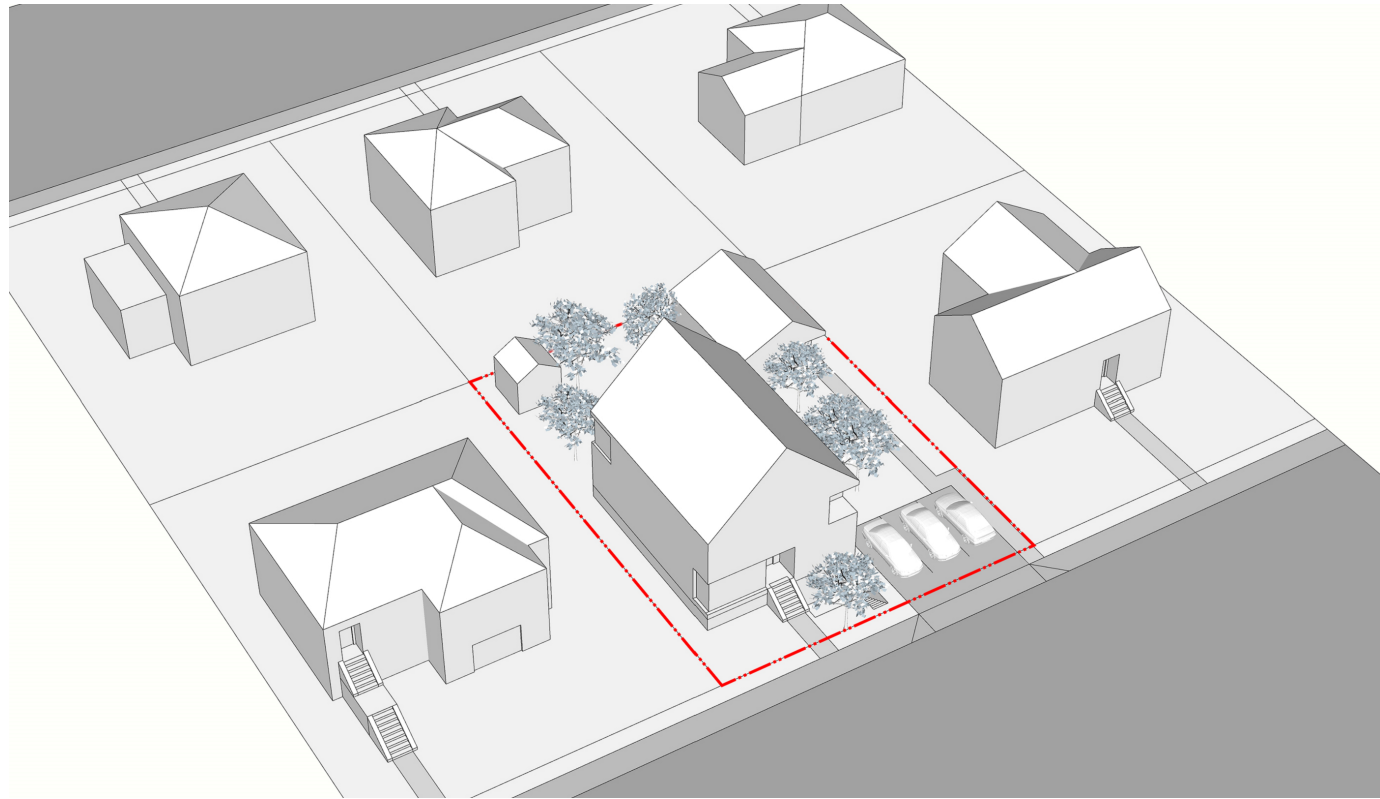


Single-Family Dwelling with Secondary Suite & Garden Suite



EXAMPLE: Zone R-1B: Detached Residential (Medium Lot)
See Schedule D: Garden Suite for Regulations

Property Size	645 m ²	
Lot Coverage & Impermeable Surface Coverage	Provided	Maximum Permitted
Lot Coverage	196 m ² (30%)	258 m ² (40%)
Impermeable Coverage	292 m ² (45%)	387 m ² (60%)
Note: The total rear yard lot coverage must not exceed 25%, including garden suite, all accessory buildings and structures.		
Dwelling Units		
# Dwelling Units	3	4 (See SSMUH Regulations in Schedule E of Zoning Bylaw No. 900, 2014)
Floor Area		
Detached Dwelling	260 m ²	325 m ²
Secondary Suite	130 m ²	N/A
Garden Suite	54 m ²	60 m ² (maximum)
Accessory Structure	13 m ²	60 m ² (maximum)
Parking Requirement		
Parking Stalls	1 per dwelling unit	1 per dwelling unit
Building Height		
Primary Building Height	7.5 m	7.5 m (maximum)
Garden Suite Height	3.5 m	3.5 m (maximum)
Accessory Building Height	4.5 m	4.5 m (maximum)
Primary Building Setbacks		
Front Yard	4 m (*variance required)	7.5 m
Rear Yard	13 m	6 m
Side Yard	1.5 m	1.5 m
Flanking Side Yard	N/A	4.5 m
Garden Suite Setbacks		
Building Separation Distance	3.7 m	2.4 m
Rear Yard	1.5 m	1.5 m
Side Yard	1.5 m	1.5 m
Flanking Side Yard	N/A	3.5 m



NOTE: LAYOUT IS FOR CONCEPTUAL USE ONLY, ALL ZONING BYLAW REGULATIONS STILL APPLY. REFER TO ZONING BYLAW NO. 900, 2014.