

TOWN OF LUMSDEN

BYLAW NO. 04 - 2019

A bylaw to amend Bylaw No. 15-2002, known as the Zoning Bylaw of the Town of Lumsden.

Under the authority granted by clause 46(3)(b) of *The Planning and Development Act, 2007*, SS 2007, c P-13.2, the Town of Lumsden in the Province of Saskatchewan, by and with the advice and consent of the Town of Lumsden Council, enacts amend Bylaw No. 15 - 2002 as follows:

1. **SECTION 2.0 DEFINITIONS** is amended by adding the following new definition for “**Garage Suite**”, immediately following the definition for “**Garage, Public**”:

“Garage Suite: A self-contained dwelling unit that is attached to a detached garage on a site on which the principal use is a single detached dwelling, and to which the suite is an accessory use. A garage suite will have a separate entrance than that of the vehicular access via a shared indoor landing or direct exterior entrance.”

2. **SUBSECTION 4.34 BARE LAND CONDOMINIUMS** is deleted and replaced with the following new Section:

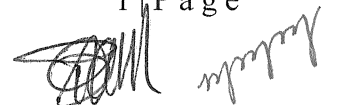
“4.34 Dwelling Groups

- (i) All parking areas, private garages or vehicular access to units or sites within a dwelling group should be from a roadway which is common property internal to the parcel.
- (ii) All dwelling groups shall have vehicular access to a public street from at least two points which are sufficiently separated to provide accessible ingress and egress in case of an emergency.
- (iii) The minimum required setback shall be measured from the closest main wall of a principal building to the relevant site line.
- (iv) All principal buildings shall be located at least 1.5 m from any other principal building in the dwelling group.”

3. **SECTION 4 GENERAL REGULATIONS** is amended by adding the following new Section:

“4.37 Garage Suites

- (i) Garage suites shall only be permitted on sites wherein the principal use is a single detached dwelling.
- (ii) No more than one secondary suite, accessory dwelling unit (garden suite) or garage suite shall be allowed per site.
- (iii) No more than two bedrooms are allowed for any garage suite.
- (iv) No more than two persons are to occupy a garage suite.
- (v) At all times, the garage suite or the principal dwelling shall be occupied by the owner of the lot on which the dwellings are situated on.
- (vi) Strata-titling is not permitted to accommodate garage suites.
- (vii) The garage suite shall be hooked up to the water and sewer service of the primary dwelling.
- (viii) Platform structures, including balconies, should be allowed only where the platform structure faces a lane or flanking roadway.
- (ix) Garage suites shall be connected to adjacent streets and laneways, through the site, via an internal, hard-surfaced, pedestrian walkway.
- (x) Windows contained within a garage suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties.
- (xi) The minimum distance between a detached garage containing a garage suite and the principal building on site shall be 4 m.



- (xii) Garages suites shall have the same minimum yard requirements as accessory buildings in the applicable zoning district that they are located in.
- (xiii) The maximum height of the garage suite shall be equal to the height of the principal dwelling on the site.
- (xiv) The maximum floor area for a garage suite shall not exceed the area of the principal building on the site.”

4. **SECTION 5.6 ESTATE RESIDENTIAL DISTRICT - RE, SUBSECTION 5.6.2 DISCRETIONARY USES,** is amended by adding the following new Sub-Subsection:

“(vi) garage suites”

5. **SECTION 5.7 RESIDENTIAL DISTRICT - R1, SUBSECTION 5.7.2 DISCRETIONARY USES,** is amended by adding the following new Sub-Subsection:

“(ix) garage suites”

6. **SECTION 5.8 RESIDENTIAL MULTIPLE DISTRICT - R2, SUBSECTION 5.8.2 DISCRETIONARY USES,** is amended by adding the following new Sub-Subsection:

“(ix) garage suites”


7. This Bylaw shall come into force on the day of adoption by the Town of Lumsden Council.

Readings

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| <i>Read a first time this</i> | <u>16th day of July, 2019.</u> |
| <i>Read a second time this</i> | <u>10th day of September, 2019.</u> |
| <i>Read a third time this</i> | <u>10th day of September, 2019.</u> |



 Mayor



 Chief Administrative Officer