

Edmonton Zoning Bylaw 12800

*Bylaw 14750
December 12, 2007
Bylaw 15036
February 2, 2009*

87. Garage and Garden Suites

Garage and Garden Suites shall be developed in accordance with the following regulations:

1. The minimum Site Area shall be as follows:

*Bylaw 16271
March 18, 2013*

- a. Garage Suite (above Grade): the minimum Site area shall be 460 m², except in the RR Zone, where it shall be 1.0 ha, the GLD and GLG Zones, where it shall be 370 m², and the TSLR Zone, where it shall be [412 m²](#).
 - b. Garden Suite and Garage Suite (at Grade): the minimum Site area shall be [525 m²](#) except in the RR Zone, where it shall be 1.0 ha.
2. the maximum Height shall be as follows:
 - a. Garage containing a Garage Suite (above Grade):
 - i. [6.5 m](#) or the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of 4/12 (18.4°) or greater.
 - ii. [5.5 m](#) or the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of less than 4/12 (18.4°).
 - iii. notwithstanding (i) and (ii) above, in the case of the TSDR, TSLR and the GLG zones, the maximum height shall be [7.5m](#).
 - b. Garden Suite and Garage Suite (at Grade): the maximum height shall be 4.3 m
 3. the maximum Floor Area shall be:
 - a. [60 m²](#) for a Garage Suite (above Grade).
 - b. [50 m²](#) for a Garden Suite and for a Garage Suite (at Grade).

*Bylaw 16271
March 18, 2013*

- c. notwithstanding (a) and (b) above, the maximum Floor Area may be increased by up to [7.5 m²](#), only where this additional floor area comprises the area of a Platform Structure associated with the Garage Suite or Garden Suite.
4. the minimum Floor Area of a Garage Suite or Garden Suite shall be [30 m²](#).
 5. the minimum Site width for a Site with a Garden Suite, or a Garage Suite (at Grade) shall be [15 m](#), except in the case of the RR Zone, where it shall be the same as the minimum Site width for the Zone.

*Bylaw 15735
June 20, 2011*

6. the minimum Side Setback shall be:
 - a. for that portion of a detached Garage that contains a Garage Suite, the same as that for the

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principal Dwelling in the applicable Zone.

- b. for a Garden Suite, the same as that for the principal Dwelling in the applicable Zone.
 - c. on a corner Site where a Garage Suite or Garden Suite abuts a flanking public roadway, other than a Lane, the minimum Side Setback shall not be less than that provided for the principal structure.
7. the minimum distance between a detached Garage containing a Garage Suite, and a Garden Suite and the principal Dwelling on the same Site, shall be [4 m](#).

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8. windows contained within the Garage Suite portion of the detached Garage or the Garden Suite shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through one or more of the following:
- a. off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Garage Suite or Garden Suite window on an abutting Site;
 - b. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
 - c. placing larger windows such as living room windows, to face a lane, a flanking street, or the larger of any Side Yard abutting another property.
9. no decks on Garage Suite or Garden Suite roofs shall be allowed.
10. Platform Structures, including balconies, shall be allowed as part of a Garage Suite developed above a detached Garage only where the balcony faces the lane or a flanking roadway.
11. only one of a Secondary Suite, Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.

Bylaw 16126

June 18, 2012

12. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garage Suite or Garden Suite shall not exceed three.
13. a Garage Suite or Garden Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garage Suite or Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
14. where Garage Suites or Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garage Suite having regard to:
- a. compatibility of the Use with the siting, Grade elevations, Height, roof slopes and building types and materials characteristic of surrounding low density ground-oriented housing and development;
 - b. the effect on the privacy of adjacent properties;
 - c. the policies and guidelines for Garage Suites and Garden Suites contained in a Statutory Plan for the area.
15. a Garage Suite or Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
16. Garage Suites and Garden Suites shall not be included in the calculation of densities in this Bylaw.
17. notwithstanding Garage Suites and Garden Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton- Strathcona County Joint Planning Study Area Secondary and Garage Suites Overlay in [Section 822](#) of this Bylaw.