

TOWN OF LEROY

BYLAW NO. 1-2021

A BYLAW TO AMEND BYLAW NO. 3-2014 KNOWN AS THE ZONING BYLAW.

The Council for the Town of LeRoy, in the Province of Saskatchewan, enacts to amend Bylaw No. 3-2014 as follows:

1. Section 2.0 DEFINITIONS is amended by adding the following new definitions between the definition of "Garage – Storage" and the definition of "Government Services":

Garage Suite

Means a dwelling unit which is attached to or made a part of a detached accessory building located in the rear yard of a single detached dwelling that has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the single detached dwelling

Garden Suite

Means a small, ground oriented dwelling unit located in the rear yard of a single detached dwelling and contained within a detached accessory building that has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the single detached dwelling."

2. Section 7.0 SPECIAL USE PROVISIONS is amended by adding the following new section after "Section 7.9 Junk and Salvage Yards":

Section 7.10

GARDEN AND GARAGE SUITES

7.10.1

Garden and garage suites, where allowed in a specific zoning district, shall be subject to the following:

- a) No more than one garden or garage suite accessory to a single detached dwelling shall be allowed per site. No garden or garage suite shall be permitted on a site which contains a secondary suite.
- b) The maximum floor area of a garden or garage suite shall be 112 m² and the minimum floor area shall be 30 m².
- c) Garden and garage suites shall have a full bathroom, kitchen, and a maximum of two bedrooms.
- d) No more than four persons are allowed to occupy any garden or garage suite.
- e) All habitable areas of a garden or garage suite shall be above grade.
- f) Condominium plans to provide a separate title for a garden or garage suite shall not be approved.
- g) The maximum building height of a garden suite shall be 4.3 m and shall not exceed one storey in height. The maximum height of a garage suite shall be 5.0 m or the height of principal dwelling, whichever is less.
- h) Garden and garage suites shall be located in the rear yard and shall be setback a minimum of 4.0 metres from the principal dwelling.
- i) The minimum side yard setback for a garden or garage suite shall be the same as the side yard requirements of the principal building, including corner lots.
- j) The minimum rear yard setback for a garden or garage suite shall be 2.0 m. The minimum rear yard setback may be reduced to 1.2 m on sites with a rear lane.
- k) No portion of a garage or garden suite may be located on, under or over a registered easement.
- l) The cumulative floor area of a garden or garage suite and all accessory buildings located in a rear yard shall not occupy more than 50% of the rear yard.
- m) Windows and doors in garden or garage suites shall be of a size and in locations which will not result in the loss of privacy for residents of adjacent sites.
- n) Mechanical units such as air conditioners and vents shall be located so as not to constitute a nuisance to adjacent properties.
- o) One parking space shall be provided for each dwelling unit on the site. On sites with a rear or side lane, the parking space for the garden or garage suite shall be accessed from said lane.

- p) The site plan submitted for a garden or garage suite must include details regarding utility service connections. The site plan must be approved by the Town and by all utility agencies which provide services to the site.
 - q) Sites containing garden or garage suites shall be adequately drained. A site drainage plan shall be submitted to the Town.
 - r) A building permit is required for garden or garage suites which shall comply with all relevant building, plumbing and development codes.
 - s) Wherever possible, there should be only one water service from the street to the principal dwelling and the garden or garage suite.
3. Section 9.0 SINGLE FAMILY RESIDENTIAL DISTRICT (R-SF) is hereby amended by adding the following Discretionary Use after “9.1.2.10 Townhouse Dwellings”:
- “9.1.2.11 – Garden and Garage Suites (Section 7.10)”
4. Section 10.0 MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-MF) is hereby amended by adding the following Discretionary Use after “10.1.2.10 Home Based Businesses (Section 7.8)”:
- “10.1.2.11 – Garden and Garage Suites (Section 7.10)”
5. This Bylaw shall come into force and take effect upon final date of passing thereof.

MAYOR

SEAL

CHIEF ADMINISTRATIVE OFFICER

Read a first time on June 21, 2021

Read a second time August 23, 2021

Read a third time and adopted August 23, 2021