

GARDEN SUITES

Garden Suites are separate temporary secondary residences located on an existing occupied lot. Garden Suites provide an alternate form of housing for seniors or farm help, which is intended to be portable in nature. Presently the Planning Act allows for a municipality to enact temporary use by-laws for garden suites for a period of ten years and allows a municipality to enter into an agreement. The Municipal Act allows a municipality to enter into agreements respecting:

- The installation, maintenance and removal
- The period of occupancy by the person named in the agreement
- The monetary or other form of security related to the garden suite

Notwithstanding any other provisions of the Official Plan, the establishment of a Garden Suite may be permitted in an Agricultural or Rural designation, subject to a Temporary Use By-law. The Garden Suite shall be considered secondary and incidental to the existing dwelling unit.

In considering Garden Suite dwelling units, Council, prior to passing a Temporary Use By-law, shall be satisfied that:

The Garden Suite is being permitted in conjunction with a single detached dwelling unit.

The Garden Suite is secondary to and smaller than the single detached dwelling unit and no more than two dwelling units in total, including the Garden Suite, shall be permitted per lot.

Adequate parking for the Garden Suite is available and access is to be shared with the main dwelling.

Where necessary, buffering of adjacent uses is provided.

The Garden Suite shall not cause an encroachment into any required yard imposed by the Zoning By-law. In the case, where an existing single detached dwelling is legally non-complying, the Garden Suite shall not cause further encroachment.

The internal construction of the Garden Suite, i.e. washrooms, kitchen, etc. comply with all applicable codes and regulations and shall be portable.

The Garden Suite shall not be serviced separately and must rely on the services of the principal residence until it can be proven to the satisfaction of Council that a separate service is appropriate.

The Minimum lot size shall be 1 hectare.

An adequate water supply is available to service the Garden Suite.

An agreement is entered into with the Township regarding maintenance, alterations, improvements, and eventual removal of the Garden Suite unit. This Agreement may include a bond or security held by the Township which would ensure the removal of the unit.

Additional information which may be of assistance can be referenced as follows:

CMHC's [Residential Rehabilitation Assistance Program \(RRAP\)](#) assists in the creation of affordable housing for low-income seniors and adults with a disability by providing financial assistance to convert or develop existing residential properties that can reasonably accommodate a secondary self-contained unit or a garden suite. **IMPORTANT:** Work done before the RRAP loan is approved is not eligible. To find out more about CMHC assistance for garden suites under RRAP call 1-800-668-2642.