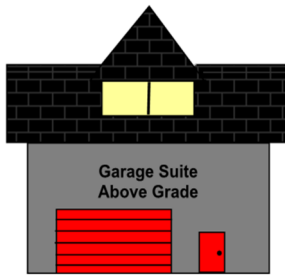


# Suites; Secondary, Garage, Garden

## WHAT YOU NEED TO KNOW

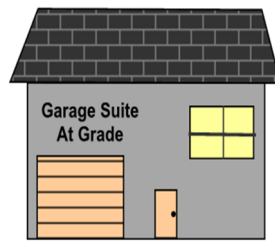


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### Garage, Garden and Secondary Suite Regulations

- 1 parking space required per 2 bedrooms, minimum of 1 stall required.
- The principal building must be a Single Detached Dwelling
- Suite must contain cooking facilities, food preparation, sleeping and sanitary facilities which are separate from the principal Dwelling
- **Garage Suite** must have an entrance separate from the vehicle entrance to a garage and from the principal dwelling.
- Windows in the suite must be placed and sized so that they minimize overlook into Yards and windows of abutting properties.
- Balconies are permitted as part of a **Garage Suite** only where the Balcony faces the Lane or a flanking road.
- **Garage and Garden suites** shall be constructed with similar exterior finish materials that compliment those of the Principal Dwelling.
- Decks are NOT permitted on the roof of a **Garage or Garden suite**.
- **Garage and Garden Suite** side yard setbacks are the same as the principal building.
- There must be 4 metres between the principal dwelling and the **Garage or Garden suite**.



### Size Regulations

#### Garage Suite:

- **Minimum Site Area** – 386m<sup>2</sup>
- **Minimum Site Width** – 9.75m
- **Maximum Height** – 6.5m and shall not exceed the Height of the Principal Dwelling.

#### Garden Suite:

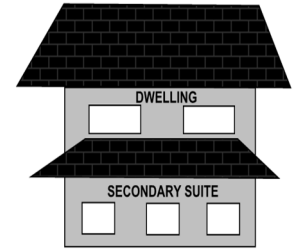
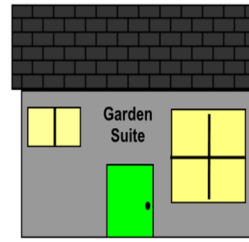
- **Minimum Site Area** – 386 m<sup>2</sup>
- **Minimum Site Width** – 9.75 Metres
- **Maximum Height** – 4.5 Metres

#### Secondary Suite:

- Shall be less than 50% of the Floor area of the Principal Dwelling.

### DID YOU KNOW?

- Only one suite may be developed in conjunction with a Principal Building on a Site.
- A Major Home Business is not permitted in **Garage, Garden or Secondary suites**.
- A **Garage Suite** can only be developed as part of a detached Garage which faces a Lane
- When you apply, personal information may be collected under the authority of the City of Lloydminster Land Use Bylaw and will be used to process the application and may be used to provide statistical data. This information is subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).



### Definitions

- **Garage Suite** – Means an Accessory Dwelling located above a detached Garage; or a single storey Accessory Dwelling attached to the side or rear of, a detached Garage.
- **Garden Suite** – Means a single storey Accessory Dwelling, which is located in a building separate from the Principal Use which is a Single Detached Dwelling.
- **Secondary Suite** – Means a self-contained, Dwelling unit that is located within a primary Dwelling, where the dwelling units are registered under the same land title.

### Questions?

#### We're Here to Help!

For questions and additional information please contact Planning and Development:

**Roxanne Shortt,**

**Land Use Technician**

**By Phone:** 780-874-3700 Ext. 2608

**Email:** [permits@lloydminster.ca](mailto:permits@lloydminster.ca)

**OR**

**In Person at:**

6623 52 Street,

Lloydminster, Alberta, T9V 0W2

The information shown is for reference only. The City of Lloydminster disclaims all responsibility for the accuracy, completeness, timeliness and merchant ability of information shown. Also, keep in mind that additional information may be required as per the Development Officer and our Land Use Bylaw.