

## SECTION 48

### TEMPORARY GARDEN SUITE (TGS) ZONE

#### 48.1 GENERAL PURPOSE OF THE TGS ZONE

This zone provides for and regulates garden suites on a temporary basis in accordance with Section 39 (Temporary Use Provisions) of the Planning Act and the Official Plan. This zone permits garden suites for a specified period of time after which the Temporary Garden Suite (TGS) Zone symbol is removed and reverts back to the compound zone(s). This zone must be compounded with another zone. Extensions are provided for in the Planning Act.

Garden suites are subject to the regulations contained in Zoning By-law Section 45.3.3 (Secondary Farm Occupations) and require an agreement, through Section 207.2 of the Municipal Act, with the City dealing with such issues as number of residents, servicing details, removal of unit etc. (Z.-1-202871)

It is not intended that a temporary zone will permanently establish a use on a property. The establishment of a temporary use permanently on a property can only occur by way of a zoning by-law amendment under Section 34 of the *Planning Act*. In the event of a conflict between the provisions of this Section and the provisions of the compounded zone, the provisions of the compounded zone apply.

#### 48.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Temporary Garden Suite (TGS) Zone for any use other than the following uses:

- 1) TGS

The following is the permitted use in the TGS Zone;

- a) Garden Suite

#### 48.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Temporary Garden Suite (TGS) Zone except in conformity with the regulations as set out below:

- 1) MINIMUM LOT AREA  
The minimum lot area which can accommodate the use, as well as the primary dwelling, shall be 4000 m<sup>2</sup> (43,563 sq.ft.).
- 2) MAXIMUM GROSS FLOOR AREA OF USE  
The maximum size shall be 150 m<sup>2</sup> (1615 sq.ft.).
- 3) LOCATION ON PROPERTY  
The garden suite shall be located in the interior side yard or rear yard, not in the front or exterior side yard. The garden suite unit must also be located within 50m (165 ft.) of the main building on the lot.

#### 48.4 SPECIAL PROVISIONS