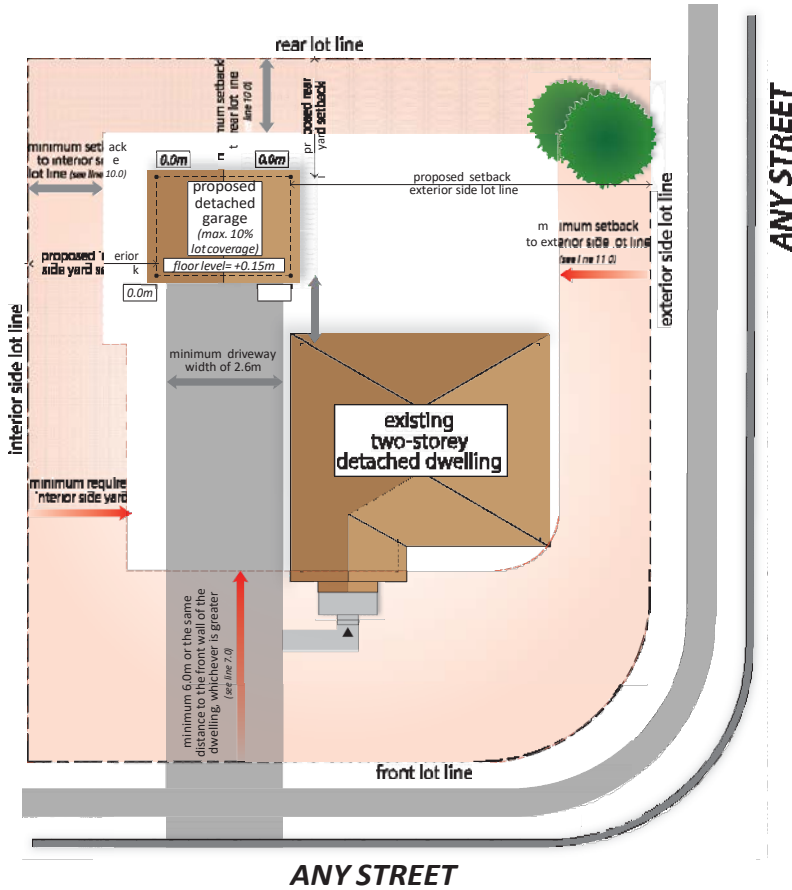


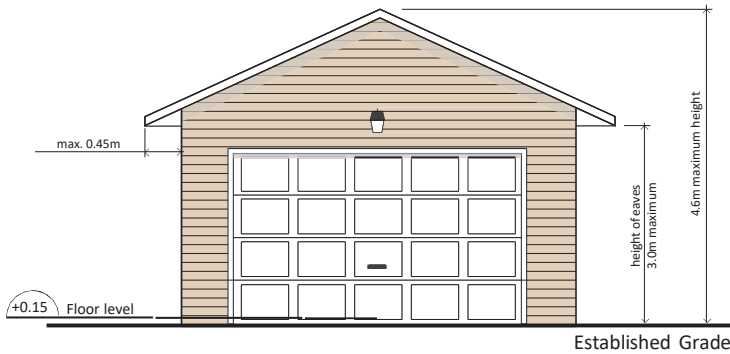
## Detached Garage

### Definitions

**“Garage”** means a building, structure or part thereof, including a carport used for the parking of motor vehicles having adequate access to a driveway.



\*for an interior lot the interior side yard setbacks would apply.



\*above illustration is for information purposes only

### Elevation

**Note:** The above illustrations are for clarification and convenience only and do not form part of Zoning By-law 225-2007. The Definitions and General Provisions parts of this By-law must be referenced.

Regulations (4.1.12 Garage Regulations)		
1.0	MAX NUMBER PERMITTED PER LOT	1 <sup>(1)</sup>
2.0	SIZE:	
2.1	Maximum Floor Area measured from the inside face of walls	75m <sup>2</sup>
2.2	Minimum rectangular area measured from the inside face of walls (W x L)	2.75m x 6.0m
2.3	Minimum unobstructed area for parking (width x length x height)	2.75m x 5.2m x 2.0m
3.0	MAXIMUM LOT COVERAGE	10% of the lot area <sup>(3)</sup>
4.0	MAXIMUM HEIGHT:	
4.1	Sloped roof - highest ridge	4.6m
4.2	Flat roof	3.0m
4.3	Maximum height of eaves	3.0m
5.0	Location	Not permitted between the front wall of the dwelling and the front lot line
6.0	SETBACKS	
6.1	Minimum setback to exterior lot line	The exterior side yard regulations of the applicable zone shall apply
6.2	Minimum setback to interior side lot line for a garage located in an interior side yard	The interior side yard regulations of the applicable zone shall apply <sup>(4)(5)</sup>
6.3	Minimum setback to interior side and rear lot lines for a detached garage located in the rear yard where the lot area is greater than or equal to 750m <sup>2</sup>	1.2m <sup>(6)(7)</sup>
6.4	Minimum setback to interior side and rear lot lines for a detached garage located in the rear yard where the lot area is less than 750m <sup>2</sup>	0.61m <sup>(6)(7)</sup>
6.5	Minimum setback of a detached garage located in the rear yard to the dwelling on the same lot	1.2m

**NOTES:** n/a means not applicable.

(1) Only one (1) attached garage or one (1) detached garage shall be permitted per lot.

(2) Line 1.0 shall not apply in RM4, RM7 to RM12 zones.

(3) The maximum lot coverage in an applicable zone is inclusive of the combined total area used for a detached garage and all other accessory buildings and structures.

(4) In zones where the interior side yard is regulated by the number of storeys, the interior side yard to a detached garage shall comply with the interior side yard required for a one (1) storey dwelling.

(5) In zones having a combined width of interior side yards regulation, detached garages shall comply with the required interior side yard regulation and the combined width of interior side yards regulation.

(6) See Subsection 4.1.8 of this By-law.

(7) On two (2) adjoining lots in a Residential Zone, a detached garage with a joint party wall is permitted.