

# Construction of Garages in Front Yard – 11 Responses

Survey posted for 60 days.

## Construction of Garages in Front Yard - Background

The purpose of this survey is to get feedback from residents on whether or not the municipality should allow garages to be constructed in the front yard of residential lots. Garages are a class of accessory structure. Typically, as in the Summer Village of Silver Sands current Land Use Bylaw, accessory structures must be built behind "no closer to the front yard than the closest portion of the principle dwelling". There are also restrictions on the total footprint of accessory structures on a lot (1,200 sq.ft total for all accessory buildings) and the maximum allowable height of an accessory structure (the lesser of 29.8 feet or the height of the principal building) which both impact the permitted size of garages in the Summer Village of Silver Sands. As with other accessory uses/developments, garages are only permitted where a principal dwelling is sited.

*Note: The results of this survey will be shared with Council and the Development Officer to be used as a consideration when reviewing the current Land Use Bylaw. We thank you for taking the time to complete the survey, however, please be aware your particular responses or comments may not necessarily be adopted.*

### 1. What type of property do you own in the Summer Village of Silver Sands?

- Residential Improved - 8
- Residential Vacant - 2
- Both Residential Improved and Residential Vacant - 1

### 2. Do you currently have a garage?

- Yes - an attached garage. - 3
- Yes - a detached garage. - 1
- No - but interested in developing one. - 6
- No - and not interested in developing one. - 1

**3. The current height restriction on accessory buildings/garages is the lesser of 29.8 ft or the height of the principal building. Do you feel that is a fair regulation?**

- Yes - 9
- No - the regulation should further restrict the height of accessory buildings/garages. - 1
- No - the regulation should be less restrictive and allow for higher accessory buildings/garages to a max of 29.8 ft in all cases. - 1
- No - there should be no restriction at all on the height of accessory buildings/garages. - 0

**4. The current size restriction on accessory buildings/garages limits the total footprint of all accessory buildings to a total area of 1,200 sq. ft. This means the sum of the footprint of all detached garages, sheds, boathouses, garden suites, etc cannot exceed 1,200 sq. ft. in area. Do you feel this is a fair regulation?**

- Yes - 4
- No - the regulation should further restrict the total area of accessory buildings/garages. - 1
- No - the regulation should be less restrictive and allow for larger total area of accessory buildings/garages to a maximum of 1,600 sq ft. - 2
- No - there should be no restriction at all on the total area of accessory buildings/garages. - 2
- No - the garage footprint should not be combined with other accessory buildings in the total (i.e. there should be a maximum garage footprint and a maximum for the total of the other accessory buildings). - 2

**5. Currently there is no quantitative restriction on the number of garages allowed on a property in the Summer Village of Silver Sands, so long as they meet the footprint requirements. Should there be a restriction on the number of garages on a lot?**

- No - 1
- Yes - One allowed. - 4
- Yes - Two allowed. - 4
- Yes - Three or more allowed. - 1

**6. Currently property owners may develop a garage with a secondary dwelling unit in it. Do you support this provision of the Land Use Bylaw?**

- No - 5
- Yes - as long as it is one total secondary dwelling unit on a parcel. - 6
- Yes - regardless of how many additional dwelling units are on a parcel. - 0

**7. Do you support allowing residents to build accessory building/garages on the front portion of their property, provided that standard setbacks and privacy provisions are met?**

- No - Allow Garages on the rear of the lot only. - 1
- Yes - But only for garages. - 4
- Yes - Allow all types of accessory buildings, including garages, on the front of the lot, with no quantitative restrictions on the number of units allowed. - 2
- Yes - Allow all types of accessory building, including garages, on the front of the lot, but only one unit, of any type, should be permitted. - 4

**8. If you have general comments regarding placement of garages on properties in the Summer Village of Silver Sands, please use the comment box below.**

-“Accessory buildings and garages should be a percentage of your lot size. For example not to exceed 40%. This accommodates owners of double and triple lots to build larger buildings.”

-“We would like to see consideration of garages on vacant lots as well as improved lots in this bylaw.”

-“I would not like to see any garages constructed at the front of lots as they are an eyesore and take away the look of a cabin or cottage at the lake. There are enough of those in the city never mind out at a cottage.”

-“I believe front accessory structures should only be allowed on properties that have inverted pie shapes, such as found on Hillside Crescent. Not at all on new developments.”

-“Some lots are inverted pie lots which will not have the clearance for a garage in the backyard.”