

**Proposed Textual Amendment – Corman Park-Saskatoon Planning District Zoning Bylaw  
– Garden Suite Expiry Extension – Bylaw 44/16**

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**Background:**

The purpose of this report is to propose a textual amendment to the Corman Park-Saskatoon Planning District Zoning Bylaw (District Zoning Bylaw) with respect to the time frame for which Garden Suites are allowed.

Concern had been raised that the maximum approval time period for Gardens Suites allowed within the bylaw was too short and required review. Bylaw 44/16 is proposed to remedy this by increasing the maximum allowable time period which a Garden Suite may be approved by R.M. Council from two (2) years to four (4) years.

Bylaw 12/16 has already been considered in the rest of Corman Park to allow for this timeframe increase; this proposed Bylaw 44/16 would allow for Garden Suite approvals in the District to be consistent with the rest of the R.M. Bylaw 12/16 received Ministerial approval on May 10, 2016 which means four (4) year approval periods for Garden Suites are currently allowed in the rest of the R.M.

**Analysis:**

A Garden Suite is a residential dwelling unit intended to provide temporary accommodation for a specific person or persons who are physically dependent on the residents of the existing residential dwelling unit or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing residential dwelling unit is physically dependent. A typical example is for an elderly parent to live in a modular home on the property of one of their children as they require the supervision and care of their children.

A Garden Suite may be a detached one unit dwelling, mobile home or modular home, or secondary suite which is temporarily located within or in the yard of an existing residential dwelling unit. Garden Suites are not permanent forms of development; the Garden Suite must be removed from the property after the expiry date (assuming non-renewal of the permit) or if the care provided is no longer needed.

By increasing the amount of time that a Garden Suite may be approved for, R.M. Council will be given more flexibility in their approvals and will create a renewal process that is less time consuming for R.M. ratepayers and Administration.

Similar to current practices, once a four (4) year approval period has lapsed, a new application including any associated fees will have to be applied for in order to renew the Garden Suite development permit.

**District Planning Commission:**

The District Planning Commission (DPC) considered this textual amendment at their September 7, 2016 meeting. The Commission discussed the benefits of Garden Suites in providing temporary accommodations for those who needed care. They supported recommendation to give First Reading of Bylaw 44/16 to revise the Garden Suite expiry from two (2) years to four (4) years as presented.

**Recommendation:**

*“That the R.M. Council give First Reading to Bylaw 44/16.”*

**RURAL MUNICIPALITY OF CORMAN PARK NO. 344****BYLAW 44/16**

A bylaw to amend Bylaw No. 23/10 known as the Corman Park-Saskatoon Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 23/10 as follows:

1. Section 4.1.7 – is amended by deleting the current wording and replacing it with the following wording:

*“Any approval of a garden suite shall be for a maximum period of four years and may be renewed at the discretion of Council providing the requirements of this Bylaw continue to be met.”*

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

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REEVE, Judy Harwood

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ADMINISTRATOR, Adam Titemore