

Planning & Development Services

Backyard Suite

Design Requirements



What is a Backyard Suite?

A backyard suite (also known as a laneway suite, garden suite, carriage house or granny flat) is a self-contained dwelling unit that is detached from and is accessory to the principal dwelling unit. It can be located within or above a detached garage, or as a separate building. It provides the basic requirements for living, sleeping, cooking and sanitation.

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Zoning Bylaw Regulations

Construction of backyard suites requires a development permit and a building permit. A development permit authorizes a development according to the [Zoning Bylaw](#). The Zoning Bylaw regulates the location and size of a backyard suite on a lot.

The following information is provided for guidance only. This is not an exhaustive list of the zoning requirements, and exceptions may apply. Before finalizing your design, applicants are encouraged to contact Service Regina [online](#) or by phone at 306-777-7000 to confirm requirements as they vary depending on the zone and other variables.

Backyard Suite Design

A backyard suite must meet the following design requirements:

- An accessible walkway of 1.2 metre width is required for emergency access, connecting the street or lane to the backyard suite. See figure 1 below.
- Balconies in the backyard suite shall orient towards the street, lane or shared open space.

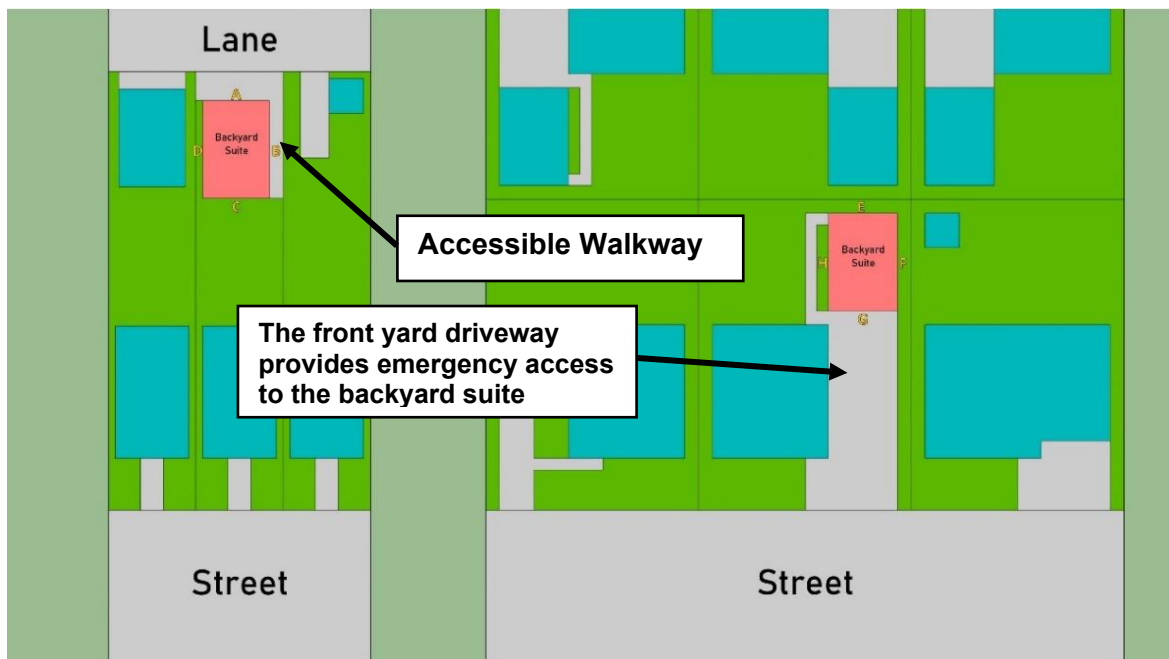


Figure 1 – Accessible Walkway

Development Standards

The following information is provided for guidance only. This is not an exhaustive list of the zoning requirements and exceptions may apply. Before finalizing your design, applicants are encouraged to contact Service Regina [online](#) or by phone at **306-777-7000** to confirm requirements as they vary depending on the zone and other variables. Reference Zoning Bylaw 2019 for any updated amendments to regulations.

Accessory Building with a Backyard Suite		Residential Zones					
		Use the zoning map to determine the property's current zone.					
		RN	RU		RL	RH	R1
Maximum Site Coverage		50%	Detached or Stacked Building	Row Building	60%	60%	50%
			50%	60%			
Maximum Area	The lesser of: (a) Floor area of the principal dwelling; or (b) 80 square metres,						
Maximum Height	6.5 metres **see figure 2 below						
Minimum Eave Setback from a Lot Line	450 millimeters						
Minimum Parking Stall	One parking stall is required for a backyard suite. Minimum size of 2.5 x 6 metres or 2.73 x 5.5 metres Parking stall and driveway must be a hard, dust-free surface.						
Setbacks for Interior Lots (both side yards do not adjoin a street or lane)							
Minimum Setback from Rear Lot Line	Vehicle Doors Face Rear Lane (If backyard suite has a garage and is in the rear yard)	1.5 metres (for portions below 4.0 metres in height) 2.5 metres (for portions above 4.0 metres in height)					
	Otherwise (If accessory building is in the rear yard)	600 millimetres (for portions below 4.0 metres in height) 3.0 metres (for portions above 4.0 metres in height)					
Minimum Setback from Side Lot Line	If backyard suite is in the rear yard	600 millimetres (for portions below 4.0 metres in height) 1.2 metres on one side and 600 millimetres on the other side (for portions above 4.0 metres in height)					
	If backyard suite is in the side yard	Same required side yard setback as the principal building					
	If dwelling on lot has a zero lot line	Zero on same side(s) as attached lot line					
Setbacks for Corner Lots (one side yard adjoins a street or lane)							
Minimum Setback from Rear Lot Line	Vehicle Doors Face Rear or Side Lane (If accessory building has a garage)	1.5 metres (for portions below 4.0 metres in height) 2.5 metres (for portions above 4.0 metres in height)					
	Otherwise (If accessory building is in the rear yard)	600mm (for portions below 4.0 metres in height) 3.0 metres (for portions above 4.0 metres in height)					
Minimum Setback from Side Lot Line	Vehicle Doors Face Flankage Street	5.5 metres from the back of curb or walk where the flankage lot line adjoins a public street 1.5 metres where the flankage lot line adjoins a public lane					
	Otherwise (If accessory building is in the rear yard)	600 millimetres					
	Otherwise (If accessory building is in the side yard)	Same required side yard setback as the principal building					
	If dwelling on lot has a zero lot line	Zero on same side(s) as attached lot line					
Setback from Front Lot Line	Accessory buildings are not permitted in the front yard						
Setback from Principal Building	5.0 metres, unless a shared yard is provided and has no dimension less than 5.0 metres, then 1.0 metres.						

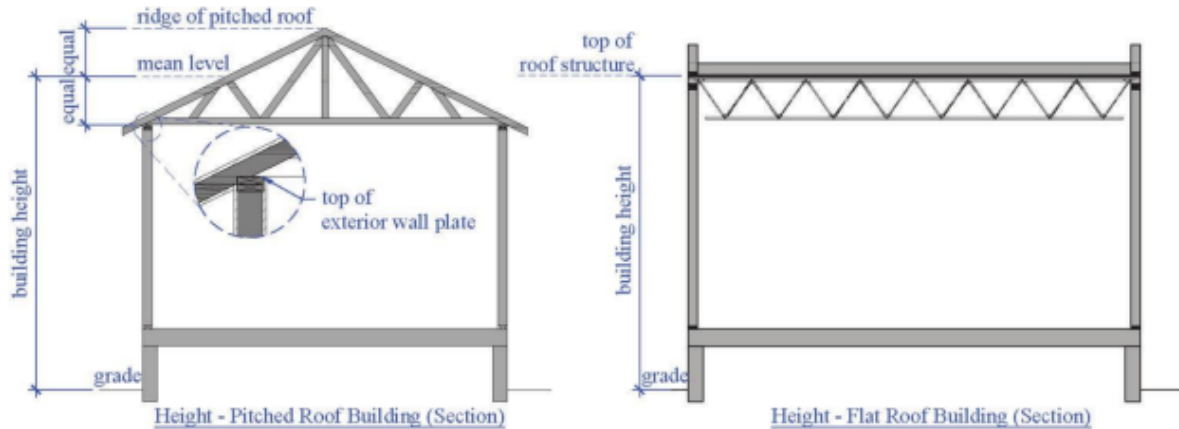


Figure 2 - Height

Number of Suites

The maximum number of backyard suites per principal dwelling unit is one. A backyard suite shall not be located on a lot where there is already a secondary suite within the principal building.

Parking

One parking stall is required onsite for the backyard suite. This is in addition to the parking required for the principal dwelling unit. On-street parking cannot be used to satisfy the minimum parking requirement. A typical stall measures 6.0m in length by 2.5m wide, or 5.5m in length by 2.73m wide.

Property Zones

Backyard suites are permitted in the R1, RN, RL and RU zones on a lot in a detached building.

Backyard suites are permitted in the RN, RU, RL and RH zones on a lot within a row building.

Access the City of Regina's [zoning map](#) to determine your property's current zone and any overlay zones. Click on the property and a search result window will open to show the current zoning.

All regulations for each zone can be found in the [Regina Zoning Bylaw 2019-19](#).

Site Surveys

Including a site survey (Real Property Report or lot plan) with the application package is recommended to speed up the application review and increase the first-time approval rate.

If a site survey is unavailable, plans must be well-drawn, properly dimensioned and include the following components:

- Lot shape and size (with property lines labelled)
- Location and size of all existing and proposed buildings complete with dimensions to all property lines
- Easements, right-of-ways (for utilities, or other)
- Decks, projections, cantilevers
- Driveway location complete with material type and dimensions of existing and/or proposed parking stalls for the principal dwelling and backyard suite

- Locations of abutting streets or lanes

A site plan can be drawn using a previously completed Real Property Report (RPR) or a new RPR. If an RPR is not available a basic lot plan can be obtained from the Information Services Corporation (ISC) at no cost and can be used as the basis for a site plan.

It is important that locations and dimensions of the property lines and existing structures are accurate.

Size

A backyard suite area shall be the lesser of the following:

- floor area of the principal dwelling; or
- 80 m²

The calculation of the **gross floor area** (see definition page 7) shall exclude the portions of an accessory building used as a garage. The gross floor area of the principal building can include the areas for mechanical equipment and stairways or shafts located above grade. The floor area occupied by a backyard suite shall be considered as part of the principal building.

Allowable Total Floor Area Calculation Examples:

Principal Dwelling Floor Area	Maximum Backyard Suite Floor Area	Result
120 m ² (1292 ft ²)	80 m ² (861 ft ²)	Maximum suite area based on 80 m ²
74.32 m ² (800 ft ²)	74.32 m ² (800 ft ²)	Maximum suite area based on principal unit area

Zoning Definitions

Building, Accessory - A separate building or structure normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal building or structure.

Building, Detached - A building on a single lot and contains, either:

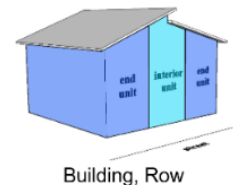
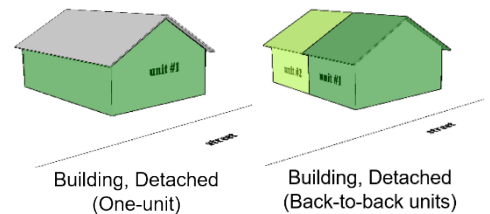
- one unit occupying the entire building; or
- multiple units attached back-to-back through a common wall extending from foundation to roof.

Building, Row - A building containing two or more units, as specified within the zone regulation, while meeting the following conditions:

- The units may be located on the same lot or separate lots and maybe subdivided from each other;
- Minimum two units shall be connected side-by-side where through walls extending from foundations to roof; and
- No unit shall be located entirely or partially above the other.

Coverage - The percentage of the lot which is covered by buildings or structures, excluding uncovered swimming pools, uncovered terraces, uncovered porches, and decks, except when the basement walkout area is covered by main floor deck.

Dwelling, Unit - A self-contained living unit of one or more rooms containing cooking facilities, sanitary facilities, living quarters and/or sleeping quarters.



Dwelling, Secondary Suite - A subordinate, self-contained Dwelling, Unit within a building or portion of a building that contains a principal Dwelling, Unit, and where both dwelling units constitute a single real estate entity.

Dwelling, Backyard Suite - A subordinate, self-contained Dwelling, Unit within an accessory building or portion of an accessory building, in the side or rear yard, on a lot that contains a principal Dwelling, Unit.

Flankage yard - Part of a corner lot which extends from the front yard to the rear yard between the lot line adjoining a public street and the nearest wall or supporting member of a principal building or structure. (see Figure 3)

Gross Floor Area - The total floor area in a building or structure that is primarily indoors, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey:
 (a) at and above grade, in the case of Dwellings in residential zones or below, at and above grade, in the case of all other uses; and
 (b) excludes the area used for off-street unloading, parking, mechanical equipment, stairways or shafts.

Side yard - Part of a lot which extends from a front yard to the rear yard between the side lot line of a lot and the nearest wall or supporting member of a building or structure, except where the supporting member is supporting an uncovered patio or uncovered sundeck (see Figure 3)

Shared yard - Part of the rear yard for use by a principal dwelling unit and a dwelling, backyard suite for active or passive recreation use.

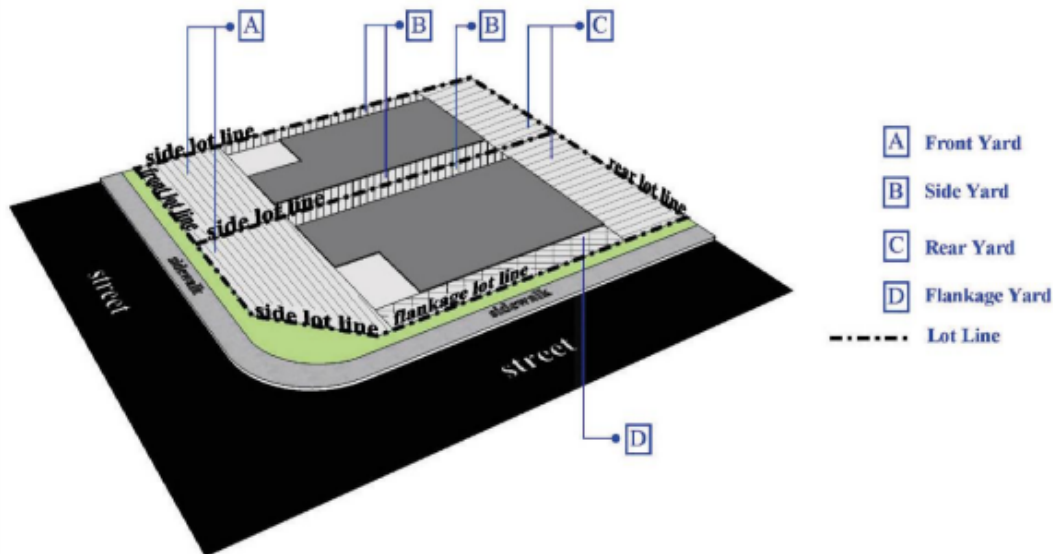


Figure 3 – Yard Definitions

Building Code Requirements

Here are National Building Code (NBC) requirements that must be met and will be inspected.

Please note that this is not an exhaustive list of NBC requirements and exceptions may apply:

General overview

Backyard suites are not explicitly referenced in the National Building Code of Canada. As such, they create a unique situation for applying code requirements. Backyard suites that are proposed in the same

building as a garage, and are located on a property with only one other dwelling will be granted some relaxations (as noted below), assuming the garage serves no more than those two dwellings. When backyard suites are proposed in a building with a storage garage serving more than two dwellings; those relaxations will no longer be provided and 9.10.14. must be used for spatial separations.

When considering converting an existing structure into a backyard suite, or constructing a new building for this purpose, the following building code requirements may apply but are not limited to:

- Engineered foundation design/verification of existing foundation
- 1 hour fire resistance rated assemblies between the storage garage and the backyard suite
- Spatial separation requirements conforming to Subsection 9.10.15. for all sides of the building including between the primary dwelling and the backyard suite (Note: if the garage serves more than the primary dwelling and the backyard suite, this relaxation is no longer provided)
- Energy efficiency compliance (if applicable)
- Dampproofing of floors-on-ground as per 9.13.2.6
- Soil gas control (including rough in for a radon extraction system) as per 9.13.4
- Environmental separations
- Required air exchanges and mechanical ventilation as per 9.32 & 9.33
- Smoke and Carbon Monoxide detectors as per 9.10.19 & 9.32.3.9

Alarms

Smoke alarms (Subsection 9.10.19) - Smoke alarms shall be interconnected, hard-wired and provided with battery backup. They shall be installed so that a smoke alarm is provided in the following locations:

- on each storey,
- in each sleeping room,
- outside the sleeping room (between the sleeping room and remainder of the storey). If the sleeping room is served by a hallway, this smoke alarm must be in the hallway (Subsection 9.10.19), and
- in ancillary spaces and common spaces not in dwelling units, in a backyard suite.

Carbon monoxide detectors (Article 9.32.3.9 of the Appendix titled “Amendments to the National Building Code of Canada 2020” within *The Building Code Regulations*) - Carbon monoxide (CO) detectors are required for houses that contain fuel-burning appliances (furnaces, water heaters, etc.) or that have attached garages. In general, CO detectors shall be provided inside each bedroom, or within 5m outside of each bedroom door. Also, a room containing a solid-fuel-burning appliance (e.g., wood-burning fireplace) shall have a CO detector within the room.

Ceiling Height

Ceiling heights shall conform to Table 9.5.3.1. – In general, the minimum height required is 2.1m. Existing construction may not meet the current NBC requirements and the owner should work to maintain as much clear height as possible for ceilings, doors, beams, etc.

Clear height in storage garages (Article 9.5.3.3) – The clear height in a storage garage shall be not less than 2 m.

Dampproofing and Soil Gas Control

Required dampproofing (Article 9.13.2.1) – Except as provided in Sentence (3) and Article 9.13.3.1., floors-on-ground shall be dampproofed.

Soil gas control (Article 9.13.4.1) – Wall, roof and floor assemblies separating conditioned space from the ground shall be protected by an air barrier system. And, unless the space between the air barrier system and the ground is designed to be accessible for the future installation of a subfloor

depressurization system, dwelling units and buildings containing residential occupancies shall be provided with the rough-in for a radon extraction system.

Doors

Width and height (Article 9.5.5.1) - Doors shall meet or exceed the height and width requirements of Table 9.5.5.1. The following door widths apply:

- entrance to house: 810mm
- doors to stairs: 810mm
- utility room: 810mm
- walk-in closet: 610mm
- bathroom: 610mm & 760mm (note: access to at least one bathtub/shower and water closet must have doors that are 760mm wide (Article 9.5.5.3))
- other rooms: 760mm

Pathway to mechanical room (Table 9.5.5.1) - All doors in one path of travel from the exterior of the building to the mechanical room shall be at least 810mm wide to enable movement of equipment, such as furnaces and water heaters.

Drainage

Sump pit and pump (Article 9.14.5.2) – New sump pits must be at least 750 mm deep, at least 0.25m² in area, and have an airtight cover.

OR

Granular Drainage Layer Material and Installation (Section 9.14.4) – Granular material shall consist of a continuous layer of crushed stone or other coarse clean material that not more than 10% can pass through a 4mm sieve and shall be laid on compacted soil to a minimum depth of 125mm (6”) beneath the footing of the building and extend 300mm (1’-0”) past the outside edge of the footings.

All stormwater drainage weeping tile or groundwater seepage sumps must discharge to the surface or storm system ([Regina Wastewater and Storm Water Bylaw](#)). Ensure discharge locations are 2.0m away from property line and do not overflow city sidewalks or impact neighbouring properties ([Standard Construction Specifications](#)). Existing drainage systems pumped to the sanitary system may remain.

Electrical Facilities

Lighting provided in rooms (Article 9.34.2.2) - Rooms and hallways shall be provided with lights controlled by wall switches. Lights that are plugged into a wall outlet that is controlled by a switch are acceptable for bedrooms and living rooms.

Stairway lighted, and 3-way switched (Article 9.34.2.3) - Stairways shall be lighted and shall be provided with 3-way wall switches at both the head and foot of the stairway.

Lighting of entrances (Article 9.34.2.1) – An Exterior lighting outlet with fixture controlled by a wall switch located within the building shall be provided at every entrance to buildings of residential occupancy.

Energy Efficiency Standards

All new buildings, including backyard suites, must comply with energy efficiency requirements. Alterations of, conversions of and additions to existing buildings will be required to meet energy efficiency requirements if the structure was built after the Section 9.36 implementation date of January 1, 2019.

Definitions:

Existing building means, in the context of applying section 9.36, a building on which construction was completed or on which a building permit was issued prior to January 1, 2019.

Exits

Exemptions are provided within 9.9. of the NBC in regard to exits, when they serve not more than one dwelling unit and in some cases, a house with a secondary suite. These exemptions would not apply to backyard suites and where exits serve more than one dwelling unit.

Finishing

Wall Finish (Section 9.29) - Wall finishes shall conform to one of the Code-approved finishes found in Section 9.29. Examples include gypsum board, plywood, plaster hardboard, insulating fireboard, particle board, OSB, Waferboard and wall tile.

Ceiling finish (9.29) - If providing a ceiling finish, it shall comply with one of the finishes mentioned above.

Fire protection and sound control (Article 9.29.1.1) – A wall or ceiling finish shall also conform to the appropriate requirements in Sections 9.10 and 9.11, in addition to the requirements of this section. Also, see above under fire protection and sound control requirements.

Fireplaces (if applicable)

Gas fireplaces - When a gas fireplace is planned to be installed, the manufacturer's specifications must be provided to show the clearances required for proper installation.

Masonry fireplaces (Section 9.22) - If a masonry fireplace is to be constructed on-site, it is recommended to involve a designer competent in masonry fireplace design. Several of the items covered in this Section of NBC include footings, fireplace walls and liners, fire chamber and hearth design, smoke chamber design, clearances to combustibles, etc.

Fire Protection

1 hour fire separation requirements (Section 9.10) - When a backyard suite is built overtop of or beside a storage garage, article 9.10.9.16 separation of storage garages states that a dwelling unit must be separated from the storage garage (that contains 5 motor vehicles or fewer) or other occupancies by a fire separation no less than 1 hour.

Sentences 3) & 4) exempt this requirement when the storage garage serves only the dwelling unit to which it is attached or in which it is built and can be considered as part of that dwelling. Because it cannot be verified which dwelling will have access to or use the storage garage (either during review or once occupancy has been given) these exemptions will not apply, and the 1-hour fire resistance rating will be required for all assemblies between the storage garage and the suite. Any common spaces or construction supporting a rated assembly will also need to meet the same requirements as the separating assembly.

Foundation Design

As per the City of Regina *The Building Bylaw 2023-59* Subsection 36(1) 'Professional Design Requirements',

Subject to subsection (2), foundations including foundation walls and footings for all Part 9 buildings, shall be designed by an architect or engineer.

When a laneway suite is constructed separately from a detached garage or built as part of one, it will be considered a single-family dwelling and not just a 'residential detached accessory building'. Where a storage garage serves more than two dwellings, it shall be considered a 'storage garage'. Therefore, the construction or conversion of a laneway suite will require the foundation to be stamped and sealed by a registered Architect or Engineer. The design of the foundation will be determined by the Architect/Engineer depending on the style and construction of the proposed backyard suite.

Mechanical: Heating & Ventilation

Required ventilation (Article 9.32.1.2.) – A self-contained heating-season ventilation system serving a single dwelling unit shall comply with Subsection 9.32.3. Each dwelling will need its own ventilation system.

Exhaust in each kitchen (Article 9.32.3.7) – A supplemental exhaust fan with a rated capacity not less than 50 L/s shall be installed in each kitchen except where the only exhaust air intake for the principal ventilation fan is located in that kitchen.

Exhaust in bathroom (Articles 9.32.3.7 to 9.32.3.8) - A bathroom exhaust fan rated for a minimum of 25L/s shall be provided in each bathroom. Alternatively, an exhaust air intake from a principal ventilation fan (e.g., heat recovery ventilator, HRV) should be provided in each bathroom (Sentence 9.32.3.7.(4)). The owner shall ensure that introducing exhaust fans does not cause issues with depressurization and backdrafting of fuel-fired equipment.

Warm air supply outlets (Article 9.33.6.11) - A warm air supply outlet shall be provided in each finished room that is adjacent to unheated space.

Return air inlets (Article 9.33.6.12) - At least one return air inlet shall be provided on each level. The return air inlet shall not be located in a room that provides combustion air to a furnace.

Plumbing

Any plumbing on this permit is to conform with the National Plumbing Code of Canada and is required to be confirmed on site by the City of Regina mechanical inspector. After a permit has been issued, the journey person may phone 306-777-7292 between 8 a.m. and 9 a.m. to speak with a mechanical inspector or to book an inspection. The journey person is required to be on site for the inspection.

Required plumbing (Article 9.31.4.1.(1)) – Every dwelling unit shall contain a kitchen sink, lavatory, bathtub or shower and water closet.

Sound Transmission

A backyard suite is required to meet certain sound requirements when it is proposed in a building adjacent to another space, such as a storage garage.

Required Protection (Article 9.11.1.1.(1)) – A dwelling unit shall be separated from every other space in a building in which noise may be generated by:

- a) A separating assembly and adjoining constructions, which together provide an apparent sound transmission class (ASTC) rating of not less than 47, or

- b) A separating assembly providing a sound transmission class (STC) rating of not less than 50 and adjoining constructions conform to Article 9.11.1.4.

Spray Foam and other Foamed Plastics (if applicable)

Foamed plastics must be approved for use by the City of Regina and installed by a City-approved installer if spray foam will be used as the vapour barrier. However, if an additional vapour barrier will be installed, a City-approved spray foam product and installer are not required.

It is the contractor's responsibility to ensure a label is placed on the job site as required by CAN/ULCS705.2, including the above information and stating: "This certificate indicates that the installed, applied spray of rigid polyurethane foam insulation meets the CAN/ULC-S705.1 – medium density – product standard. This product has been installed according to the CAN/ULC-S705.2 installation standard."

Foamed plastic insulation protection (Article 9.10.17.10) - Where foamed plastics are used in wall or ceiling assemblies (e.g., foam insulation boards, spray foam, etc.), they must be covered by:

- an interior finish from Subsections 9.29.4 to 9.29.9 (see wall/ceiling finishes for details), or
- a thermal barrier meeting Sentence 3.1.5.15.(2). Note: these products must generally be evaluated and approved by the City of Regina prior to use. Contact Service Regina for more information at 306-777-7000.

Stairs (if applicable)

Width (Article 9.8.2.1) and headroom height (Article 9.8.2.2) - Stairs serving a single dwelling unit (house or suite) shall be at least 860mm wide. The headroom height shall be at least 1950mm.

Configuration (Subsection 9.8.3) - Most commonly, stairs are constructed as straight flights. Refer to NBC for unique configuration requirements, such as winders.

Rise and run (Articles 9.8.4.1 - 9.8.4.8)

- treads and risers must have uniform rise and run in any flight, including top and bottom risers,
- risers must be 125mm minimum to 200mm maximum, and
- runs must be 255mm minimum to 355mm maximum.

Landings (Subsection 9.8.6) - Landings are required at the top and bottom of each flight of stairs. In general, landings must be at least as wide and as long as the width of the stairs.

Handrail height (Subsection 9.8.7) and guards (Subsection 9.8.8) - Handrails are required on interior stairs with more than two risers (steps). Required handrails shall be 865mm to 1070mm high. If the walking surface is 600mm or more above the adjacent surface, then a 900mm high guard must also be provided. The open space between spindles must not be more than 100mm.

Stringers (Subsection 9.8.9) - Stair stringers shall have a minimum effective depth of 90mm and overall depth of at least 235 mm and shall be secured at the top and bottom. Since detached garages are considered subsidiary to the house they serve, the spacing shall be not more than 900mm o.c. (exceptions provided in Code), however closer spacing allows for thinner tread material. See Subsection 9.8.9 for more details.

Openings in Guards (Article 9.8.8.5.) – Openings through guards (such as those serving stairs, i.e. spindles) shall be sufficiently spaced to prevent the passage of a 100mm diameter spherical object. The triangular openings formed by the stair riser, tread, and the bottom of the required guard shall prevent the passage of a 150mm diameter sphere.

Trusses, Rafters, Lintels and Other Engineered Products

Pre-manufactured Trusses - Pre-manufactured trusses require sealed drawings showing that they were designed by a professional engineer or architect operating within the provisions of the Professional Engineer/Architect Act in the Province of Saskatchewan. These sealed designs shall be site specific, and not more than two years old.

At a minimum, truss layouts from the supplier are required at the time of permit application. Sealed truss shop drawings from the supplier must then be submitted prior to the inspection by emailing buildingdocs@regina.ca (**Note: if the truss shop drawings are not provided prior to the framing inspection, the inspection will be cancelled and rescheduled**). Alternatively, the sealed truss shop drawings may be submitted at time of permit application, along with the truss layout by supplier.

Other engineered products - Products (such as Laminated Veneer Lumber (LVL), etc.), or structural components that are beyond the scope of the Part 9 span tables (such as lintels that cannot be verified from the NBC tables, or tall walls) are required to be sealed by a professional engineer or architect. These components must be identified on the drawings, and sealed designs must be submitted following the truss design process selected. The sealed designs must be site specific and less than two years old.

Rafters (Article 9.23.4.2. and Subsection 9.23.14) - All rafters made on site will have to be drawn for the permit application and show how they meet the snow loads and spans from Part 9 of the NBC.

Lintels (Article 9.23.12.3) - Lintels to be shown to meet the Part 9 span tables of the NBC, or they are required to be engineered, as described above. Where lintels span more than 3m, they shall be supported on each side by two trimmer studs (under the lintel) fastened to a king stud (beside the lintel). Spans less than 3m can be supported on each side by one trimmer fastened to a king stud.

Windows

Bedroom window(s) sized for egress (Article 9.9.10.1) - Each bedroom without an exterior door shall have a window that is:

- openable from the inside without the need for special tools or knowledge (e.g., windows or security bars that are unlocked by a key are not permitted),
- the window shall provide a clear opening of at least 0.35m² with each dimension being at least 380mm, and
- the window shall remain in the opened position without the need for additional support (e.g., using a stick to hold a window open is not permitted).

Required Guards at windows (Sentences 9.8.8.1. (4 & 5)) – Windows that are less than 900mm above the finished floor OR more than 1800mm above the floor or ground on the other side of the window must be protected by a guard, or a mechanism that limits the openable portion of the window to not more than 100mm. This mechanism can include an operation that can only be released with the use of tools or special knowledge to allow the window to fully open.

Spatial separations (Article 9.10.15.4) - When reading the application guidelines to section 9.10.15., it encompasses spatial separations between houses. A backyard suite may follow 9.10.15. as long as it is a stand alone building, or it's proposed within a building containing a garage serving not more than the primary dwelling and the backyard suite. Otherwise, the garage is considered a 'storage garage' and Subsection 9.10.14. should be followed as it applies to spatial separations between buildings.

9.10.15.1. Application (2020 NBC) amended by the Building Code Regulations, Section 22

1) This Subsection applies to

a) buildings that contain only dwelling units and have not more than one dwelling unit above another dwelling unit, and

b) houses with a secondary suite including their common spaces. (See Appendix A) This is further supported by The Illustrated User's Guide NBC 2015 Part 9 – page 154

Detached garages and accessory buildings, even when they serve houses, are addressed in NBC Subsection 9.10.14.

Our interpretation is that the detached backyard suite can use the rules under section 9.10.15 with regards to spatial separations as the risk is no greater than a typical house. However, if the backyard suite is proposed in a building that also contains a garage that serves more than one primary dwelling and the backyard suite, then 9.10.14. must be used. A relaxation for spatial separations is provided for both buildings on the sides that face each other but because this is a separate dwelling, the spatial calculation must be done between the existing dwelling and the proposed dwelling to ensure enough protection is provided between the buildings. This may result in changes being required to the existing dwelling in order to have compliance of both structures. If the garage were to be used for a purpose other than a residential storage garage, or it serves more than one primary dwelling and one backyard suite, then the exemptions would not apply.

Windows are not permitted where the wall is less than 1.2m from a property line (unless the property line is adjacent to a street or lane). The maximum allowable area of glazed openings (how many windows you can have on a building face) varies based on the area of the building face and the distance to the property line. Example: if a wall has a building face area of 30m² and is 1.2m from the property line, up to 7% of the wall can be glazed. If that wall was setback 1.5m from the property line, 9% glazing would be allowed.

Addressing

When an application is made for a backyard suite, a separate and second address will be proposed for a fee of \$21.75. Upon occupancy, a letter will be sent out notifying required agencies within the City of Regina and external agencies of the change. The second address must be placed within one metre of the front entrance of the principal dwelling and be plainly visible from the street. The principal dwelling will be identified by adding an "A" before the house number whereas the backyard suite address will be identified by adding a "B" before the house number of the principal dwelling.

- For example:
Address of principal dwelling: A 123 Regina Street
Address of backyard suite: B 123 Regina Street

For more information on Building Permits, Building Safety or Zoning Information, please visit [Service Regina](#).