

Etobicoke Garden Suite Zoning Checklist

What to confirm before you design or build, from Deomax Group

Confirm before you design

1 Look up your zoning

Confirm your zone and that a garden suite is permitted on your lot through the City's zoning review.

2 Order a current survey

You cannot check setbacks and separation accurately without an up-to-date survey.

3 Note protected and city trees

A mature tree can shrink, move, or block a suite. Identify it early.

Check the key numbers

1 Maximum height and storeys

Roughly 6 m, reduced near lot lines by the angular plane.

2 Rear and side setbacks

The required gap from each property line.

3 Separation from the main house

The minimum distance between the suite and your existing home.

4 Soft landscaping share

A minimum portion of the rear yard must stay permeable.

Plan the approvals

1 Decide: as of right or variance

If the design fits every rule, go straight to a permit. If not, plan for a Committee of Adjustment.

2 Apply for a building permit

Required under the Ontario Building Code before any construction.

3 Resolve servicing

Confirm water, sewer, and electrical routes to the backyard.

Planning a build or renovation in Mississauga or the GTA? Deomax can help.

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