



*This information is provided for clarification purposes only and is not in substitution of any applicable City Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes, applicable Acts, regulations, and decisions and orders of any person or body having jurisdiction over the Lands.*

## Covenants on Irregular Garage Spaces

**No.: BUILDING-42**

**Date: 2020-09-23**

**Revised: 2020-12-01**

**This bulletin is to inform Applicants, Designers, and Owners of single family, two family, and townhome dwellings, the City's rights to place a covenant on irregular garage spaces to restrict the exempted space from being converted into habitable areas.**

### Summary:

- Exempt garage spaces in single family, two family, and townhome dwellings cannot be converted into habitable spaces. The City reserves the right to require a covenant to be placed on land title to prohibit such conversion prior to final inspection.

### General Information:

It is the City's goal to allow designers/owners the freedom to design spaces that meet their needs while at the same time, clarify the expectations for the usage of garages spaces. **The City of Richmond, Building Approvals Department, reserves the right to require a covenant to restrict the conversion of exempted garage floor area in single family, two family, and townhome dwellings from being altered into habitable space.** Through the use of this covenant, the City and Owner can come to an understanding of the use of space allocated as garage space, rather than the City seeking significant redesign modifications in an attempt to minimize the potential for conversion of that space in the future.

Garage spaces in single family, two family, and townhome dwellings with configurations such as tandem parking and motorcycle/non-traditional vehicle parking may require a covenant to be registered on land title prior to final inspection. Please see below for examples of irregular shaped garages.

### What is a Covenant?

Covenants are legally binding agreements registered to the land title, which ensure that owners adhere to the agreed upon conditions. All owners of the property, including future owners should the land be sold, are required to adhere to the covenant on title.

### Application Requirements

#### Prior to permit issuance

- Approval of the plan layout by Building Approvals
- Acceptance of covenant terms by City's Legal team
- Applicant to provide legal contact (firm name, notary/lawyer, email, and phone number)

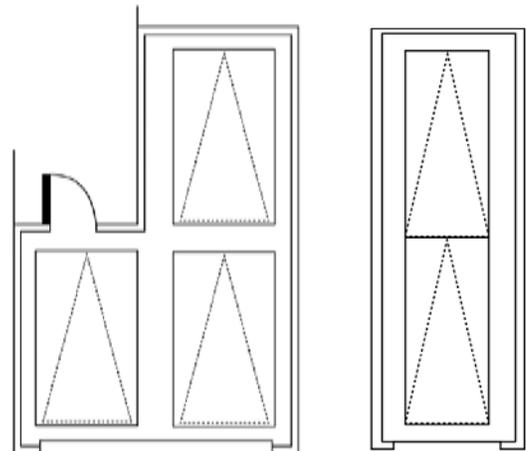
#### Prior to final inspection

- City's Legal team will prepare the covenant
- Applicant shall register the covenant with Land Titles

*Left: Example of Irregularly Shaped Garage*

*Right: Example of Tandem Garage*

*Note: Images not to scale*



Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email [building@richmond.ca](mailto:building@richmond.ca) or call the Building Approvals General Inquiries line at 604-276-4118.