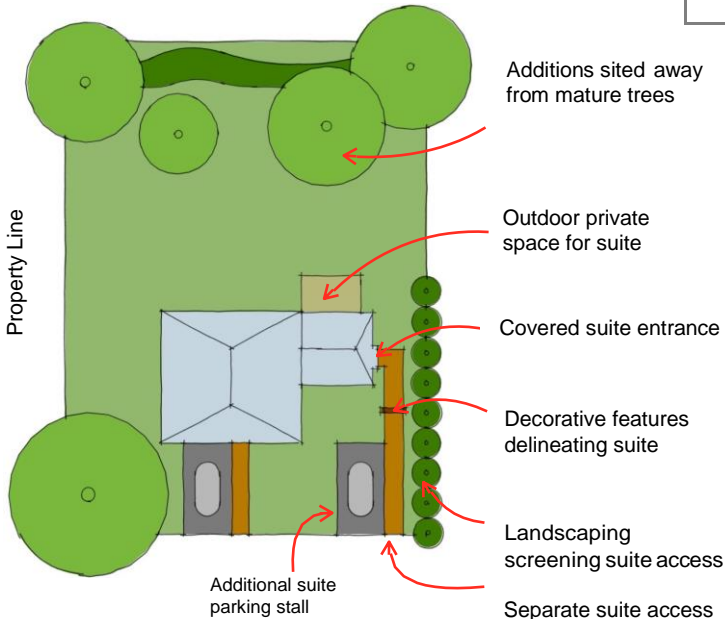


What is a Secondary Suite?

A secondary suite is a self-contained dwelling unit, with no more than two bedrooms, located entirely within but clearly accessory to a single family residential dwelling, the secondary suite and single family residential dwelling being a single property.



Secondary Suite Design Tips:



Secondary Suite Zoning Requirements (Section 206)

Requirement	Permitted	Zoning Bylaw
Max. Per Lot	1 secondary suite per lot	206.1.1(d)
Max. Floor Area (lesser of)	90m ² (970ft ²) or 40% of the habitable area of the main house	206.1.2(b)
CD-3 & 4 Only (lesser of)	60m ² (649ft ²) or 40% of the habitable area of the main house	206.1.2(a)
Max. Height, Min. Lot Size Required, and Setbacks	Same as principal structure as per zone	Check Zone
Building Code	All BC Building, Plumbing, and Electrical Code regulations apply for residential uses	
Owner Occupied	No Requirement	
Strata Titling	s.219 covenant prohibiting stratification for new construction	206.1.5 & 206.1.6
Parking	1 additional off street stall	206.1.4
Secondary Dwelling	Secondary suites are not permitted on lots that have a Guest Cottage, Carriage House, or Laneway house	206.1.1(d)
Servicing	Island Health Authority approval is required for septic systems	206.1.3
Additional Restrictions	The lot cannot contain any bed and breakfast accommodation or use or have more than one room for boarding and lodging.	206.1.1(e) & 206.1.1(f)
Permit Application Fee	A secondary suite permit is \$100	Bylaw 1244 (Schedule A)

Secondary Suites are permitted in the following:

Rural Agricultural Zones
RA-1, RA-2, RA-3, RA-4, RA-5, RA-6

Single Family Residential Zones
R-1, R-2, R-3

Comprehensive Development Zones
CD-1, CD-3, CD-4, CD-5, CD-6