

## Zoning Bylaw #5000, Secondary Suite Regulations

- 5.5.1 **Secondary suites** where permitted, are to be located only in **single detached housing** or a **secondary building**. No **structural alterations** or additions shall be undertaken that alters the existing low-density residential character and form of the neighbourhood.
- 5.5.2 No more than one **secondary suite** shall be permitted per primary **dwelling** unit. It may be permitted within the primary **dwelling** unit or within a **secondary building**. It shall not be allowed in conjunction with **bed and breakfast homes, boarding rooms** or a **rooming house**.
- 5.5.3 No **secondary suite** will be allowed without connection to a **community sewer system** unless the **lot** is at least 830m<sup>2</sup> in area and meets the requirements of the **City** and the *Medical Health Officer* for septic disposal capacity and related regulations.
- 5.5.4 The property owner must reside in either the primary **dwelling** unit or the **secondary suite**.
- 5.5.5 The maximum floor area of a **secondary suite** shall not exceed the lesser of 90m<sup>2</sup> or 40% of the total floor area of the primary **building**. Where a **secondary suite** is located in a **secondary building**, the maximum floor area of the **secondary suite** shall not exceed the lesser of 90m<sup>2</sup> or 60% of the total floor area of the primary **building**. (*Bylaw 5467*)
- 5.5.6 A **secondary building** or **structure** containing a **secondary suite** shall not exceed 7.5m in **height**, unless specified otherwise in the **development** regulations of a particular **zone**. Where the width of the dormer or dormers exceeds 50% of the width of the roof on which they are located, the **height** of the building will be measured to the top of the dormer or to the top of the main roof, whichever is greater.
- 5.5.7 All dormers on a **secondary building** containing a suite shall be enclosed within and by the roof **structure**.
- 5.5.8 Parking shall be in conformance with the regulations of this Bylaw: One off-street parking must be provided for the suite, in addition to the two spaces required for the primary dwelling unit (Sec. 7.1).
- 5.5.9 **Secondary suites** shall comply with all relevant *City Bylaws*, and the *B.C. Building Code*.
- 5.5.10 A **secondary suite** shall be located on the same lot as the primary building. No strata titling shall be permitted.
- 5.5.11 Where a **secondary suite** is located in a **secondary building**, the **secondary building** must include a garage or **carport** for a minimum of one **vehicle**.

I hereby make application for a business licence for a Secondary Suite in accordance with the regulations stated above. I undertake that if I am granted the licence applied for, I will comply with each and every obligation relating to Secondary Suites.

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Signature of Applicant

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Print Name

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Date

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Business Name