This checklist is designed to help you work through the carriage house regulations. As it is intended for general information use only, please contact the Development Services Department at 250-847-1600 if you have questions or visit www.smithers.ca for additional information.

**ZONING + DESIGN STANDARDS**

- Property is zoned R-2 Low Density Residential.
- There is no secondary suite, home occupation or boarding use within your home or on the property.
- There are no existing permanent auxiliary buildings over 10 m².
- The proposed size of the carriage house is a maximum of 10% of total parcel area (maximum of 40% parcel coverage for all buildings).
- Maximum height of 4.9 m (midpoint between the eaves & ridge).
- 1 additional parking space located in the back yard.
  - Access to the parking space for the carriage house is from the lane.
  - If there is no lane or the lane is not maintained, a driveway from the street to the backyard is permitted.
- Building setbacks (minimum) of the carriage house:
  - 4 m distance from the family home.
  - 1.2 m interior sideyard setback.
  - 3.5 m exterior sideyard setback (applies to corner lots only).
  - 0.6 m rear yard setback (1.8 m if there is a direct opening onto the lane).
- 1.2 m illuminated pathway from the front yard to the carriage house (can be sensored).
- Clear addressing for the carriage house.
- Respect the privacy of adjacent properties through appropriate placement of windows, location of decks and other features that may infringe upon the privacy of a neighbouring resident.
- Large windows and decks face the lane or shared rear yard.
- Building materials reflect the character of the principal dwelling with similar architectural features.

**PERMITS + COSTS**

- Development Permit ($400) if total value of construction is over $75,000.
- Building Permit ($35 Application fee + $6.25 per $1,000 of construction value).
- Servicing (from existing service).
- 40% additional utility billing for water/sewer
- 100% extra billing for garbage collection only if a 2nd cart is purchased.