

Section 2.2 Secondary Suites & Carriage Houses *(Bylaw 1741)*

2.2.1 **Secondary suites and carriage houses** shall comply with the following regulations:

- (a) A maximum of either one (1) **secondary suite** or one (1) **carriage house** is permitted on a parcel, not both.
- (b) Where there is a **secondary suite or carriage house**, one (1) additional parking space shall be provided on the **parcel**.
- (c) A **single family dwelling** with a **secondary suite or carriage house** shall not have a **home occupation** or **boarding use**.

2.2.4 **Secondary suites** shall comply with the following regulations:

- (a) The maximum size of a **secondary suite** shall be the lesser of 90 m² or 40% of the total gross floor area of the **single family dwelling**, as outlined in the BC Building Code.

2.2.5 **Carriage Houses** shall comply with the following regulations:

- (a) A **carriage house** is only permitted where there is an existing single family dwelling. A **carriage house** is not permitted where there is a duplex, semi-detached dwelling or existing auxiliary building.
- (b) A **carriage house** shall be located on the same parcel as the single family dwelling and shall not be subdivided or stratified.
- (c) A **carriage house** shall be located in the rear yard and setback a minimum of 4 m from the principal dwelling.
- (d) Height, parcel coverage and rear yard setback regulations for auxiliary buildings in the R-2 Zone shall apply to a **carriage house**.
- (e) Interior and exterior side yard setback regulations for principal buildings in the R-2 Zone shall apply to a **carriage house**.
- (f) Parking for a **carriage house** shall be located in the rear yard with access from the lane. A driveway access from the street to the rear yard shall be permitted where there is no lane or if the lane is not regularly maintained.
- (g) A **carriage house** must provide a minimum 1.2 metre illuminated pathway between the fronting street and the **carriage house**. Lighting must be directed as to not shine on adjacent parcels. A sensor activated light may be used.