

Carriage House CHECKLIST



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 sensor).
- 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.