



Secondary Suites Bylaws and Policies

Secondary suites bylaws and policies

This matrix provides a summary of bylaws and policies for secondary suites located within primary residences, auxiliary suites above garages, small garden suites, and coach houses (not laneway homes). For more information, refer to specific bylaws or policies. If you have questions, please contact Harriet Permut, manager of government relations at hpermut@rebgv.org or 604-730-3029. Note: find information on laneway homes in the laneway homes matrix.

	Anmore Village of	Belcarra Village of	Bowen Island Municipality of	Burnaby City of
Bylaw	Zoning Bylaw No. 568-2017	Zoning Bylaw, No. 510, 2018	Bowen Island Municipality Land Use Bylaw, No. 57, 2002 (Consolidated February 2019)	Zoning Bylaw, 2017, No. 4742
Bylaw section(s)	Section 6.3	Sections 213; 214		Section 3
Additional information			Secondary suites guide Secondary suite applicant guide	Secondary Suites Program (2014) Secondary Suite Building Information Secondary Suite Website
Contact	Juli Halliwell juli.halliwell@anmore.com 604-469-9877	Lorna Dysart ldysart@belcarra.ca 604-937-4100	Sara Huber shuber@bimbc.ca 604-947-4255	building@burnaby.ca 604-294-7944
Suite defined (terms used)	Secondary suite. Coach house.	Accessory secondary suite. Accessory coach house use.	Accessory building or structure. Secondary suite. Detached secondary suite.	Secondary suite.
Zoning (which zoning areas permit suites)	Secondary suites permitted in a single-detached dwelling in: Residential 1 (RS-1); and a Comprehensive Development (CD, CD-1, CD-2). Coach houses permitted in a single-detached dwelling in Residential 1 (RS-1).	Accessory secondary suites and accessory coach houses permitted in a single detached dwelling in: One-family residential (RS-1), Duplex or one or two house (RM-1, RM-2, RM-3).	Rural residential zones. Settlement residential.	Secondary suites permitted in a single-detached dwelling in Residential (R1, R2, R3, R4, R5, R6, R9, R10, R11, R12); Agriculture (all A1 zones); Multi-Family Residential (RM6).

Secondary Suites Bylaws and Policies

	Anmore Village of	Belcarra Village of	Bowen Island Municipality of	Burnaby City of
Type of suite	<p>Secondary suite: a separate dwelling unit completely contained within a principal dwelling with bathroom, sleeping and living areas, and cooking facilities and areas.</p> <p>Coach house: a separate dwelling unit completely contained within an accessory building containing bathroom, sleeping and living areas, and cooking facilities of a size smaller than the principal dwelling unit.</p>	<p>Secondary suite: a separate dwelling unit contained within the principal building, subordinate to the principal dwelling.</p> <p>Accessory coach house: a separate dwelling unit contained within an accessory building, subordinate to the principal dwelling. It must be in an accessory building that's also used as a garage or must be limited to 4 metres in height.</p>		<p>Secondary suite: an accessory dwelling unit fully contained within a single-family dwelling.</p>
Number of suites allowed	<p>One secondary suite or coach house per parcel of land, except for parcels in the RS-1 zone equal to or larger than 4,047 m².</p> <p>One secondary suite and one coach house both permitted if combined floor area of the secondary suite and coach house doesn't exceed 180 m².</p>	<p>One secondary suite or one coach house permitted in principal dwelling.</p>		<p>One secondary suite per principal dwelling.</p>
General conditions	<p>Not permitted in a two-family residential dwelling.</p> <p>Permitted on a parcel of any size unless otherwise specified.</p>	<p>Not permitted in a duplex residential dwelling.</p>	<p>No bed and breakfast or commercial guest accommodation is permitted on a lot that contains an accessory residential use.</p> <p>No second driveways.</p>	<p>Permitted only in a single-family dwelling.</p> <p>Not permitted with boarders, lodgers, a child care facility, a group home, a private hospital or supportive housing facility, a home occupation or an in-law suite.</p>
Size of suite (GFA = Gross Floor Area)	<p>Secondary suite: maximum 90 m² (968 sq. ft.) or 40% of floor area of the principal building.</p> <p>Coach house: max. size: 100 m² (if located on a parcel of land less than 4,046 m²) and 130 m² (if located on parcel of land larger than 4,047 m²).</p>	<p>Secondary suite: maximum 90 m² (968 sq. ft.) or 40% of the GFA, which-ever is less.</p> <p>Coach house: Maximum size: 92.9m² (1,000 sq. ft.).</p>	<p>Secondary suite: can't exceed total floor area of 90 m²; and can't occupy more than 40% of the habitable floor area of the primary detached dwelling.</p> <p>Detached secondary suite: can't exceed total floor area of 65 m² metres plus 0.625% of lot area to a maximum of 115 m²; Min lot size: 0.36 hectares.</p>	<p>Minimum size: 32 m² (344 sq. ft.). Maximum size: 90 m² (968 sq. ft.) or 40% of the GFA, whichever is less.</p>

Secondary Suites Bylaws and Policies

	Anmore Village of	Belcarra Village of	Bowen Island Municipality of	Burnaby City of
Owner occupancy (Is the owner required to occupy the principal dwelling or the suite?)	No. Both the principal dwelling and the secondary suite and coach house can be rented.	No. The principal dwelling and the secondary suite and coach house can be rented.	No.	No. A home rental business licence is required for property owners renting the principal dwelling and Secondary Suite.
Number of occupants	One household per secondary suite.	One household per secondary suite.	One household per secondary suite.	One household per secondary suite.
Parking requirements (parking for suite)	Two parking spaces per secondary suite. Two spaces per other dwelling unit.	One additional off-street parking spot required for each secondary suite and coach house.	One additional parking spot per secondary suite or detached secondary suite.	One additional separate off-street parking space is required.
Suites in new vs. existing homes (Policies that are different for new vs. existing suites)	No.	No.	No.	Yes. Different building permits are required. All new construction must comply with the current version of the BC Building Code.
Fees (Additional fees and charges for suites)	Building permit fees vary and based on construction costs. No additional fees for utilities.	Building permit fees vary and based on construction value. \$304 annual garbage fees.	Development permit: \$175. Building permit: \$75.	Building permit fees are based on construction value. Supplementary utility (water and sewer) at a rate of 50% of the single-family charge. \$380 first year + \$130 annual renewal. Home rental business licence.

Secondary Suites Bylaws and Policies

	Coquitlam City of	Delta City of	Gibsons Town of	Lions Bay Village of
Bylaw	Zoning Bylaw, 1996, No. 3000 (consolidated 2001)	Zoning Bylaw, No. 7600, 2017. Business Bylaw, 2017, No. 7670	Zoning Bylaw No. 1065 (Consolidated)	Zoning and Development Bylaw, No. 520, 2017 (consolidation) Secondary Suite Surcharge Bylaw, 2017, No. 513 (consolidation)
Bylaw section(s)	Part 10, Section 1002	Section 6.1.8	Section 8.9	Section 7.9
Additional information	Secondary Suite Program Guide (available in Farsi, Chinese and Korean) Housing Choices Zoning Summary Guide (Carriage houses and garden cottages)	Delta secondary suite search Single-Family Dwelling-Renovations to add a Secondary Suite Secondary Suite Website	Secondary Suites Program	Secondary Suite Information
Contact	permits@coquitlam.ca 604-927-3441	Secondary suites line 604-952-3159	Lesley-Ann Staats lstaats@gibsons.ca 604-886-2275	Peter DeJong, CAO cao@lionsbay.ca 604-921-9333
Suite defined (terms used)	Secondary suite; garden cottage; carriage house.	Secondary suite. Coach house.	Garden suite. Secondary suite.	Secondary suite. Cottage.
Zoning (which zoning areas permit suites)	Secondary suites are permitted in a single-detached dwelling in: One-Family Residential (all RS zones); Two-Family Residential: RT-1. Carriage houses and garden cottages are allowed in a single-detached dwelling in: Two-Family Residential (RT-1).	Secondary suites are allowed in a single-detached dwelling in: Single-Detached Residential (all RS zones); Duplex Residential (all RD zones); Duplex/Single Detached Residential (RD). Coach houses are permitted when accessory to a single-detached dwelling in: Single Detached Residential Coach House (RSC).	Garden suites in R-1, R-2 and R-3 Zones in areas on the map in Schedule "F" - Garden Suite Areas. Secondary suites in Single-Family Residential.	Secondary suites are allowed in a single-detached dwelling in: Residential Single Detached (RS1). Cottages are allowed when accessory to a single-detached dwelling in: Residential Single Detached (RS1).

Secondary Suites Bylaws and Policies

	Coquitlam City of	Delta City of	Gibsons Town of	Lions Bay Village of
Type of suite	<p>Secondary suite: an additional dwelling contained within a building of residential occupancy containing only one other dwelling unit.</p> <p>Garden cottage: an accessory residential suite to a single-family home. It is a one-storey building with the suite at-grade.</p> <p>Carriage house: an accessory residential suite located on the second storey above a garage.</p>	<p>An accessory dwelling unit located within a single detached dwelling and meets the BC Building Code; has been issued an occupancy permit.</p>	<p>Garden suite is a detached dwelling unit located on the same lot as a principal building. Also known as a laneway house, coach house, or a granny flat.</p> <p>Secondary suite: an accessory dwelling unit located within a single-family dwelling with an area no more than 40% of the total floor area of the building.</p>	<p>A secondary suite is a dwelling unit completely contained within what would otherwise be a single detached dwelling.</p> <p>A cottage means a building containing a secondary dwelling unit, which is separate from, and accessory to, a principal single detached dwelling on the same lot.</p>
Number of suites allowed	One secondary suite or garden house or carriage house is permitted per single-family dwelling in eligible zones.	One secondary suite or coach house is permitted per single-family dwelling.	One garden suite per dwelling One secondary suite per single-family dwelling.	One secondary suite or one cottage are allowed per parcel of land.
General conditions	<p>Must be contained within the principal building.</p> <p>Applicable licensing body must confirm sewer system won't be compromised by secondary suite (if on-site sewage system).</p> <p>Must be located on/below first storey of a building or structure for one-family residential use.</p>	<p>Not permitted if the single-family dwelling is occupied by one or more boarders.</p> <p>Requires a valid secondary suite occupancy permit.</p> <p>Requires installation of a water metre.</p>	<p>Applicable licensing body must confirm that the sewer system will not be compromised by the secondary suite (if on-site sewage system).</p> <p>Must be available for use year-round.</p> <p>Must be rented for periods no shorter than 1 month.</p>	<p>Cannot be rented on a short-term basis through Airbnb, VRBO, and related.</p>
Size of suite (GFA = Gross Floor Area)	<p>Secondary suite: maximum size: 90 m² (968 sq. ft.) or 40% of the GFA, whichever is less.</p> <p>Garden cottage or carriage house: maximum size: 50 m² (538 sq. ft.).</p>	<p>Secondary suite: minimum size: 33 m² (355 sq. ft.); maximum size: 90 m² (968 sq. ft.) or 40% of the GFA, whichever is less.</p> <p>Coach house: minimum size: lots must be at least 330 m² in area.</p>	<p>Garden suite maximum height: 6 m in areas outside the View Protection Area; in View Protection Area 4 m floor area max: 90 m² (969 sq. ft.).</p> <p>Many siting requirements.</p> <p>Secondary suite: maximum floor area: the lesser of 90 m² and 40% of the total floor area of the building.</p>	<p>Secondary suite: maximum size: 90 m² (968 sq. ft.) or 40% of the GFA, whichever is less.</p> <p>Cottage: maximum size: the floor area ratio shall not exceed 0.35 or 115 m² whichever is less.</p>
Owner occupancy (Is the owner required to occupy the principal dwelling or the suite?)	No. Both the principal dwelling and the secondary suite or garden/carriage house can be rented out.	No. A business licence is required for all secondary suites, unless the suite is unoccupied or is occupied by immediate family member.	No.	No. Both the principal dwelling and the secondary suite or cottage can be rented out.
Number of occupants	One household per secondary suite.	One household per suite or coach house.	One household max in garden suite or secondary suite.	One household per suite or cottage.

Secondary Suites Bylaws and Policies

	Coquitlam City of	Delta City of	Gibsons Town of	Lions Bay Village of
Parking requirements (parking for suite)	One additional parking space is required for each secondary suite, carriage house or garden cottage.	One designated parking stall per suite. Secondary Suite Parking Guide	One additional parking sport for garden suite. No additional parking is required for a secondary suite.	Detached dwelling with a secondary suite: 3 parking spaces are required. Cottage: 2 parking spaces per cottage.
Suites in new vs. existing homes (Policies that are different for new vs. existing suites)	Yes. Secondary suites installed in homes built before July 1, 2000 will have a few different building code regulations. All homes built after July 1, 2000 must follow the current version of the BC Building & Plumbing Code.	No.	No.	All secondary suites, whether new or existing, and whether occupied by a family member or a non-family member, must be inspected and approved.
Fees (Additional fees and charges for suites)	Building permit fees are based on construction value. Secondary suites are charged an additional utility tax + 40% surcharge.	Annual Rental Business Licence: \$50.00. By 2019, all properties with secondary suites will pay water and sewer charges based on consumption. Annual reduction in flat rate utility fees of \$300.00 for secondary suites with an occupancy permit.	Annual registration fee: \$100.	Secondary suite surcharge shall be 40% of the property's utility billing for garbage and recycling collection, water and, where applicable, sewer. If the secondary suite is unoccupied, or is occupied by immediate family members, the surcharge is waived.

Secondary Suites Bylaws and Policies

	Maple Ridge City of	New Westminster City of	North Vancouver City of	North Vancouver District of
Bylaw	Bylaw No. 3510-1985 (consolidated March 2018)	Zoning Bylaw, No. 6680, 2001	Zoning Bylaw, 1995, No 6700 (consolidated September 17, 2018)	Zoning Bylaw No. 3210, (Consolidated)
Bylaw section(s)	Section 5023(8)	190.29	Section 507	Section 4B172
Additional information	Detached Garden Suite Guide	Secondary Suites Guide: Laneway and Carriage Houses Laneway and Carriage Houses Permit Guidelines	Secondary Suite and Coach Houses	Secondary Suites in Single-Family Homes Coach Houses
Contact	Christine Carter Director of Planning ccarter@mapleridge.ca 604-467-7469	Mike Watson mwatson@newwestcity.ca 604-521-3711	Wendy Tse planning@cnv.org 604-983-7357	Karen Rendek rendekk@dnv.org 604-990-2311
Suite defined (terms used)	Secondary suite. Detached garden suites.	Secondary suite. Laneway and carriage house.	Accessory secondary suite. Accessory dwelling unit. Accessory coach house.	Secondary suite.
Type of suite	A secondary suite is a residential use accessory to a one family residential use, limited to one dwelling unit contained within the same building as the one family residential use. A detached garden suite is a self-contained dwelling unit, accessory to, subordinate and detached from a one family residential use, limited to one dwelling unit on the same lot, located within the rear yard.	Secondary suite: a dwelling unit that is accessory to a single-detached dwelling and intended as a separate residence. Laneway and carriage houses are compact, detached, ground-oriented dwellings located in back yards and have access to a lane. Carriage houses are located on properties without lanes.	Accessory secondary suite: an attached non-stratified residential use accessory to a One-Unit Residential Use that may contain a toilet, bathroom, sleeping and living areas and cooking facilities. Accessory dwelling unit: a separated designated area within a two-unit residential use, containing toilet, bathroom, sleeping, living/cooking facilities. Accessory coach house: a detached non-stratified residential use accessory to a One-Unit Residential Use that may contain a toilet, bathroom, sleeping and living areas and cooking facilities.	Secondary suite is an accessory dwelling unit on a lot in a zone that permits a single-family residential building. It includes one or more habitable rooms for the residential accommodation of only one family and contains or provides for not more than one cooking facility. Coach house is a detached compact home, usually built in the rear yard of a single-family residential lot. Sometimes called a laneway house or carriage home. It can be either one storey or two storeys in size.

Secondary Suites Bylaws and Policies

	Maple Ridge City of	New Westminster City of	North Vancouver City of	North Vancouver District of
Zoning (which zone areas permit suites)	<p>Secondary suites are allowed in a single-detached dwelling in: Residential (R-1); One Family Residential (all RS zones); Special Urban Residential (SRS); Amenity Residential (CD-1-93); Agricultura (A-1,A-2,A-3,A-4).</p> <p>Detached garden suites are allowed in a single-detached dwelling in: One Family Residential (all RS zones); Special Urban Residential (SRS); Agricultural.</p>	<p>Permitted in a single-detached dwelling in: Single Detached Residential (RS-1, RS-2, RS-4, RS-5, RS-6, RS-CD-1) Neighbourhood SD Residential (NR-1 NR-2, NR-5); Two-unit Dwellings (Duplex) (RT-1); Queensborough Neighbourhood Residential Dwellings (RQ-1, RQ-5).</p> <p>Laneway/carriage houses are allowed in conjunction with a single-detached dwelling in: Residential Detached or Semi-Detached (RD); Residential Ground Oriented Infill Housing (RG0).</p>	<p>Accessory secondary suites in single-family dwellings (houses) in One-Unit Residential (RS zones); Two Unit Residential (RT-1 zones); Ground-Oriented Apartment Residential (RG zones); Apartment Residential (RM-1, RH-1).</p> <p>Accessory dwelling units in two-unit residential dwellings (duplexes) in two unit residential (RT zones); ground oriented apartment residential (RG zones); Apartment Residential (RM-1, RH-1).</p> <p>Coach houses in conjunction with single family dwellings in: One-Unit Residential (RS zones); Two Unit Residential (RT zones); Ground-Oriented Apartment Residential (RG zones); Cedar Village Residential Zone (RC-1, RC-2).</p>	<p>Secondary suites are permitted in single-detached dwellings in Single-Family Residential (all RS zones).</p> <p>Coach houses are permitted in conjunction with single family homes (provided they meet the lot size) in Single-Family Residential (all RS zones).</p>
Number of suites allowed	Only one secondary suite or one detached garden suite per single-family dwelling.	One secondary suite and one carriage or laneway home per property.	Allowed to have both one secondary suite and one coach house on lots zoned for single-family development (RS). A maximum of two secondary suites may be developed per duplex.	One secondary suite or one coach house is allowed per eligible property.
General conditions	<p>Must be contained within the same building as the one-family residential use.</p> <p>Not permitted on lots with a boarding/temp residential use.</p> <p>Registered owner must enter into a Housing Agreement with City of Maple Ridge.</p> <p>Requires proof of notification to the Health Authority (if not serviced by municipal sewer).</p> <p>Not permitted on a lot located on a floodplain.</p>	Can't be stratified, subdivided or otherwise legally separated from the house wherein it is contained.	Can't be stratified, subdivided or otherwise legally separated from the house wherein it is contained.	Not permitted if main residence has boarders, lodgers.

Secondary Suites Bylaws and Policies

	Maple Ridge City of	New Westminster City of	North Vancouver City of	North Vancouver District of
Size of suite (GFA = Gross Floor Area)	<p>Secondary suite: Minimum size: 33 m² (355 sq. ft.); Maximum size: 90 m² (968 sq. ft.) or 40% of the GFA, whichever is less.</p> <p>Detached garden suite: minimum size: 37 m² (355 sq. ft.); Maximum size: 90 m² (968 sq. ft.) or 10% of the lot.</p>	<p>Secondary suite: minimum size: 32.52 m² (350 sq. ft.); maximum size: 90 m² (968 sq. ft.) or 40% of the GFA, whichever is less.</p> <p>Laneway and carriage house: maximum size: 10% of the area of the property.</p>	<p>Secondary suite: minimum size: 37 m² (398 sq. ft.); maximum size: 90 m² (968 sq. ft.) or 40% of the total GFA, whichever is less.</p> <p>Accessory dwelling unit: minimum size: 37.16 m² (400 sq. ft.) in area; Maximum size: 90 m² (969 square feet) or 40% of the total Gross Floor Area, whichever is less.</p> <p>Coach house: maximum size: 92.9 m² (1,000 sq. ft.) and the GFA of a lot with a coach house may not exceed 0.5 times the lot area.</p>	<p>Secondary suite: maximum size: 90 m² (968 sq. ft.) or 40% of the habitable floor space of the building, whichever is less. Residential floor space excludes balconies, decks, patios, accessory buildings carports and garages.</p> <p>Coach house: minimum size: at least 15 m (49.2 ft). Current regulations state that the lot must have a minimum area of 10,000 sq. ft. (929 m²) but the District is reviewing this regulation and may lower the lot size.</p>
Owner occupancy (Is the owner required to occupy the principal dwelling or the suite?)	Yes. The property owner must live in either the principal dwelling or the secondary suite or garden suite.	No. Both principal residence and secondary suite can be rented.	Yes. The owner must live in either the principal dwelling or the Accessory Secondary Suite, Accessory Dwelling Unit or Accessory Coach House.	Property owner must occupy either the principal dwelling unit or secondary suite.
Number of occupants	One household per secondary suite and garden suite.	One household per secondary suite. One family per carriage/laneway home.	One household per secondary suite. One family per carriage/laneway home.	One household per secondary suite and coach house.
Parking requirements (parking for suite)	One parking spot is required for the secondary suite and garden suite.	One parking spot for the secondary suite and carriage or laneway home.	One additional parking space is required for the accessory secondary suite, accessory dwelling unit and accessory coach house.	One additional parking spot required for the secondary suite and coach house.
Suites in new vs. existing homes (Policies that are different for new vs. existing suites)	Yes. Refer to guides: Secondary Suite Guide (new homes) Secondary Suite Guide (existing homes)	Yes. Refer to the guides below for more details. Secondary Suite Guide (homes built before July 1998) Secondary Suite Guide (homes built after July 1998)	New and existing secondary suites shall comply with the requirements in Section 9.37 of the current BC Building Code. Installing an accessory dwelling unit in an existing duplex is more challenging and there may be some alternative policies that are required to meet their requirements.	An existing family residential unit (FRU) is not required to comply with the secondary suite requirements if it is maintained in accordance with the previous Zoning Bylaw including family use only. All new secondary suites must comply with the requirements of the current BC Building Code.

Secondary Suites Bylaws and Policies

	Maple Ridge City of	New Westminster City of	North Vancouver City of	North Vancouver District of
Fees (Additional fees and charges for suites)	<p>Building Permit Fees vary on construction value.</p> <p>Secondary Suites: double the water and sewer charges each year.</p> <p>Detached garden suites: extra sewer and water fees. Other fees may apply at the time of construction.</p>	<p>Building permit fees vary on construction value.</p> <p>Secondary Suite: extra utilities for water and sewer.</p> <p>Laneway or Carriage House: annual utility fee equivalent to 50% of the principal dwelling water and sanitary fees. Additional tree permit required.</p> <p>2018 Development Application Fees.</p>	<p>Building permit fees vary on construction value.</p> <p>Secondary suites and coach houses are charged extra fees for water, sanitary, storm, recycling, refuse, and organics collection.</p> <p>In 2018, the multi-unit fee is \$568.57 per unit.</p>	<p>Building permit fees vary on construction value.</p> <p>Secondary suites are charged an annual utility charges for water and sewer services.</p> <p>This fee applies to all suites, whether authorized by building permit or not, and whether currently occupied or not.</p>

Secondary Suites Bylaws and Policies

	Pemberton Village of	Pitt Meadows City of	Port Coquitlam City of	Port Moody City of
Bylaw	Zoning Bylaw No. 832, 2018 (consolidated October 18, 2018)	Zoning Bylaw No. 2505.	Zoning Bylaw, No. 3630, 2008	Zoning Bylaw, No. 2397, 2018
Bylaw section(s)	Section 7.22	Section 5.4	Section III.6	
Additional information		Secondary Suites Guide Garden Suite Guide	Information on Secondary Suites. Information on Coach Houses. Coach House Information Guide.	A Guide to Secondary Suites
Contact	Lisa Pedrini lpedrini@pemberton.ca 604-894-6135	Colin O'Bryne colinobryne@puttmeadows.ca 604-465-5454	Pardeep Purwal purewalp@portcoquitlam.ca 604-927-5411	Jess Daniels jedaniels@portmoody.ca 604-469-4500
Suite defined (terms used)	Accessory secondary suite. Carriage house.	Secondary suite. Garden suite.	Secondary suite. Coach house.	Secondary suite. Detached accessory dwelling unit.
Type of suite	Accessory secondary suite is a separate dwelling unit which is completely contained within a detached dwelling and is subordinate in size, extent or purpose to the residential principal building on the lot upon which the Secondary Suite is located. A carriage house is an accessory dwelling unit situated above or attached to a detached garage that is separate from the principal dwelling, detached, but located on the same lot.	Secondary suite: a second dwelling unit contained entirely within a single-family dwelling and separated from the principal dwelling unit. Garden suite: a dwelling unit that is separate from and accessory to a single-family dwelling on the same lot and is located in a detached accessory building in the rear yard, but excludes mobile homes. Also known as carriage house, coach house, laneway housing.	Secondary suite: a second dwelling unit located within a building otherwise used for a single residential use. Coach house: a building containing only one dwelling unit and which is located on the same lot as the principal dwelling.	A secondary suite: one additional dwelling unit that is located within and accessory to a main dwelling. A detached accessory dwelling unit means a dwelling unit in the rear yard of a single detached or semi-detached residential lot that is separate from and subordinate in scale to the principal dwelling unit. Also called laneway house, garden suite, coach house.

Secondary Suites Bylaws and Policies

	Pemberton Village of	Pitt Meadows City of	Port Coquitlam City of	Port Moody City of
Zoning (which zoning areas permit suites)	<p>Secondary suites are permitted in detached dwellings in: Agricultural (A-1), Rural Residential (RR-1); Residential (R-1); Residential Duplex (R-3); Residential Country Inn (RC-1); Residential Amenity 1, Sunstone (RSA-1); Residential Townhouse Amenity (RTA-1); Residential Amenity 2 (The Ridge) (RSA-2).</p> <p>Carriage houses are permitted in conjunction with a detached dwelling in this zone: Residential Amenity 1 (RSA-1).</p>	<p>Secondary suites are permitted in a single-detached dwelling in: Agricultural (A-1, A-2); Rural Residential (all RR zones); Large Lot Residential (RS); Medium Lot Residential (R-1); Duplex Residential (RD).</p> <p>Garden suites are allowed in conjunction with a detached accessory building in: Agriculture: (A-1, A-2); Rural Residential: (all RR zones); Urban Residential: (RS, R-1).</p>	<p>Secondary suites are permitted in single-family dwellings in: Residential Single (all RS zones, except not allowed in the Riverwood area).</p> <p>Coach houses are only permitted in single-detached dwellings in: Residential Single (all RS zones).</p>	<p>Secondary suites are allowed in a single-detached dwelling in: Acreage Reserve (A1); Single-Detached Residential (RS-1 to RS-9); Semi-Detached Residential (RT).</p> <p>Secondary suites are allowed in new duplexes in this zone: Semi-Detached Residential (RT).</p> <p>Detached accessory dwelling units are allowed in a single-detached dwelling in: Single-Detached Residential (RS1, RS1-S, RS2, RS3, RS5, RS6, RS7, RS9); Semi-Detached Residential (RT).</p>
Number of suites allowed	One secondary suite or one carriage house is permitted.	One secondary suite or one garden suite per property, but not both.	Both one secondary suite and one coach house per eligible dwelling unit.	Both one secondary suite and one coach house per eligible dwelling unit.
General conditions	A secondary suite shall not have more than 2 bedrooms.	<p>Secondary suite must be completely enclosed within the primary dwelling unit and integrated to not externally appear as a separate unit (except for having a separate entrance).</p> <p>Not permitted with a boarding or B&B use; Not permitted on a lot with a garden suite.</p>	Not permitted in principal residence used as a boarding house or B&B.	
Size of suite (GFA = Gross Floor Area)	<p>Secondary suite: maximum size: 90 m² (968 sq. ft.) and an area less than 40% of the habitable gross floor area of the detached dwelling unit. Maximum of two bedrooms.</p> <p>Carriage house: maximum Size: 90 m² (968 sq. ft.).</p>	<p>Secondary suite: maximum size: 90 m² (968 sq. ft.) or 40% of the GFA, whichever is less; minimum size: 33 m² (355 sq. ft.); Garden Suite: between 33 m² (355 sq. ft.) and 90 m² (968 sq. ft.) in size and max. 10% of the lot area (20% in A-1, A-2 zones).</p>	<p>Secondary suite: maximum size: 90 m² (968.8 sq. ft.) or 40% of the GFA, whichever is less.</p> <p>Coach house: maximum size: 70 m² (753 sq. ft.). If the lot also has a secondary suite, the min. lot size is 740 m².</p>	<p>Secondary suite: maximum size: 90 m² (970 sq. ft.) or 40% of the GFA, whichever is less.</p> <p>Detached accessory dwelling unit: maximum size: 90.0 m² (excluding below grade basement).</p>
Owner occupancy (Is the owner required to occupy the principal dwelling or the suite?)	Yes. The owner must live in either the principal dwelling or the secondary suite or coach house.	No. If the property owner does not reside in either the main house or the suite, he/she must retain a property management company based out of Pitt Meadows, Port Coquitlam or Maple Ridge.	No.	No. If renting out the detached accessory dwelling unit, the owner must pay an annual fee for a business licence. This fee is waived if renting out a secondary suite.

Secondary Suites Bylaws and Policies

	Pemberton Village of	Pitt Meadows City of	Port Coquitlam City of	Port Moody City of
Number of occupants	Maximum one household per secondary suite.	One household per secondary suite, or granny suite.	One household per secondary suite or granny suite.	One household per secondary suite, or granny suite.
Parking requirements (parking for suite)	One off street parking space is required for the secondary suite and coach house.	One additional off-street parking space is required for the secondary suite and the garden suite.	One additional parking space is required for both a coach house and a secondary suite.	One parking space is required for the secondary suite and the detached accessory dwelling unit.
Suites in new vs. existing homes (Policies that are different for new vs. existing suites)	New and existing secondary suites shall comply with the requirements in Section 9.37 of the BC Building Code. Secondary suites installed in an existing duplex may require some alternative policies.	Secondary suites that existed before the adoption of Zoning Bylaw 2505 (Oct. 4, 2011) must comply with the standards in the Building Bylaw No. 2131 . Suites built after this date must comply with the BC Building Code.	Secondary suites in new homes must conform to the 2018 BC Building Code, Section 9.36.	Secondary suites in new homes must conform to the 2018 BC Building Code, Section 9.36. Only permitted to build a secondary suite in a new duplex.
Fees (Additional fees and charges for suites)	Additional fees for utilities (water and sewer) are charged for the secondary suite and coach house. More information.	Building Permit: 1% of construction value. Suite registration \$40 & Licence Fee \$10 per year. Service fees: licensed \$285.20. Garden suite development fee: \$400.	Building permit fee based on construction value. Coach house development fee: \$1,000. Secondary suite development fee: \$2,000. Secondary suites and coach houses are charged extra fees for utilities and garbage (some exceptions apply).	Building Permit Fee based on construction value. Business Licence: \$130 per year. Secondary suites and laneway houses: Sewer - \$332 per year Water - \$432 per year. Fees Bylaw, 2017, No. 3113

Secondary Suites Bylaws and Policies

	Richmond City of	Salt Spring Island Local Trust Area	Sechelt District of	Squamish District of
Bylaw	Zoning and Development Bylaw, 8500, 2009	Salt Spring Island Land Use bylaw, No, 355, 1999	Zoning bylaw No. 25, 1987	Zoning Bylaw, 2011, No. 2200 (consolidated October 2018)
Bylaw section(s)	Section 5.4		Section 324	Section 4.5
Additional information	Coach Houses and Granny Flats, Bylaw 8987, March 2013 Specific Use Regulations (Secondary Suites, Bylaw 9865, June 2018)	Secondary suites FAQ	Secondary suites Safe secondary suites guide Building/Upgrading a secondary suite	Secondary Suites
Contact	Building Approvals building@richmond.ca 604-276-4285	ssiinfo@islandstrust.bc.ca 250-537-9144	Tracy Corbett tcorbett@sechelt.ca 604-885-1986	Jessie Fletcher jfletcher@squamish.ca 604-892-5217
Suite defined (terms used)	Secondary suite. Coach house. Granny flat.	Secondary suite.	Secondary suite.	Secondary suite. Accessory dwelling unit. Multi-unit flex unit.
Zoning (which zoning areas permit suites)	Secondary suites are allowed in single detached homes, duplexes and townhomes in the following zones: Single Detached Housing (RS1/A-H, J-K; RS2/A-H, J-K); Agricultural (AG1, AG3, AG4); Compact Single Detached (RC1, RC2); Two-Unit Dwellings (RD1, RD2); Low Density Townhouses (all RT zones); Medium Density Townhomes (all RTM zones); High Density Townhomes (all RTH zones). Coach Houses are allowed with a single detached home in the following zones: Coach House (RCH, RCH1); Infill Residential (RC1, RC12) Single Detached Edgemere (RE1). Granny Flats are allowed with a single detached home in the following zone: Single Detached Edgemere (RE1).	See secondary suites map. As of 2013, there are 1,598 properties that are eligible for secondary suites on the suites map (Schedule I), and approximately 482 more in the Agricultural zones.	See secondary suites map – indicates which lots are permitted secondary suites. Also permitted on lots within the Agricultural land Reserve and zoned Agriculture 1 and 2.	Secondary suite: a second, self-contained dwelling unit with private access, its own kitchen and bathroom, and located within a principal dwelling unit. Accessory dwelling is a dwelling unit that is ancillary to and detached from the principal dwelling unit and is located either above an accessory building or at grade. Includes, but is not limited to, coach houses, carriage houses, and laneway houses. Multi-unit flex unit is a defined area for potential rental accommodation, which contains a kitchen area with cooking facilities, a bathroom, and living area, and has a separate lockable entrance door providing direct access to the exterior of the dwelling unit.

Secondary Suites Bylaws and Policies

	Richmond City of	Salt Spring Island Local Trust Area	Sechelt District of	Squamish District of
Type of suite	<p>Secondary suite: an accessory, self-contained dwelling within single detached housing, two-unit housing (duplex) or town housing, exclusively used for occupancy by one household. They must be completed.</p> <p>enclosed within the same building as the principal dwelling unit in single detached housing or completely contained within the same dwelling unit or strata lot in two-unit housing or town housing, and not in a detached accessory building.</p> <p>Coach house is a self-contained dwelling that is accessory and either attached or detached to the single detached housing unit, except in Edgemere where it must be detached from the principal dwelling unit. It must also have an entrance separate from the entrance to the garage.</p> <p>A granny flat is a self-contained dwelling that is accessory to and detached from the single detached housing unit and is located totally on the ground floor in the rear yard of a single detached housing lot. It must also have an entrance separate from the entrance to the garage.</p>	<p>Must be contained within the walls of the building that contains the principal dwelling unit.</p>	<p>A secondary suite is an additional dwelling unit within a single-family house. In general, the presence of an additional kitchen means a house is considered to contain a secondary suite. Secondary suites have to be built according to the requirements of the BC Building Code.</p>	<p>Secondary suites are allowed in a single-unit dwelling in all zones that permit a single-unit dwelling including: Residential (RS-1, RS-1A, RS-2, R-3). Rural Residential (RL-1, RL-2).</p> <p>Accessory Dwelling Units are permitted in all zones which permit a single-unit dwelling Residential (RS-1, RS-1A, RS-2, R-3). Rural Residential (RL-1, RL-2).</p> <p>Multi-unit flex units are rental suites permitted in two-unit dwellings (duplexes) and townhomes in: Residential (RS-2); Multiple Unit Residential (RM-1, RM-2, RM-4); Rural Residential (RL-1, RL-2).</p>
Number of suites allowed	<p>One secondary suite per principal dwelling unit in single detached housing or per dwelling unit or strata lot in two-unit housing or town house.</p> <p>A secondary suite is permitted in a maximum of 50% of the total units in town housing.</p>	<p>One household per single family dwelling.</p>	<p>One household per single family dwelling.</p>	<p>A single-unit dwelling can have both one accessory dwelling unit and one secondary suite, but not a multi-unit flex unit.</p> <p>Only one Multi-Unit Flex Unit is permitted per strata-titled unit.</p>

Secondary Suites Bylaws and Policies

	Richmond City of	Salt Spring Island Local Trust Area	Sechelt District of	Squamish District of
General conditions	<p>Not permitted with boarding, lodging, or B&Bs.</p> <p>Not permitted in duplexes, townhomes or apartments.</p> <p>Requires water metre.</p>	<p>Maximum one suite per lot. Must demonstrate there is capacity in the septic system and an adequate supply of potable water before a new suite is permitted.</p>	<p>Suites must be registered.</p>	<p>Not permitted in duplexes</p> <p>Accessory buildings are not permitted in the front yard.</p>
Size of suite (GFA = Gross Floor Area)	<p>Secondary suite in a single detached home: maximum size: 90 m² or 40% of the GFA of the dwelling unit in which it is contained, whichever is less. Minimum size: floor area of at least 33 m².</p> <p>Secondary suite in a duplex: no minimum or maximum floor area, but cannot exceed 40% of the GFA of the dwelling unit in which it is contained.</p> <p>Secondary suite in a townhome: maximum size: 40% of the GFA of the dwelling unit in which it is contained. Minimum size: floor area of at least 25 m².</p> <p>Coach house: maximum size: 60 m² of which at least 40% of the gross floor area shall be located on the first storey; minimum size: floor area of at least 33 m².</p> <p>Granny flat: maximum GFA of 70 m², minimum size: 33 m².</p>	<p>The maximum floor area for a secondary suite is 90 m² (968 sq. ft.).</p>	<p>Maximum floor space not exceeding 90m sq. (986 sq. ft.) or 40% of the total habitable space of house.</p>	<p>Secondary suite: maximum size: 90 m² (968 sq. ft.) or 40% of the GFA of the building, whichever is less.</p> <p>Multi-unit flex unit: must have a GFA greater than 40 m² or 40% of the GFA of the building, whichever is less.</p> <p>Accessory dwelling unit: maximum size shall not exceed 70 m², except where located above a garage, the gross floor area of the entire structure shall not exceed 140m² and the maximum habitable area shall not exceed 70 m² (750 sq. ft.).</p>
Owner occupancy (Is the owner required to occupy the principal dwelling or the suite?)	<p>No. The principal dwelling as well as the secondary suite, coach house and granny flat can be rented out.</p>	<p>Live in principal residence or secondary suite or property manager must live in principal residence or secondary suite.</p>	<p>Must reside in principal dwelling or secondary suite for a minimum of 9 months per year.</p>	<p>No. The principal dwelling as well as the secondary suite, accessory dwelling unit or multi-unit flex unit can be rented out.</p>
Number of occupants	<p>One household per secondary suite, coach house or granny suite.</p>	<p>One household per secondary suite.</p>	<p>One household per secondary suite.</p>	<p>One household per secondary suite.</p>

Secondary Suites Bylaws and Policies

	Richmond City of	Salt Spring Island Local Trust Area	Sechelt District of	Squamish District of
Parking requirements (parking for suite)	<p>Secondary suites require on additional on-site parking space when the suite is on a lot fronting an arterial road.</p> <p>Coach houses and granny flats each require one additional parking spot.</p>	<p>Secondary suites require on additional on-site parking space.</p>	<p>A single family dwelling with a secondary suite must have a minimum of 3 off-street parking spaces.</p>	<p>Secondary suites and accessory dwelling units require one additional off-street parking space.</p> <p>Multi-unit flex units must provide one additional parking space.</p>
Suites in new vs. existing homes (Policies that are different for new vs. existing suites)	<p>Secondary suite in an existing home</p> <p>For a secondary suite to be legal, it must be inspected by the city and upgraded to the current version of the BC Building Code requirements for secondary suites.</p> <p>As per the BC Building Code, construction requirements for a secondary suite in a duplex are different than a secondary suite in a single-family dwelling.</p>	<p>No.</p>	<p>No.</p>	<p>All are subject to both the District of Squamish Zoning Bylaw and the BC Building Code.</p> <p>Multi-unit flex units must meet the BC Building Code requirements for fire separation.</p>
Fees (Additional fees and charges for suites)	<p>Coach Houses and Granny Flats.</p> <p>Development Permit: \$1,133.</p> <p>Secondary suites must pay for an inspection fee and various applicable building permit fees.</p>			<p>Building permit fees and development cost charges were temporarily waived for property owners creating a Secondary Suites and/or an Accessory Dwelling Units. These exemptions are expected to be applicable until early 2019 and are subject to change.</p> <p>Secondary Suites are charged extra utility fees each year: Sewer - \$446 and Water - \$340.</p>

Secondary Suites Bylaws and Policies

	Squamish – Lillooet Regional District Areas A and B	Squamish – Lillooet Regional District Area C	Squamish – Lillooet Regional District Area D	Sunshine Coast Regional District – Area A (Egmont, Pender Harbour)
Bylaw	Zoning bylaw No. 670, 1999 Consolidated September 2014			Zoning Bylaw No. 337, 1990 (consolidated Oct. 2018)
Bylaw section(s)				Section 506
Additional information				
Contact	Claire Dewar cdewar@slrd.bc.ca 604-894-6371	Claire Dewar cdewar@slrd.bc.ca 604-894-6371	Claire Dewar cdewar@slrd.bc.ca 604-894-6371	Planning department 604-885-6804
Suite defined (terms used)	An additional dwelling unit contained within a single-family dwelling.	An additional dwelling unit contained within a single-family dwelling.	An additional dwelling unit contained within a single-family dwelling.	Auxiliary dwelling unit.
Zoning (which zoning areas permit suites)	Single family residential zone; rural residential zones.	Single family residential zone; rural residential zones.	Single family residential zone; rural residential zones.	Auxiliary Dwelling Unit means an ancillary dwelling unit such as a cottage or suite, having a floor area less than the primary dwelling.
Type of suite	Suite located within a single-family dwelling.	Suite located within a single-family dwelling.	Suite located within a single-family dwelling.	Auxiliary dwelling units are allowed on parcels exceeding 2,000 m ² : Single Family Residential (R1, R2); Residential and Auxiliary Commercial (R3, R3A, R3B, R3C). On parcels exceeding 3,500 m ² : Country Residential One (CR1) Rural Residential (RUI, RUIB, RUID).
Number of suites allowed	One suite per single-family dwelling.	One suite per single-family dwelling.	One suite per single-family dwelling.	One auxiliary dwelling unit per lot.
General conditions	Secondary suites permitted only on lots serviced with a community water system and a community sewer system.	Secondary suites permitted only on lots serviced with a community water system and a community sewer system.	Secondary suites permitted only on lots serviced with a community water system and a community sewer system.	Maximum one family per dwelling unit.
Size of suite (GFA = Gross Floor Area)	Maximum floor area of 75 m ² or less.	Maximum floor area of 75 m ² or less.	Maximum floor area of 75 m ² or less.	Auxiliary dwelling unit: maximum size: floor area of 55 m ² (592 sq. ft.) and the maximum floor area for a building containing a free-standing auxiliary dwelling unit is 55 m ² .

Secondary Suites Bylaws and Policies

	Squamish – Lillooet Regional District Areas A and B	Squamish – Lillooet Regional District Area C	Squamish – Lillooet Regional District Area D	Sunshine Coast Regional District – Area A (Egmont, Pender Harbour)
Owner occupancy (Is the owner required to occupy the principal dwelling or the suite?)	No.	No.	No.	No.
Number of occupants	One household per suite.	One household per suite.	One household per suite.	One household per suite.
Parking requirements (parking for suite)	One additional off-street parking space for the suite.	One additional off-street parking space for the suite.	One additional off-street parking space for the suite.	One additional parking spot is required.
Suites in new vs. existing homes (Policies that are different for new vs. existing suites)	No.	No.	No.	No.
Fees (Additional fees and charges for suites)	Minimum plan processing fee: \$75.	Minimum building permit fee of \$105.	Minimum building permit fee of \$105.	Building permit fees vary on construction value. Additional fees are charged for utilities.

Secondary Suites Bylaws and Policies

	Sunshine Coast Regional District Areas B (Halfmoon Bay) D (Roberts Creek) E (Elphinstone) F (West Howe Sound)	Vancouver City of	West Vancouver District of	Whistler Resort Municipality of
Bylaw	Zoning Bylaw No. 310, 2018	Zoning and Development Bylaw No. 3575. (updated as of October 2018)	Zoning Bylaw No. 4662	Zoning and Parking Bylaw No. 303, 2015 (consolidated November 27, 2018)
Bylaw section(s)			Section 130.05	
Additional information		Laneway House How-To-Guide	Detached Secondary Suites Information Guide Detached Secondary Suites Development Permits	
Contact	Planning department 604-885-6804	Development and Building Services Centre 604-873-7611	May Birmingham mbermingham@westvancouver.ca 604-925-7055	Jake Belobaba planning@whistler.ca jbelobaba@whistler.ca 604-935-8171
Suite defined (terms used)	Auxiliary dwelling unit.	Secondary suite. Lock-off unit. Laneway house.	Secondary suite. Detached secondary suite (rental coach house).	Auxiliary residential dwelling unit.

Secondary Suites Bylaws and Policies

	Sunshine Coast Regional District Areas B (Halfmoon Bay) D (Roberts Creek) E (Elphinstone) F (West Howe Sound)	Vancouver City of	West Vancouver District of	Whistler Resort Municipality of
Zoning (which zoning areas permit suites)	<p>Auxiliary Dwelling Unit means an additional dwelling unit such as a cottage or suite having a floor area less than the primary dwelling.</p>	<p>Secondary suite: a smaller dwelling unit within a larger one-family dwelling or two-family dwelling, which must have separate external access and may have shared internal access unit. It must include at least one complete bathroom unit and no more than one kitchen.</p> <p>Lock-off unit: a smaller dwelling unit within a larger principal dwelling unit, which must have separate external access and shared internal access, and which can be locked off from the larger dwelling unit, but does not include a secondary suite. They are smaller than a secondary suite.</p> <p>Laneway house: a detached one-family dwelling constructed in the rear yard of a one-family dwelling. It may or may not include an attached garage.</p>	<p>Secondary suite is a dwelling unit accessory to a single family or two-family dwelling use.</p> <p>Detached secondary suite (coach house) means a detached dwelling unit accessory to a single-family dwelling use. It cannot be used in conjunction with a duplex dwelling.</p>	<p>Auxiliary residential dwelling unit: a dwelling unit which is ancillary to the principal use being made of the parcel upon which the auxiliary dwelling unit is located. A dwelling unit is a self-contained set of habitable rooms with one set of cooking facilities.</p>

Secondary Suites Bylaws and Policies

	Sunshine Coast Regional District Areas B (Halfmoon Bay) D (Roberts Creek) E (Elphinstone) F (West Howe Sound)	Vancouver City of	West Vancouver District of	Whistler Resort Municipality of
Type of suite	<p>Auxiliary Dwelling Units are allowed on parcels exceeding 2,000 m²: Single Family Residential (R1, R2) Residential and Auxiliary Commercial (R3, R3A, R3B, R3C).</p> <p>On parcels exceeding 3,500 m²: Country Residential One (CR1); Rural One (RUI, Rural A, B and C).</p> <p>On parcels exceeding 4,000 hectares: Rural Two (RU2), Rural Two A (ARU2A) Lot size not specified: Agriculture (AG).</p>	<p>Secondary suites are allowed in a single-family dwelling and a two-family family dwelling (duplex) in: One Family Dwellings (all RS zones); Two Family Dwellings (RT zones).</p> <p>To check other eligible zones, enter your address here.</p> <p>Lock-off units are permitted in conjunction with a two-family dwelling in: One Family Dwellings (RS) and Two-Family Dwellings (RT).</p> <p>Laneway Houses are permitted in conjunction with a one family dwelling in: One Family Dwellings (all RS zones); Two-family Dwellings (RT-4, RT-4A, RT-4N, RT-5, RT-5N, RT-6, RT-11/11N); Multiple Dwelling (RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, RM-9BN).</p>	<p>Secondary suites are allowed in a single-family dwelling or a two-family dwelling (duplex) in: Single Family Dwelling (all RS zones); Duplex Dwellings (RD1, RD2).</p> <p>Detached secondary suites are allowed in conjunction with a single-family dwelling in: Single Family Dwelling all RS zones); Duplex-Dwelling (RD1, RD2).</p>	<p>Auxiliary residential dwelling units are permitted in a single detached dwelling in a variety of zones including: Commercial (except not in C1, CC2, CC3); Single Family Residential One and Two (RS1, RS2, RS5, RS6, RS9, RS11, RS12); Single Family Estate Zones; Two Family Residential (RT1, RT2, RT3, RT6 RT7).</p> <p>Residential/Tourist Accommodation (some zones permit them, check with bylaw for specific use); Leisure Recreation One (LR1, LR2, LR4, LR6, LR8); Residential Infill Zone One (RSI1) permits two suites per property.</p>
Number of suites allowed	One auxiliary dwelling unit per lot.	Both a secondary suite and a laneway house on the same lot.	Allowed to have either one secondary suite or one detached secondary suite per building lot.	In most cases, one auxiliary dwelling unit is allowed per permitted property except in residential Infill Zone One where two suites are permitted per property.
General conditions			<p>Must not be detached from the principal building.</p> <p>Not permitted with lodgers, personal care/child care facility or a B&B. Requires separate exterior entrance.</p>	<p>For RSI zone: May contain up to 2 bedrooms, 2 bathrooms, 1 living room and 1 kitchen. May not be used for tourist accommodation.</p>

Secondary Suites Bylaws and Policies

	Sunshine Coast Regional District Areas B (Halfmoon Bay) D (Roberts Creek) E (Elphinstone) F (West Howe Sound)	Vancouver City of	West Vancouver District of	Whistler Resort Municipality of
Size of suite (GFA = Gross Floor Area)	Auxiliary dwelling unit: maximum size: floor area of 55 m ² (592 sq. ft.) and the maximum floor area for a building containing a free-standing auxiliary dwelling unit is 55 m ² .	Secondary suite: minimum size: the floor area must be at least 37 m ² (can be reduced to 29.7 m ²). Lock-off unit: minimum size: the floor area must be at least 26 m ² (can be reduced to 19 m ²). Laneway house: minimum size: 9.8 m ² (32 sq. ft.) (the Director of Planning may allow a laneway house on a narrow site that is at least 7.3 m ² (24 sq. ft.). Maximum size: must not exceed the lesser of: (a) 0.16 multiplied by the site area; and (b) 83.6 m ² . A minimum site width of 9.8 m (32 ft.) is required.	Secondary suite: Minimum size: 20 m ² ; Maximum size: 90 m ² (968 sq. ft.) or 40% of the total floor area of the building, whichever is less. A detached secondary suite (can be one or two storeys): maximum size: floor area must not exceed a 11.5 m ² or 10% of lot area, whichever is less. Upper storey: must not exceed 60% of main floor area.	Light Industrial Zones Two and Three (IL2 and IL3); Community and Transportation Infrastructure One (CTI1); Leisure Park One (LPI). Auxiliary residential dwelling unit is only allowed for a caretaker or watchman or other persons similarly employed. In other cases, both the principal dwelling and the auxiliary dwelling unit can be rented out.
Owner occupancy (Is the owner required to occupy the principal dwelling or the suite?)	No.	No. Allowed to rent out both the principal dwelling as well as the secondary suite, lock-off unit and laneway house.	Only permitted to rent out a secondary suite, not a detached secondary suite. If renting out a secondary suite, it must be managed by a property manager with an address in the District of West Vancouver or the City or District of North Vancouver. Detached Secondary Suites: The owner must reside either the principal dwelling unit or the detached secondary suite.	The size of the suite varies depending on which zone it is located. Check with the bylaw for specific size restrictions.

Secondary Suites Bylaws and Policies

	Sunshine Coast Regional District Areas B (Halfmoon Bay) D (Roberts Creek) E (Elphinstone) F (West Howe Sound)	Vancouver City of	West Vancouver District of	Whistler Resort Municipality of
Number of occupants	One household per secondary suite	Maximum one household per dwelling unit for a secondary suite or laneway house except if used for a Short-Term Rental Accommodation (30 days or more), then may use it for up to two boarders or lodgers, or a maximum of five foster or eight daycare children.	Maximum one household per dwelling unit.	Maximum one household per dwelling unit.
Parking requirements (parking for suite)	One additional parking spot is required.	One surface parking space must be provided for the secondary suite and the laneway house.	One off-street parking space is required for each secondary suite and detached secondary suite.	One parking space is required per dwelling unit.
Suites in new vs. existing homes (Policies that are different for new vs. existing suites)	No.	Yes. If the secondary suite already exists, and was in a home built after January 2, 2001, no inspection is required. If installed before this date, an inspection is needed.	Existing approved secondary suites can be grandfathered in. New suites must comply with the current version of the BC Building Code.	No.

Secondary Suites Bylaws and Policies

	Sunshine Coast Regional District Areas B (Halfmoon Bay) D (Roberts Creek) E (Elphinstone) F (West Howe Sound)	Vancouver City of	West Vancouver District of	Whistler Resort Municipality of
Fees (Additional fees and charges for suites)	Building permit fees vary on construction value. Additional fees are charged for utilities.	Secondary suites: Development/ building permit fee: \$2,250. Secondary suite inspection fee \$216.30. Conversion of a one-family dwelling to a one-family dwelling with Secondary Suite \$784. Additional address fee: \$984. Business licence fee (if renting out unit): \$56. (first time application fee) + \$69 per year. Laneway Houses: development/ building permit fee: \$1,400 (where the laneway house is one-storey and there is no relaxation of siting or maximum height required) and \$2,150 (in all other cases). Business licence fee (if renting out unit): \$56 (first time application fee) + \$69.00 per year. For information, Zoning Bylaw, 2018, 12301 .	Building Permit Fees are based on construction value.	Building permit fees vary and based on construction costs. Additional fees are charged per dwelling unit for utilities (sewer and water).

Note: municipalities may also have a fees and charges bylaw which contains up-to-date cost information.