

Secondary Suites / Accessory Dwelling Units – *March 7, 2022 Proposed Changes*

Draft Policy/Program Outline

1. Permit Secondary Suites (SS's) and Accessory Dwelling Units (ADU's) in all zones where the principal use is residential, except for the Rivers Crossing, Hanington Creek Estates and Bear Mountain developments where they are not permitted by the Stratas.
2. ~~Permit Accessory Dwelling Units (ADU's) in all zones where the principal use is residential and where a property has a minimum lot area of 5 acres or greater (this to be referred for further public input).~~
3. Permit up to 2 additional dwelling units, SS's or ADU's, on lots with a minimum lot area of 5 acres or greater and where the combined floor area of the additional dwelling units does not exceed 90 m².
4. Provide information for builders of new homes to consider planning in advance for an eventual secondary suite. The construction standard for all new SS's and ADUs must meet the BC Building Code (including Fire and Electrical codes).
5. Establish a program for legalization of existing SS's and ADU's, and encourage homeowners to seek staff's assistance. This could include homeowners voluntarily "registering" their SS's or ADU's to initiate the process of working together to bring the unit up to an acceptable standard.
6. Continue the policy of enforcement of unauthorized suites on a complaint driven basis. Where requirements cannot be met to legalize an existing SS or ADU, require that the additional dwelling unit be decommissioned and/or removed.
7. Require owner occupancy of either the principal dwelling unit or the secondary suite / ADU.
8. Secondary suites / ADUs may not be stratified through the Strata Property Act or otherwise subdivided from the principal property.

Draft Zoning Bylaw Amendments for Secondary Suites

1. A Secondary Suite (SS) is defined as a second (accessory) dwelling unit on a property that is contained wholly within the principal dwelling.
2. Only one SS is permitted on a property with a lot area of less than 5 acres.
3. A SS must be wholly located within a principal dwelling.
4. A SS shall not have a total floor space of more than 90 m² in area ~~or not more than 40% of the habitable floor space of the principal dwelling on a lot – whichever is less.~~
5. One additional on-site parking space is required for a SS.
6. VIHA requirements for sewage disposal and potable water systems must be met by all SS's. This may be seen as a more equitable determining factor than lot size.
7. The property owner must have as their principal residence either the principal dwelling unit or the secondary suite.
8. Secondary suites may not be stratified through the *Strata Property Act* or otherwise subdivided from the property.

Draft Zoning Bylaw Amendments for Accessory Dwelling Units

1. An Accessory Dwelling Unit (ADU) is defined as a second (accessory) residential unit on a property that is contained within a separate building or other accessory building.
2. ~~ADU's are only permitted on properties lots with a lot area of 5 acres or greater.~~
3. A maximum of two dwelling units, SS's and/or ADU's, are permitted on a property, with a lot area of 5 acres or greater, as long as the combined floor area of the SS and ADU does not exceed 90 m².
4. Mobile homes, tiny homes on wheels and recreational vehicles are not permitted to be used as an ADU.
5. An ADU shall not have a total floor space of more than 90 m² in area.
6. ADU's must meet the setbacks for principal dwellings on a property ~~and shall not be located in a front yard.~~
7. ADU's shall not be greater than 6 metres in height.
8. One additional on-site parking space is required for an ADU.
9. Require buffering or screening where privacy – either of the ADU tenant or the adjacent property owner/user.
10. VIHA requirements for sewage disposal and potable water systems must be met by all ADUs.
11. The property owner must have as their principal residence either the principal dwelling unit or the ADU or the secondary suite.
12. Neither the ADU nor the secondary suite may be stratified through the *Strata Property Act* or otherwise subdivided from the property.