

3.16 Secondary Suites



Bylaw
1195-22

A secondary suite is subject to the following regulations:

1. A secondary suite is added to the list of permitted uses in the LH, RA, SH-1, SH-2, and CR land use designations if the designation has an “s” notation shown on Schedule ‘B’ (Land Use Designation Maps) of the Joe Rich Rural Land Use Bylaw No. 1195, 2007, as part of the land use identification. The “s” notation shall be shown on Schedule B the Land Use Designation Map as follows: LHs, RAs, SH1s, SH-2s, and CRs. An “s” classification on a parcel shall be established by redesignating the subject parcel to the “s” version of the land use designation. The regulations set out for the “s” version of the land use designation will be the same as the regulations for the version without the “s”, except for the addition of secondary suite as a permitted use.
2. The secondary suite shall have its own separate cooking, sleeping and bathing facilities.
3. The secondary suite shall have direct access to outside without passing through any part of the single family dwelling.
4. The secondary suite shall be located within a single family dwelling.
 - a) The secondary suite shall not be connected to a single family dwelling by a breezeway or carport.
5. No more than one secondary suite is permitted per parcel.
6. A secondary suite is not permitted in conjunction with a bed and breakfast.
7. A secondary suite is not permitted if an additional dwelling unit exists.
8. A home occupation is permitted within a secondary suite.
9. One parking space for the secondary suite is required in addition to those required for the single family dwelling.
10. A secondary suite shall meet all requirements of the British Columbia Building Code and amendments thereto.
11. The secondary suite must be serviced by a community water system or a private water source.
 - a) For a community water system, written authorization permitting the secondary suite from the service provider is required.
 - b) For a private water source, a copy of the Water License, if applicable under the Water Sustainability Act, is required.
12. The secondary suite must be connected to a community sewer system or serviced by an on-site sewage disposal system, subject to the following:
 - a) For community sewer system, written authorization permitting the secondary suite from the service provider is required.
 - b) For on-site sewage disposal, written confirmation is required from an Authorized Person under the Public Health Act: Sewerage System Regulation which includes:
 1. For lots with an existing on-site sewage disposal system, a Compliance Inspection report must indicate that the existing system is capable of processing the daily domestic sewerage flow for both dwelling units and demonstrates the existing system meets today’s standards and can be expanded for the new Daily Design Flow and room on the property for a back-up type 1 trench system.
 2. For lots without an existing on-site sewage disposal system, a primary and reserve area for type 1 trench disposal for intended Daily Design Flow.