

Carriage Homes Information Brochure



This information brochure has been prepared to provide homeowners with an overview of Summerland's requirements for constructing a carriage home. This brochure is for general guidance only, and does not replace bylaws and legal documents such as the Municipal Zoning Bylaw or the BC Building Code.



WHAT IS A CARRIAGE HOME?

In simple terms, a carriage home must contain facilities that are completely detached from the principle dwelling, including at least one bedroom, a bathroom, and a kitchen. The kitchen would usually include cooking facilities such as a stove or microwave, but a stove plug of 220 volts or a gas line into the kitchen is also considered a cooking facility, since either of these hook-ups would enable quick and easy installation of a stove.

WHAT ARE THE MUNICIPALITY'S REQUIREMENTS FOR CARRIAGE HOMES?

Carriage homes are permitted in single family zones, which are connected to the Municipal Sewerage System. RSD1 / RSD2 and RSD3 with lots having a minimum size of 460 m². Not for multi-family buildings. The Municipality has placed a number of conditions on the legalization of carriage homes including:

- Limited to lots having *Full Urban Services*.
- the maximum *Gross Floor Area* of a *Carriage House* is no more than 60.0m² except for lots over 1,000m² in which case the maximum *Gross Floor Area* is not more than 90.0m²
- Is located on a lot which is a single real estate entity.
- Maximum of one (1) carriage home per lot. This helps to ensure the preservation of the character of single family residential neighborhoods. No separate address will be assigned for carriage homes. Instead, both units would retain the same civic address followed by unit number "101" and "102" respectively.
- One (1) additional parking space is required. All single family homes must have at least 2 off-street parking spaces. This requirement means that all single family homes with a carriage home must have at least 3 off-street parking spaces.
- Home occupations will be limited to businesses that do not generate traffic. Permission would be required in writing from the property owner(s) to operate a home occupation in a carriage home.

HOW DO I GET PERMISSION TO CONSTRUCT A CARRIAGE HOME?

Property Title Search. You will first need to determine whether there are any restrictions registered on the title of your property that may not allow you to have a carriage home. These restrictions could include a restrictive covenant or Land Use Contract.

Homeowner Protection Office. The province of British Columbia requires that all carriage homes (laneway housing as defined by the *Act*) be registered and provide home warranty insurance. Any questions regarding these requirements should be directed to the HPO at 1-800-477-7757 or www.hpo.bc.ca

Building Permits. Building permits must be obtained prior to construction. Once all Municipal Zoning Bylaws, BC Building Code and Provincial regulations have been met a permit may be issued.

Utility charges. Once the building is completed and the Building Inspector issues a final occupancy permit, the property owner will then be responsible for additional utility bills each and every month. These will include water, sewer, electricity and garbage removal. In cases where the suite is not rented or occupied, the monthly utility fees will still be applicable.

Only one secondary suite

Or

*One carriage home is
Permitted on a lot*

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