



Laneway Houses bylaws and policies (August 2013)

Laneway houses, coach houses, accessory suites, carriage houses, granny flats and garden suites, are just some of the names used to describe a secondary suite that is situated in a separate, detached building, and not in the principal building. Secondary suites, that is suites contained within the principal dwelling unit, are addressed in the Secondary Suites Bylaw Matrix. This laneway house matrix provides an overview and is for your reference only. Please refer to specific bylaws or policies for more information. If you have questions, please contact Harriet Permut, Manager, Government Relations at hpermut@rebgv.org or 604.730.3029.

	Anmore Village of	Belcarra Village of	Coquitlam City of
Bylaw or Policy	Village of Anmore Zoning Bylaw, 2004, No. 374	Village of Belcarra Zoning Bylaw, 1996, No. 253	City of Coquitlam Zoning Bylaw, 1996, No. 3000
Suite Defined (What terms are used)	Accessory Suite	Accessory Suite	Carriage House or Garden Cottage
Zoning (Which zones allow laneway houses)	Residential 1 (RS-1); Residential 2 (RS-2); Comprehensive Development 1 (CD-1); Comprehensive Development 2 (CD-2)	Residential 1 (RS-1); Residential 1A (RS-1A)	Carriage House in Small Village Single Family Residential (RS-7) and Two-Family Residential (RT-1) Garden Cottage in RT-1 only
Type of Suite	Accessory suite is a separate dwelling unit which is completely contained within a principal or accessory building	Accessory suite is a separate dwelling unit which is completely contained within a principal or accessory building. The accessory building must also be a garage, except on a parcel that has no improved road access	Carriage house is an accessory dwelling unit detached from the principal building located above a detached accessory off-street building or structure (e.g. garage) and must be located in the rear of a lot Garden cottage is a single storey building detached from the principal building
Number of Suites Allowed (Secondary suites within the principal dwelling and secondary suites in detached buildings)	Not more than 1 suite per parcel of land	Not more than 1 suite per parcel of land	Not more than 1 suite per lot
Size of Suite (Including height restrictions)	Maximum floor area of 100m ²	Maximum floor area of 75m ² Accessory suite shall only occupy one storey of the accessory building	Carriage house and garden cottage maximum floor area of 50m ² , with an additional 4.6m ² may be added for storage In RS-7 zone carriage house maximum height of 5.5m or 7m if the roof is pitched In RT-1 zone carriage house maximum height of 5m or 7m if the roof is pitched Garden cottage maximum height of 3m or 4.3 meters if the roof is pitched
Location on lot (Including setback restrictions)	Minimum setbacks: front 10m; rear 7.6m; interior lot line 5m; exterior lot line 7.6m	Minimum setbacks: exterior lot line 3m; interior lot line 1.5m; front lot line 3m for a garage or if it isn't a garage then 7.5m; rear lot line 1.5m or 7.5m if the rear lot line is the high water mark of the ocean	Carriage house and garden cottage must be located in the rear yard and only permitted where there is a lane or a corner lot In RS-7 zone minimum setbacks: front (from outermost projection of rear face of principal building) 8m; rear lot line 1.2m; interior side lot line 1.2m; exterior side lot line 3m In RT-1 zone minimum setbacks: rear lot line 1.2m; interior side lot line 1.8m; exterior side lot line 3.8m
Lane Access Required			Yes Or on a corner lot
Parking Requirements (Additional off-street parking for the laneway house)	2 off-street parking spots per accessory suite	1 off-street parking spot per accessory suite	1 off-street parking spot per accessory suite
Owner Occupation Restriction			
Fees (Registration, inspection, building permit and other fees for suites)			
Notes			



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	Delta Municipality of	Gibsons Town of	Maple Ridge District of
Bylaw or Policy	Delta Zoning Bylaw, No. 2750 Housing and Coach House Guidelines - Ladner	Town of Gibsons Zoning Bylaw, 2007, No. 1065	Maple Ridge Zoning Bylaw, 1985, No. 3510 Garden Suites Guide Garden Suites Checklist
Suite Defined (What terms are used)	Coach House	Coach House or Granny Flat	Garden Suite
Zoning (Which zones allow laneway houses)	Single Family (330m ²) Infill Residential (RS9)	Coach houses in Cluster Residential (RCL) and Large Lot Residential (RLL) Granny flats in Cluster Residential (RCL)	One Family Urban Residential (RS-1); One Family Amenity Residential (RS-1a); One Family Urban (Medium Density) Residential (RS-1b); One Family Urban (Low Density) Residential (RS-1c); One Family Urban (Half Acre) Residential (RS-1d); One Family Suburban Residential (RS-2); One Family Rural Residential (RS-3); Small Holding Agricultural (A-1); Upland Agricultural (A-2); Extensive Agricultural (A-3); Intensive Greenhouse (A-4)
Type of Suite	Coach house is a secondary dwelling unit located in an accessory building on a lot. The accessory building is typically a separate garage with the dwelling unit situated on the second storey or ground level	Coach house is a detached accessory building at the rear of a parcel of containing one or more accessory dwelling units and at-grade parking Granny flat is an accessory dwelling unit located above an attached garage	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 Garden suites with lane access can be located above an accessory residential structure or off-street parking structure and therefore can be two storeys
Number of Suites Allowed (Secondary suites within the principal dwelling and secondary suites in detached buildings)	Not more than 1 suite per lot	In RLL zone 1 secondary suite or 1 coach house In RCL zone up to 3 accessory dwelling units allowed	Property cannot have both a garden suite and a secondary suite (a suite contained within the principal building)
Size of Suite (Including height restrictions)	Minimum floor area of 42m ² , excluding garage area Maximum height 7.3m or 9.8m if roof is pitched	Maximum area of an accessory building cannot cover more than 10% of a lot Maximum building height 7m or two storeys	Minimum floor area of 37m ² and a maximum floor area of 90m ² , or 10% of the lot area, whichever is less Garden suites must be ground level as a one storey (4.5m) structure, unless there is lane access or is on a property 0.4 hectares (1 acre) or greater, then it can be two storeys (6m). Some agricultural zones (A-1 through to A-4) allow for a maximum height of 7.5m
Location on lot (Including setback restrictions)	Minimum setbacks: front 25m; side 1m; rear 1.5m	RLL minimum setbacks: rear 1.5m; interior side lot line 2.5m; exterior side lot line 3.5m. RCL minimum setbacks: rear 1.5m; interior side lot line 1.2m; exterior side lot line 3.5m	Rear setbacks vary depending on the zoning Side yard setbacks must not be less than 1.5m from an interior side lot line and not less than 3m from an exterior side lot line Not permitted in flood plain area, unless the finished floor elevation is above the established minimum flood construction level
Lane Access Required	Yes Or on a corner lot		
Parking Requirements (Additional off-street parking for the laneway house)	1 off-street parking spot per accessory suite	1 additional off-street parking space per dwelling unit	1 off-street parking space for the garden suite Owner must also enter into a Parking Covenant with district
Owner Occupation Restriction			Property owner must reside in either the principal dwelling or the garden suite
Fees (Registration, inspection, building permit and other fees for suites)			Utility fee 2x for sewer and 1.5x for water
Notes			Registered owner of the lot must enter into a Housing Agreement with the district. Terms of agreement include that owner must occupy either the principal dwelling or the garden suite and the garden suite use is intended to provide affordable rental housing



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	North Vancouver City of	Pitt Meadows City of
Bylaw or Policy	Zoning Bylaw, 1995, No. 6700 Coach Houses Coach House Guidelines - Level A Coach House Guidelines - Level B	City of Pitt Meadows Zoning Bylaw, 2011, No. 2505 Garden Suites Guide
Suite Defined (What terms are used)	Accessory Coach House	Garden Suite
Zoning (Which zones allow laneway houses)	One-Unit Residential (RS-1); (RS-2) and (RS-3)	Large Lot Residential (RS); Medium Lot Residential Zone (R-1); Estate Lot Rural Residential Zone (RR-1); Large Lot Rural Residential (RR-2); Medium Lot Rural Residential (RR-3); Rural Lot Small Residential (RR-4); Rural Residential Cluster House (RR-5); General Agricultural (A-1); Large Lot Agricultural (A-2)
Type of Suite	Coach house is a detached secondary suite usually located at the rear of the lot Level A coach house is a one storey building with a smaller floor area (up to 800ft ²) and will require staff approval Level B coach house is a 1.6 storey building with a larger floor area (up to 1,000ft ²) and will require city council approval	Garden suite located in a detached accessory building in the rear of the same lot as the single family dwelling
Number of Suites Allowed (Secondary suites within the principal dwelling and secondary suites in detached buildings)	Only 1 suite per lot. Either a garden suite or a secondary suite (contained within the principal dwelling), but not both	Limited to 1 suite per lot. Either a garden suite or a secondary suite (contained within the principal dwelling), but not both
Size of Suite (Including height restrictions)	Level A coach house maximum floor area of 800ft ² or 15% of lot coverage, whichever is less Level B coach house maximum floor area of 1,000ft ² or 15% of lot coverage, whichever is less Maximum height of Level A 10ft or 15ft if roof is peaked (1 storey) Maximum height of Level B 10ft or 22ft if roof is peaked (1.6 storeys)	Minimum floor area of 33m ² and maximum of 90m ² or 10% of the lot area, whichever is less In RS and RR zones maximum height is 4m, except where the suite has direct lane or road access and is above a garage then the maximum height is 6m In A zones maximum height is 6m within an accessory farm residential building or 9m if within an agricultural building
Location on lot (Including setback restrictions)	Setbacks for both Level A and B: rear 5ft; interior side lot line 5ft; exterior lot line 10ft (or 0.2 times the lot width whichever is less); 20ft from principal building There are some exceptions to these setbacks, see guidelines	Minimum setbacks in RS and RR zones: rear 2.4m; interior lot line 1.5m; exterior lot line 3m; 2.4m from the house Where the garden suite has direct lane or road access and is above a garage the suite must be 4.5m from the rear or exterior lot line Setbacks in A zones: rear 7.5m; interior lot line 3m; exterior lot line 3m; 7.5m from the farm house and maximum 50m from farm house; front 7.5m; watercourse and drainage ditch 15m
Lane Access Required	No	No
Parking Requirements (Additional off-street parking for the laneway house)	1 additional off-street parking space per dwelling unit	1 additional off-street parking spot for the garden suite
Owner Occupation Restriction	Either the principal dwelling unit or the coach house must be occupied by the registered owner	Property owner must reside in either the principal dwelling unit or garden suite OR identify a property management company with an address in Pitt Meadows, Maple Ridge or Port Coquitlam to manage the tenancies
Fees (Registration, inspection, building permit and other fees for suites)	Level A accessory coach house development permit: \$500 Level B accessory coach house development zoning amendment: \$1,750	Building permit fee is 1% of construction value of garden suites \$400 development permit for garden suite \$50 application fee
Notes		



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<p>Richmond City of</p>	
<p>Bylaw or Policy</p>	<p>Richmond Zoning and Development Bylaw, 2009, No. 8500</p> <p>Coach Houses (Bylaw No. 8987 to amend Zoning and Development Bylaw)</p> <p>Coach House - Burkeville Coach House - Broadmoor Coach House - Edgemere</p>
<p>Suite Defined (What terms are used)</p>	<p>Coach House or Granny Flat</p>
<p>Zoning (Which zones allow laneway houses)</p>	<p>Coach house zones (RCH) and (RCH1)</p> <p>Specific zoning for: Coach houses in Broadmoor (ZS12) Coach houses in Burkeville (ZS20) Coach houses and granny flats in Edgemere (RE1)</p>
<p>Type of Suite</p>	<p>Coach house in an accessory dwelling unit that can be either attached or detached from the principal dwelling and most of the floor area is located above the garage</p> <p>Granny flat must be in a detached dwelling unit and located totally on the ground floor</p>
<p>Number of Suites Allowed (Secondary suites within the principal dwelling and secondary suites in detached buildings)</p>	<p>Allowed one coach house or granny flat (but not both) and one secondary suite contained within the principal dwelling</p>
<p>Size of Suite (Including height restrictions)</p>	<p>Coach house - minimum floor area of 33m² and maximum floor area of 60m². At least 75% of floor area must be above the garage, except in Edgemere where the maximum is 60% above the garage</p> <p>Granny flat - minimum floor area of 33m² and maximum floor area of 70m²</p> <p>Maximum heights of coach houses and granny flats depends on the zoning RCH, RCH1, ZS12, ZS20 and RE1</p>
<p>Location on lot (Including setback restrictions)</p>	<p>Minimum setbacks RCH and RCH1 zones: front 15m; interior side yard 0.6m (unless lot width is more than 10m, then setback is 1.2m); exterior side yard 3m; rear 3m in RCH zone; rear 1.2m in RCH1 zone</p> <p>Minimum setbacks ZS20 zone: front 6m; interior side yard 1.2m; exterior side yard 3m; rear 6m except for corner lot where exterior side yard is 6m, the rear is reduced to 1.2m</p> <p>Minimum setbacks ZS12 zone: see diagram in Zoning Bylaw section 15.12.6</p> <p>Minimum setbacks RE1 zone coach houses: front 6m; interior side yard 2m; exterior side yard 3m; rear between 1.2m and 8m</p> <p>Minimum setbacks RE1 zone granny flat: front 6m; interior side yard 1.2m; exterior side yard 3m; rear between 1.2m and 8m</p>
<p>Lane Access Required</p>	<p>Yes</p>
<p>Parking Requirements (Additional off-street parking for the laneway house)</p>	<p>Minimum of 1 unenclosed and uncovered off-street parking space for a coach house or granny flat. Principal dwelling must have 2 off-street spaces</p>
<p>Owner Occupation Restriction</p>	
<p>Fees (Registration, inspection, building permit and other fees for suites)</p>	<p>Building permit application fee equal to 50% of the building permit fee (see bylaw for calculations of fee amount). Before submitting plans the applicant is to request an on-site inspection of the premises. A fee of \$110 is payable for a Building & Plumbing/Gas Inspector to conduct the on-site inspection</p>
<p>Notes</p>	



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	Squamish District of	Sunshine Coast Regional District Area A
Bylaw or Policy	Squamish Zoning Bylaw, 2011, No. 2200 Secondary Suites FAQ	Sunshine Cost Zoning Bylaw, 1990, No. 337 (Area A)
Suite Defined (What terms are used)	Secondary Suite	Auxiliary Dwelling Unit
Zoning (Which zones allow laneway houses)	Residential 1 (RS1); Residential 1A (RS-1A); Residential 2 (RS-2); Residential Modular Home (RMH-2); Rural Residential 1 (RL-1); Rural Residential (RL-2); Downtown Commercial (C-4)	On parcels exceeding 2,000m ² : Single Family (RS-1); Single and Two Family (R2); Residential and Auxiliary Commercial (R3); Residential and Auxiliary Commercial A (R3A); Residential and Auxiliary Commercial B (R3B); Residential and Auxiliary Commercial C (R3C) On parcels exceeding 3,500m ² : Country Residential (CR1); Rural Residential (RU1); Rural Residential B (RU1B); Rural Residential D (RU1D) On parcels exceeding 4 hectares: Rural Resource (RU2)
Type of Suite	Suite located within a single-unit dwelling, within a detached accessory building	An additional dwelling unit such as a cottage or suite having a floor area less than the principal dwelling
Number of Suites Allowed (Secondary suites within the principal dwelling and secondary suites in detached buildings)	1 suite allowed per single family dwelling	Most zones only allow no more than 2 dwelling units per parcel
Size of Suite (Including height restrictions)	Floor area of suites in detached accessory buildings shall not exceed 56m ² Maximum height of a detached accessory building with a secondary suite is 6.6m	Maximum floor area of 55m ²
Location on lot (Including setback restrictions)	With rear lane access: minimum setback from rear or side lot line is 0.61m, maximum is 1.52m Without rear lane access: minimum setback from rear or side lot line is 1.52m, and maximum of 2.44m Corner lots: accessory building shall be placed to retain the same required exterior side yard setback as principal building	RS-1 and R2 zones minimum setbacks: front 5m; rear 2m; side 1.5m; exterior side 4.5m R3, R3A, R3B R3C zones minimum setbacks: front or rear 5m; side 1.5m or 5m of a side parcel line abutting a R2, RU1 or RU2 zone; exterior side 4.5m CR1, RU1, RU1-B, RU1-D, RU2 zones minimum setbacks: front or rear 5m; side 1.5m; exterior side 4.5m
Lane Access Required	No	
Parking Requirements (Additional off-street parking for the laneway house)	1 additional off-street parking space per dwelling unit	1 additional off-street parking space per dwelling required. Principal dwelling must have 2 off-street spaces
Owner Occupation Restriction		
Fees (Registration, inspection, building permit and other fees for suites)	Development Cost Charge (DCC) for a new secondary suite is \$3,226	
Notes	Secondary suites will be permitted only on lots serviced with a community water system and a community sewer system	



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	Sunshine Coast Regional District Areas B,D,E & F	Vancouver City of
Bylaw or Policy	Sunshine Coast Zoning Bylaw, 1987, No. 310 (Areas B, D, E & F)	Zoning and Development Bylaw, 1997, No. 3575 Laneway Housing Information
Suite Defined (What terms are used)	Auxiliary Dwelling Unit	Laneway House
Zoning (Which zones allow laneway houses)	On parcels exceeding 2,000m ² : Residential One (R1); Residential Two (R2). On parcels exceeding 3,500m ² : Country Residential One (CR1); Rural One (RU1)	All one-family dwelling zones (RS zones)
Type of Suite	An ancillary dwelling unit such as a cottage or suite having a floor area less than the principal dwelling A free standing auxiliary dwelling unit shall not include a garage as part of the building	Laneway home is a smaller detached home, located at the rear of a single-family zoned lot where a garage would normally go
Number of Suites Allowed (Secondary suites within the principal dwelling and secondary suites in detached buildings)	1 cottage or suite per lot	Allowed both one laneway house and one secondary suite contained within the principal dwelling per lot
Size of Suite (Including height restrictions)	Maximum floor area of 55m ² Maximum height is 4.5m	Maximum floor area: 56m ² (644ft ²) on standard 33ft x 122ft lots and 84m ² (900ft ²) on 50ft x 122ft lots. Maximum size of laneway house is 900ft ² regardless of lot size. Minimum floor area: 26m ² (280ft ²), with a possible relaxation down to 19m ² (204ft ²) Upper storey is restricted to 60% of the footprint of the laneway house Height - 1 storey: same maximum height as a garage, from 3.7m (12ft) with a flat roof, to 4.6m (15ft) with a sloped roof Height - 1.5 storey: laneway home with a partial upper storey can have maximum height of 5.5m (18ft)
Location on lot (Including setback restrictions)	R1 and R2 zones minimum setbacks: front 5m; rear 2m, except where the rear parcel line is contiguous to a highway in which case the minimum setback shall be 4.5m; side 1.5m except where the side parcel line is contiguous to a highway then the setback is 4.5m CR1, RU1 zones minimum setbacks: front or rear 5m; side 1.5m; exterior side 4.5m	Minimum setbacks: rear lane 0.9m (if lot is less than 30.5m deep then rear setback can be 0.6m); sideyard minimum 10% of lot width (1 storey home could be reduced to 0.6m); exterior lot line 3m; 4.9m from the house 1.5 storey laneway house is limited to the rear 7.9m (26ft) of the lot. 1 storey laneway house may extend into the yard a further 1.8m (6ft) to a maximum of 9.8m (32ft)
Lane Access Required		Yes
Parking Requirements (Additional off-street parking for the laneway house)	1 additional off-street parking space required per dwelling unit	Minimum of one unenclosed and uncovered on site parking space adjacent to the laneway house - for use by any of the dwelling units on site An enclosed or covered parking space may be provided in the laneway house and is counted as part of the permitted floor area. This includes carports
Owner Occupation Restriction		
Fees (Registration, inspection, building permit and other fees for suites)		Application fees include: 1) Development permit fee: 1 storey \$1,000, 1.5 storey \$1,520. 2) Building permit fee: based on project value. 3) Development cost levy fees: \$2.91 per ft ² of dwelling unit space. 4) Engineering fees. 5) Fees for trades permits and inspections. Site servicing costs include sewer, water, electricity and gas - fees for connection of each vary
Notes		Building a New Laneway House Laneway Housing How-To Guide



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	Whistler Resort Municipality of
Bylaw or Policy	Zoning and Parking Bylaw, 1983, No. 303
Suite Defined (What terms are used)	Auxiliary Residential Dwelling Unit
Zoning (Which zones allow laneway houses)	Residential Single Family (RS1, RS2, RS3); Residential Single Estate One (RS-E1); Residential Infill One (RI1)
Type of Suite	The auxiliary dwelling unit can be in either the principal building or in a detached auxiliary building
Number of Suites Allowed (Secondary suites within the principal dwelling and secondary suites in detached buildings)	Depending on the zoning, both a unit in within the principal dwelling and in a detached auxiliary building are allowed. In some zones only the unit within the principal dwelling is allowed
Size of Suite (Including height restrictions)	Maximum gross floor area is 90m ² Maximum height of an auxiliary building is 5m
Location on lot (Including setback restrictions)	Minimum setback 3m from a side or rear parcel line
Lane Access Required	
Parking Requirements (Additional off-street parking for the laneway house)	1 off-street parking space required per auxiliary dwelling unit
Owner Occupation Restriction	
Fees (Registration, inspection, building permit and other fees for suites)	
Notes	Auxiliary residential dwelling units not permitted on lots serviced by septic systems