

SECONDARY SUITES

Development Services Department
250-615-4022 | www.terrace.ca



What is a Secondary Suite?

A Secondary Suite is a self-contained accessory dwelling unit located within a principal single detached dwelling or accessory building. A Secondary Suite has its own separate cooking, sleeping, and bathing facilities and has separate access to the outside, which may pass through a common vestibule. They are also sometimes referred to as a “Carriage House” or “Coach House.”

Where are Secondary Suites allowed?

One Secondary Suite is allowed in all zones that have a single detached dwelling listed as a permitted use. These include the AR1, AR2, R1, R1-A, R2, and RS1 zones.

A Secondary Suite is permitted in an accessory building only on parcels with a single detached dwelling, zoned AR1, AR2, R1, R2, or RS1, that are greater than 1,000 m² or are on corner lots that are 800 m² or greater in size.

What is the maximum permitted size of a Secondary Suite in a house?

Secondary Suites in a principal single detached dwelling must not exceed 90 m² in gross floor area or 40% of the gross floor area of the single detached dwelling whichever is less.

- *Tip:* Gross Floor Area = the total area of all floors in a building.

What is the maximum permitted size of a Secondary Suite in an accessory building?

The maximum gross floor area of an accessory building with a Secondary Suite in the R1, R2, or RS1 zone is 90 m², but the footprint for an accessory building must not exceed 55 m².

What is the permitted maximum height of an accessory building in a Secondary Suite?

In the AR1 and AR2 zones, the maximum height of an accessory with a Secondary Suite is 9.0 m.

In the R1, R2, RS1 zones, the maximum height of an accessory with a Secondary Suite is 7.5 m.

What are the parking requirements for a Secondary Suite?

In addition to the parking requirement for a single detached dwelling, one off-street parking space must be provided for a Secondary Suite.

Can I build a Secondary Suite above my detached garage?

In the R1, R2, and RS1 zones a Secondary Suite is permitted above a detached garage but the footprint of the detached garage (accessory building) must not exceed 55 m² or 90 m² in gross floor area.

For Example:

Garage footprint	55 m ²
Secondary Suite above	35 m ²
Total	90 m ²

Or

Garage footprint	45 m ²
Secondary Suite above	45 m ²
Total	90 m ²

In the AR1 and AR2 zones a Secondary Suite is permitted above an accessory building but the accessory building and the Secondary Suite must not exceed 90 m² in gross floor area.

For Example:

Accessory Building footprint	90 m ²
Secondary Suite above	90 m ²
Total	180 m ²

- *Note:* Some AR1 zoned properties are also within the Provincial Agricultural Land Reserve (ALR). There may be additional regulations of Secondary Suites on lands in the ALR. For more info see: www.alc.gov.bc.ca/alc/content/home

Can I have a Secondary Suite in conjunction with a Home Occupation?

A Secondary Suite is permitted with a Level 1 Home Occupation and only permitted with a Level 2 or 3 Home Occupation if the property is at least 650 m² in size.

However, Secondary Suites are not permitted with the keeping of boarders or in conjunction with the operation of a bed and breakfast.

- *Tip:* For more information about Home Occupations refer to [Section 7.1 of Zoning Bylaw No. 2069-2014](#) or refer to [Fact Sheet #DS-02 – Home Occupations](#).

HOW DO I KNOW WHAT MY PROPERTY IS ZONED?

Go to <http://terramap.terrace.ca/terramap> to find TerraMap, the online mapping application. To learn more about TerraMap, see [Fact Sheet #DS-01 – TerraMap](#), or call Development Services at 250-615-4022.