

DEVELOPMENT SERVICES DEPARTMENT



INFORMATION FOR PROPOSED DETACHED SECONDARY SUITES

This pamphlet is not a legal document and is intended only to provide information on the proposed detached secondary suite policy and bylaw amendment for the City of Salmon Arm.

WHAT IS A DETACHED SECONDARY SUITE?

A detached secondary suite is a self-contained dwelling unit located within an accessory building (secondary to the principal residence). Secondary suites by definition have independent cooking, sleeping, and bathing facilities and direct access to the outside. Other common names for detached secondary suites include coach houses, carriage houses, lane way houses, garage suites, garden suites and granny flats.

HOW IS THIS DIFFERENT FROM THE CITY'S CURRENT SECONDARY SUITE REGULATIONS?

Currently, secondary suites are permitted in the R-8 zone and only within a single family dwelling. The proposed bylaw amendment would allow for secondary suites to be detached from the primary dwelling and located within an accessory building.

WHAT WOULD BE REQUIRED TO HAVE A DETACHED SECONDARY SUITE ON MY PROPERTY?

A proposed amendment to the Official Community Plan would support detached secondary suites in Urban Residential Development areas of the City, subject to a rezoning process. The rezoning process would be similar to that involved to allow a secondary suite contained within an existing dwelling.

Approval would be subject to rezoning, parking, access and site servicing. The site specific zoning requirements being contemplated are listed below:

Minimum Parcel Area:

465 m² (5,005 ft²) with lane or secondary street frontage.
700 m² (7,535 ft²) with no lane or secondary street frontage.

Minimum Parcel Width:

15 m (49 ft) with lane or secondary street frontage.
20 m (66 ft) with no lane or secondary street frontage.

Maximum Parcel Coverage:

10% for all accessory buildings on a lot

Minimum Building Setbacks from:

| | |
|---------------------------|-------------------------------|
| Front Parcel Line | 6 m |
| Exterior Parcel Line | 6 m |
| Rear Parcel Line | 3 m or 1 m adjacent to lane |
| Interior-Side Parcel Line | 2 m |
| Principal Dwelling | Subject to B.C. Building Code |

Maximum Height: 6.5 m

Parking:

1 parking space per suite in addition to the 2 required for the single family dwelling.

Number of Secondary Suites per property:

Only one secondary suite or one detached secondary suite would be permitted per parcel.

General site servicing requirements may include access upgrades and new or upsized service connections to the City's water, sanitary and storm sewer systems, along with other requirements.

WHAT WOULD A TYPICAL DETACHED SECONDARY SUITE LOOK LIKE AND HOW WOULD IT BE LOCATED ON A PROPERTY?

Detached secondary suites can vary in size and appearance; here are a few examples:



An example siting of a detached secondary suite is shown below:



464 m² (5,000 ft²) lot with lane access in City of Salmon Arm designated HDR and zoned R-1

If you have any questions regarding the proposed bylaw amendment for detached secondary suites, please telephone the:

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