ACCESSORY DWELLING UNITS

An Accessory Dwelling Unit (ADU) can come in various forms including:

- Secondary Suite located within a Dwelling (ie. basement suite)
- Suite located within an Accessory Building (ie. a suite above a garage or in a barn, etc)
- Carriage Home, Cabin, Cottage, Garden Suite or Granny Flat

An ADU can be Permitted on Properties that are:

- Within the Official Community Plan Area for Electoral Area A (Bamfield), B (Beaufort), C (South Long Beach), D (Sproat Lake), E (Beaver Creek), or F (Cherry Creek);
- 0.404 hectare (1.0 acre) or greater in size; and
- Zoned Residential or Rural (RA1, RA2, RA3, R1, R2, A1, A2, A3, or A4).

Criteria for a Permitted ADU:

- The permitted maximum floor area of an ADU is 90 m^2 (968 ft^2).
- Only one (1) ADU is allowed per legal lot. If more than one dwelling exists on any lot – in any form – an ADU is not permitted.
- Septic capability and potable water must be proven and approved by the Island Health Authority.
- An ADU will only be allowed on a lot that already has a principal dwelling or will have a principal dwelling constructed at the same time.
- All ADU's must be constructed in compliance with all aspects of the BC Building Code.
- Building permit and setback requirements apply to construction of all ADU's.

Accessory Dwelling Unit (ADU) Construction Guidelines:

- An ADU may only be one (1) storey.
- An ADU shall not be located, unless otherwise provided for in this Bylaw:
  - within a required front yard; and
  - within 3 meters (9.8 feet) of a side or rear yard lot line.
- An ADU shall not exceed 3.7 meters (12.1 feet) in height except as otherwise provided for in this Bylaw.
- An ADU, if located within the principal dwelling unit or within a non-residential accessory building, shall have an entrance that is separate from that of the main building.
- An ADU shall include facilities for storing, preparing and cooking food, sanitary facilities and a bedroom.
- An ADU shall be provided with potable water and sewer disposal facilities approved by the Island Health Authority.
- No person shall occupy an ADU unless an occupancy permit has been issued for it.
- One off-street parking space shall be provided for the exclusive use of the ADU.

What about Existing ADU's?:

- ACRD staff will work with and provide information to property owners who have an existing ADU located on their property and would like to bring it into compliance.
- Discussion and inspections by ACRD Building Inspection and/or Planning staff will likely be necessary as well as a review of safety and BC Building Code regulations and requirements.
- These will be dealt with on an individual basis and concerns will vary depending on various criteria.

PLEASE NOTE:

This handout is intended to provide general information only!
For further information, please contact the ACRD Planning Department.
Email: planning@acrd.bc.ca Phone: (250)720-2700