



# ACCESSORY DWELLING UNITS

## **An Accessory Dwelling Unit (ADU) can come in multiple forms including:**

- Secondary Suite - located within a single family dwelling (SFD)
- 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 an Official Community Plan Area and are:**

- Within Electoral Areas A (Bamfield), B (Beaufort), D (Sproat Lake), E (Beaver Creek), and F (Cherry Creek) provided the lot area is 0.404 hectare (1.0 acre) or greater in size.
- Within Electoral Area C (Long Beach) provided the lot area is 1.0 hectare (2.5 acres) or greater in size.
- Within a permitted zone (R1, R2, RA1, RA2, RA3, A1, A2, A3 & A4)

## **Mandatory Criteria for a Permitted ADU:**

- In areas A, B, D, E and F, an ADU shall not exceed 80 m<sup>2</sup> (861 ft<sup>2</sup>) of floor area or, if located within or attached to a SFD, not more than 40% of the habitable floor space of the SFD, whichever is less. In area C, an ADU shall not exceed 70 m<sup>2</sup> (753.5 ft<sup>2</sup>) of floor area or, if located within or attached to a SFD, not more than 40% of the habitable floor space of the SFD, whichever is less.
- Only one (1) ADU will be permitted per legal lot. If more than one dwelling exists on any lot – in any form – an ADU will not be permitted.
- Septic capability and potable water must be proven and approved by the Health Authority.
- An ADU will only be permitted on a lot that already has a SFD or will have a SFD constructed simultaneously with the ADU.
- All ADU's must be constructed in compliance with all aspects of the BC Building Code.

## 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 principle 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 specific details, please refer to Bylaw P1327 and/or contact the ACRD Planning Department.