



## Garden Suites Information Bulletin

1. Garden Suites are permitted in the following zones: A-2 Rural (Non ALR); RR-1 Rural Residential; RR-2 Country Residential; and R-1 Single Detached Residential.
2. A Garden Suite is not permitted on any lot less than 830m<sup>2</sup> (8,934 ft<sup>2</sup>) in area.
3. Only one Garden Suite is permitted on a lot with a single family residence (strata titling of the Garden Suite shall not be permitted).
4. A Garden Suite is not permitted on a lot with a Secondary Suite. One lot may have either one Secondary Suite or one Garden Suite, not both.
5. The District encourages legalization of existing suites. Until December 31, 2019, the charge will only be \$100 and that covers the application, Building Permit, and registration.
6. A regular Building Permit is required for the creation of a new Garden Suite. The cost of the permit varies based on the construction value and the number of plumbing fixtures.
7. A principal dwelling must be constructed on the lot and issued an Occupancy Permit prior to the issuance of a Building Permit for a Garden Suite.
8. The District of Peachland will assign a new address to the Garden Suite upon issuance of a Building Permit.
9. The owner proposing to build a new Garden Suite is required to pay Development Cost Charges (DCCs) upon issuance of a Building Permit; the rates are set out in the Development Cost Charge bylaw. The owner is required to pay both the Peachland DCCs (in 2019 the amount is \$11,525) and the RDCO Westbank Sewage DCC (in 2019 the amount is \$2,125). Garden Suites with a construction value of less than \$50,000 do not have to pay DCCs.
10. Garden Suites are required to pay additional water rates of 40% that base fee for a single detached residential. In 2019 the extra charge will be \$22.20 per quarter.
11. Garden Suites are required to pay additional sewer rates of 40% that base fee for a single detached residential. In 2019 the extra charge will be \$33.48 per quarter.
12. Once the Garden Suite is registered, the owner is required to pay a Suite Licence Fee every year. For 2019 the Suite Licence Fee is \$56 per year.
13. A Development Permit may be required depending on where the Garden Suite is located, and if applicable, the owner must apply for a development permit from the District of Peachland. For example, the following types of development permit areas may apply in specific situations: Foreshore, Steep Slopes, Environmentally Sensitive Areas, and Wildfire Interface. In general, development permits are not required for internal alterations to a building, however if the Garden Suite construction results in the creation of a new building, external alterations, extension to a building footprint, or land alteration to provide required parking, the owner should check with the planning department to see if a Development Permit is required. A development permit is not required for the form and character of the Garden Suite.
14. It is the owner's responsibility to contact BC Hydro prior to construction of a Garden Suite to determine if any additional utility costs may be applicable.

15. The owner, or the owner's electrician, is responsible for obtaining the necessary permits from the BC Safety Authority (not the Building Inspector) for any electrical work and for arranging for inspection and approval of electrical work.
16. The owner, or the owner's gas fitter, is responsible for obtaining the necessary permits from the BC Safety Authority (not the Building Inspector) for any natural gas work and for arranging for inspection and approval of natural gas line work.
17. It is the owner's responsibility to contact Canada Post regarding a mail box for the Suite.
18. It is the owner's responsibility to arrange for telephone, cable, and internet services for the Suite (or the owner can pass that responsibility on to the tenant of the Suite).
19. The District of Peachland will arrange for garbage collection at the Garden Suite. The owner shall notify the District of their option to either 1) have the Garden Suite share the existing garbage, recycling, and yard waste receptacles for the primary dwelling; or 2) have an additional set of garbage, recycling and yard waste receptacles provided for the Garden Suite. Standard fees for receptacles and collection will apply.
20. The owners of a Garden Suite are required to hold and renew on an annual basis a valid Suite Licence with the District of Peachland during the time that the Garden Suite is in existence.
21. A Garden Suite is not permitted on a property where a bed and breakfast is operated.
22. In addition to the off-street parking spaces required for the principal dwelling unit, one off-street parking space is required for the Garden Suite. Where possible the additional parking space should abut and use an existing driveway for access to the street. At least one parking space for the principal dwelling and one parking space for the Garden Suite shall be located so as to provide direct access to the street without obstruction by a vehicle parked in another parking space. Tandem parking is permitted for the second space required for the principal dwelling. Where two stalls are located in a garage for the principal dwelling a third stall is required for the Garden Suite.
23. A Garden Suite shall have a minimum floor area of 33m<sup>2</sup> (355.2 ft<sup>2</sup>) and a maximum floor area of 90m<sup>2</sup> (968.7 ft<sup>2</sup>) or 10% of lot area, whichever is less.
24. The maximum height for a Garden Suite is the same as the maximum height for accessory buildings as set out in the applicable zone – this height is 4.5m (14.8 ft.) or 5.0m (16.4 ft.) depending on the zone;
25. If the Garden Suite has direct street or lane access and the Suite is to be located on the second storey above a one-storey garage, the maximum height of the Garden Suite may be increased to 6.0m (19.6ft), as long as the elevation of the highest point of the Garden Suite does not exceed the highest point of the principal dwelling. This requirement is to ensure that on sloping lots Garden Suites do not block views from homes above the lot with the proposed Garden Suite.
26. The setback requirements that apply to Garden Suites is the same as the setbacks for accessory buildings as set out in the applicable zone, except that all Garden Suites shall be setback a minimum of 3.0m (9.8ft) from a rear lot line.
27. The distance between a principal dwelling and a Garden Suite in any zone shall be a minimum of 3.0m (9.8ft).

28. An unobstructed pathway at least 1.5m (4.92ft) wide shall be provided between the front lot line and the Garden Suite.
29. If the Garden Suite will not be able to meet some of the setback and height requirements, the owner can apply to Council for a variance permit, and Council will decide whether or not to allow a variance.
30. All Garden Suites shall be connected to the Municipal water and sanitary sewer system unless the lot is 1.0ha (2.47ac) or greater in size and an onsite sanitary sewer system has been installed in accordance with the Sewerage System Regulation under the *Public Health Act*. For lots larger than 1.0 ha (2.47 ac) the Garden Suite may be connected to an onsite sanitary sewer system that is separate from the onsite system for the principal dwelling.
31. Garden Suites must meet requirements of the Building Bylaw No. 1574 and the BC Building Code.
32. Prior to the issuance of a Building Permit for the addition or creation of a Garden Suite to any property with direct access to Highway 97 the approval of the Ministry of Transportation will be required. Ministry requirements for access safety and on-site parking will apply. In those cases where Ministry requirements cannot be satisfied, the proposed Garden Suite may not be supported. Any questions should be directed to Ministry of Transportation Development Approvals at (250) 712-3660.

*This information guide is not a legal document. Any contradiction, dispute or difference between the contents of this guide and applicable District of Peachland bylaws, policies, etc. will be resolved by reference to the bylaw or other official document.*