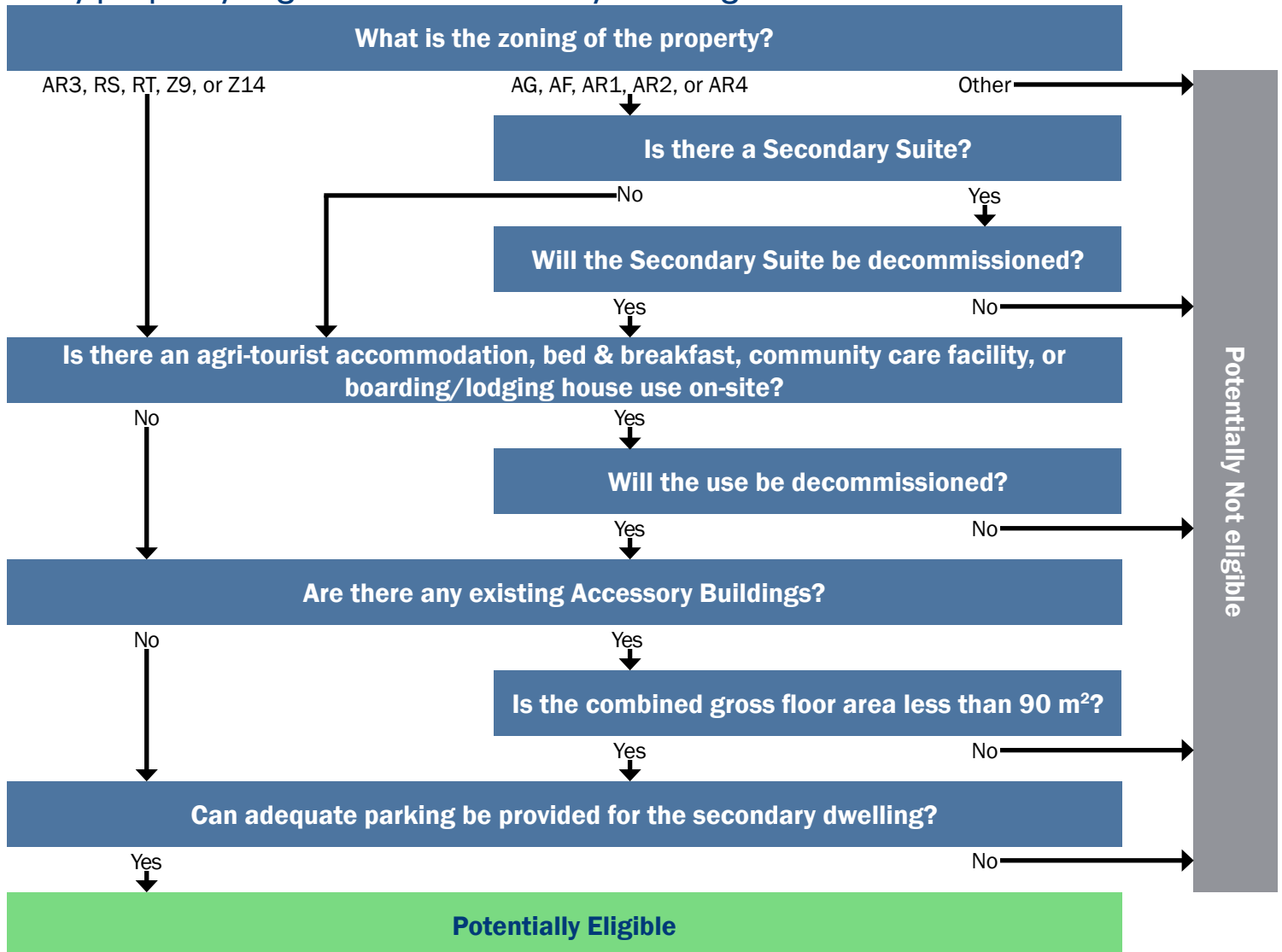


What is a secondary dwelling?

A secondary dwelling is a self contained building that is detached from the principal dwelling. A secondary dwelling is exclusively used for occupancy by one household. These dwellings may include the following form(s):

- Carriage Housing: a dwelling that is constructed above a detached garage; or
- Cottage Housing: a one storey dwelling that is constructed at building grade. This housing form does not include a basement or a half-storey.

Is my property eligible for a secondary dwelling?



What is required to build a secondary dwelling?

Building a secondary dwelling requires a building permit (BP) and may require a Small Scale Residential Development Permit. In addition to the zoning requirements for the property, design elements are considered through the DP.

What is a Small Scale Residential DP?

The Small Scale Residential DP applies to all lands designated Small Scale Residential in Schedule 12 of the Official Community Plan (OCP) or zoned for low density development. A development permit is only required where the proposed development does not meet the overall intent of the Small Scale Residential DP guidelines. The guidelines that apply to secondary dwellings are listed in the section below. A full list of the Small Scale Residential DP Guidelines can be found in section 20.2.6 of the OCP.

What are the Small Scale Residential DP guidelines for secondary dwellings?

The following are considered when you apply for an Small Scale Residential DP for a secondary dwelling:

- Encourage dwellings that respect and compliment the surrounding streetscape, including roof design, elevation of entryway, exterior materials, building massing, and the proportion, size arrangement and detailing of windows.
- Vehicle access and parking should be integrated sensitively so it is not the dominant aspect of the development and should be integrated to minimize impacts on fronting streets and adjacent public and private open spaces.
- Exterior materials should offer texture to the building façade to avoid monotonous surfaces and wrap around all the sides of the dwelling.
- Landscaping should retain existing significant vegetation and healthy mature trees where possible through flexible and innovative design. Where retention is not possible, incorporate the planting of mature trees on site to increase canopy and provide shading.

Once a BP has been submitted, a planner will review the development and check for conformity with the above guidelines. If the guidelines are not met, you will be required to apply for a Small Scale Residential DP.

Further Questions? Looking to Schedule a Pre-Application Meeting?

For any further questions, or to schedule a pre-application meeting, contact a planner in the Development Services Division at 250.561.7611 or devserv@princegeorge.ca

Please note that administration support of the application cannot be determined at a pre-application meeting.