



Carriage House

WHAT IS A CARRIAGE HOUSE?

- A carriage house is a dwelling unit which is contained in a building separate from the single family dwelling but on the same lot.
- A carriage house is not for tourist accommodation. It is for residential use to provide additional affordable housing.
- Only one secondary suite or one carriage house is permitted on a lot.
- A carriage house can be a one storey separate structure or it can be on the second floor above an accessory detached garage or a separate two storey structure as long as it conforms with the City of Parksville Zoning and Development Bylaw, 1994, No. 2000. <http://www.parksville.ca/cms.asp?wpID=47>



Basic Rules for Carriage Houses:

- Only permitted on properties in the RS-1 Zone;
- There are a maximum of one single family house and one accessory carriage house or one secondary suite allowed on a lot;
- Maximum area for all structures excluding the residence but including sheds, garages, or other buildings including a carriage house is 90 m² (968 ft²);
- Maximum height for a carriage house is 7.5 m. In the case where a carriage house is within 6.0 m of the rear lot line, the permitted height shall not exceed 4.6 m for the 6.0 m than can increase to 7.5 m;
- Maximum floor area ratio is 0.50;
- One additional on-site parking space must be provided for the carriage house;
- A building permit and HPO is required to construct a carriage house;
- The distance between the principal residence and the carriage house must be 3.0 m minimum measured from the closest points of each structure;
- The lot coverage for all the buildings on the lot is 33% and must comply with the zoning bylaw;
- Rental of the carriage house as a source of income will require a business licence;
- Single family homes with a carriage house are not eligible for “Residential Family Rates” for utilities;
- Home owners will be responsible for paying two garbage and recycling fees.



For the complete *Single Family Residential RS-1 Bylaw*, see the City of Parksville’s “Zoning and Development Bylaw , 1994, No. 2000”. A copy is available to view on the City’s website at: <https://www.parksville.ca> or contact the Community Planning Department.

Information is for convenience only. Contact the Planning Department to discuss current and applicable bylaws.

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