



## District of Metchosin

### Secondary Suites & Detached Secondary Suites

#### Secondary Suites

**Attached secondary suites** are permitted in most zones, regardless of lot size.

- Only one suite is permitted in a dwelling unit.
- It must be joined by a common floor/ceiling or a common wall.
- The maximum floor area allowed is **the lesser of** 40% of the gross floor area of the dwelling unit (excluding garages and carports, but including the suite itself) or 969 ft<sup>2</sup> (90 m<sup>2</sup>).
- A secondary suite must not have more than two doorways opening to the outside of dwelling unit.
- Two off-street parking spaces must be provided on the lot.
- If a detached secondary suite exists on the property, an attached suite is not allowed.
- No secondary suite is allowed on a lot which has more than one dwelling unit.

#### Detached Secondary Suites

In May, 2012, Metchosin Land Use Bylaw 259 was amended to permit detached secondary suites on **properties that are 1.98 acres (0.8 hectares) or greater.**

- If an attached secondary suite exists on the property, a detached suite is not allowed.
- The maximum allowable gross floor area is 753.5 ft<sup>2</sup> (70 m<sup>2</sup>); the maximum height is 26.2 ft. (8 m).
- A detached suite must be “stand alone”. It cannot be part of an accessory building (e.g. barn, workshop, garage).
- A detached suite must be no more than 49.2 ft (15m) and at least 3.3 ft (1m) from the principal dwelling and at least 49.2 ft (15 m) from any lot line.
- The suite must share the road access with the principal dwelling.
- Two off-street parking spaces must be provided on the lot.
- No detached suite is allowed on a lot which has more than one dwelling unit
- Detached suites on the **Agricultural Land Reserve** require approval by the Agricultural Land Commission

**This is an overview that is subject to change - For complete information on building permit applications, please contact the Building Inspector at (250) 474-3196.**

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District of Metchosin  
4450 Happy Valley Road, Victoria BC V9C 3Z3