

WELCOME

OpenHouse

1:00PM-3:00PM

DISCOVER

SECONDARY
DWELLINGS

Meet Our Guests

Bayview Fine Homes

Earthwright Shelter

Parkland Building Centre

MRG Design

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COACH HOUSE



What is a Coach House?

It is a Secondary Dwelling That is part of an Accessory Building, like a garage.

A Secondary Dwelling can be up to 40% of the Floor Area of the Principal Dwelling Unit (Single Unit Dwelling or Duplex Unit).

- ie. 140 sqm Principal Dwelling = 55 sqm Secondary Dwelling (1500 sf & 600 sf)

An Accessory Building, such as a Coach House can be up to 100 sqm in Floor Area, including the garage portion.

- ie. 55 sqm Secondary Dwelling + 45 sqm garage = 100 sqm Total Floor Area (600 sf + 484 sf = 1,084 sf Total Floor Area)
- Approx. 24ft x 20ft double garage

A Coach House can be up to 8 m in height.

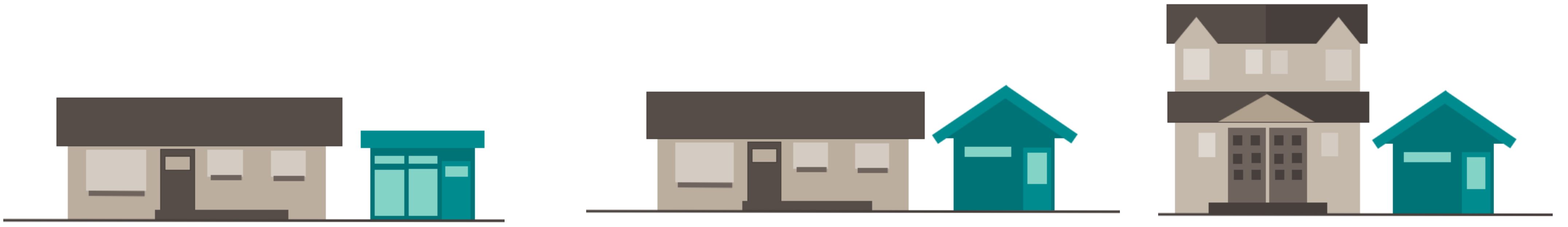


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GARDEN SUITE



What is a Garden Suite?
It is a Secondary Dwelling that is a stand-alone Accessory Building, ie. it is not part of a garage.

A Secondary Dwelling can be up to 40% of the Floor Area of the Principal Dwelling Unit (Single Unit Dwelling or Duplex Unit).

- ie. 140 sqm Principal Dwelling = 55 sqm Secondary Dwelling (1500 sf & 600 sf)

A Garden Suite can be up to 6 m in height.



SECONDARY SUITE



What is a Secondary Suite?

It is a Secondary Dwelling that is part of your house, ie. it is in the basement, above an attached garage, a converted space or an addition.

A Secondary Dwelling can be up to 40% of the Floor Area of the Principal Dwelling Unit (Single Unit Dwelling or Duplex Unit).

- ie. 140 sqm Principal Dwelling = 55 sqm Secondary Dwelling (1500 sf & 600 sf)

A Secondary Suite can be up to 10 m in height.



SECONDARY DWELLING



What is a Secondary Dwelling?

Secondary Dwellings are Coach Houses, Garden Suites, and Secondary Suites. They are Accessory to the main house and can not be subdivided.

Can I have one?

Secondary Dwellings are allowed in most residential zones, subject to Permits! Check your zoning to see which type is allowed.



[SICAMOUS.CA/MAPS](https://sicamous.ca/maps)

CHECK THE MAP

What can you use it for?

- To downsize
- Rental housing
- For a caretaker
- For family
- For a bed & breakfast



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PERMITS

Do I need a permit?

Yes. A Building Permit is required to construct, place, or convert a dwelling.

How long do they take?

1-2 weeks, depending on completeness.

How do I apply?

By submitting an application via email, in-person, or online along with the following items:

- Building Plans
- Foundation Plan
- Truss Plans
- Site Plan (setbacks, servicing, parking)
- Construction Cost Estimate
- [REDACTED]
- Copy of Title

