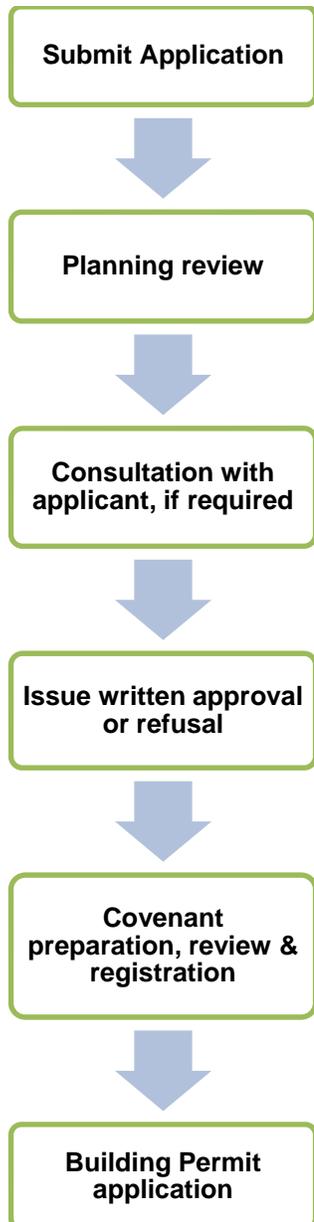




Additional Dwelling FAQ Sheet



What is an Additional Dwelling?

Typically, there shall be no more than one single family, one two family dwelling or one manufactured home on any parcel unless expressly permitted in Bylaw 2400. Despite this, there are some exceptions. An Additional Dwelling is a dwelling unit that may be approved under certain conditions to provide a home in conjunction with agricultural/horticultural use. Bylaw 2400 permits an Additional Dwelling as an “accessory accommodation use” provided:

- the parcel is zoned AF-1, AF-2 or RL-1 and used exclusively for agricultural or horticultural purposes;
- the parcel area must be 8 hectares or more;
- the property must be classified as ‘Farm’ under the *Assessment Act*;
- any additional dwelling must be occupied *only* by a member of the owner’s immediate family or by a person employed full time in the agricultural operation;
- any additional dwelling must be 8 metres or more from any parcel boundary; and
- any additional dwelling must be serviced with on-site water and sewage disposal in accordance with the requirements of the Provincial authority having jurisdiction.

Where an Additional Dwelling is permitted, the owner must register a restrictive covenant against the title of the parcel under s. 219 of the *Land Title Act* prohibiting use of this dwelling for any tenancy other than the occupancy of a person(s) engaged full-time in agriculture and horticulture work on the property.

Further additional dwellings are only permitted if and when approved or allowed by the Agricultural Land Commission.

Permission for an Additional Dwelling is not permanent; if the land ceases to be used for agriculture/horticulture or Classed as Farm, the use must desist.

This is a summary only; see the full text of Zoning Bylaw 2400 for the regulation.

Do I need a building permit and sewage disposal permit?

Yes, a valid building permit is required for any dwelling including siting a manufactured home. The Additional Dwelling must have Interior Health sewage system approval.

Does the Additional Dwelling require a separate water source or can I connect to my existing well?

Any or all dwelling units must have potable water. If a well is proposed to be shared, approval for a “Shared System of Waterworks” must be secured from Interior Health.

Who can apply for an additional dwelling?

A property owner or agent having written authorization from the owner.

How do I apply?

An application package can be obtained from Planning Services or from our website www.tnrd.ca. It must be submitted to Planning Services along with information for processing.

What is the cost of an Additional Dwelling approval?

While there is no current fee for Additional Dwelling approval, there are costs associated with the s. 219 covenant preparation/registration and building permit fees.

How long does application processing take?

Applications typically take +/-6 months to complete; however, processing times vary significantly based upon application completeness, accuracy and compliance with other referral agency/regulatory requirements (e.g. ALR approvals).

Please contact Planning Services before you submit an application. We are available to discuss your proposal, the process, options, and to answer your questions.

An application is a process of *evaluation*: approval is not ensured. Your application will be processed pursuant to the TNRD Development Procedures Bylaw.