



SURREY'S SECONDARY SUITE PROGRAM INFORMATION

A GUIDE TO ZONING FOR SECONDARY SUITES

Planning Division, January 2011

This pamphlet is for general guidance only. It does not replace by-laws or other legal documents.

PERMITTED ZONES

On December 13, 2010, Council approved changes to the Zoning By-law to permit one secondary suite per single family home in Surrey, under certain conditions.

Secondary suites may be permitted in the A-1, A-2, RA, RA-G, RH, RH-G, RC, RF-O, RF, RF-SS, RF-G, RF-12, RF-12C, RF-9, RF-9C and RF-9S Zones.

Comprehensive Development Zones that currently permit a single family dwelling but not a secondary suite may be amended to allow secondary suites at a later date.

For further information please contact:

Planning Division Counter

Planning & Development
Monday – Friday | 8:30 – 4:30pm
P: 604.591.4448

CONDITIONS FOR PERMITTING SECONDARY SUITES

The Zoning By-law sets out conditions for when a secondary suite may be permitted. The conditions include:

- A secondary suite can only be located in a single family home, and not in a semi-detached or duplex building.
- Only one secondary suite is permitted per single family home.
- The owner must live on the property in either the main dwelling unit or the secondary suite.
- The secondary suite must not exceed 90 square metres (969 sq.ft.) and must occupy less than 40% of the habitable floor area of the building (as set out in the BC Building Code).
- One additional off-street parking space must be provided for the secondary suite.*
- Secondary suites cannot be located on a property where there is a coach house, bed and breakfast, or boarder or lodger.

*Parking requirements – One extra parking space must be provided for the secondary suite, for a total of three spaces per lot. The additional parking space may be provided outside (a minimum size of 2.75 m by 6.0 m) or enclosed in a garage or carport (if a triple garage or carport is permitted in the zone).

OTHER POSSIBLE RESTRICTIONS ON SECONDARY SUITES

Each application for a secondary suite must be reviewed for possible legal restrictions such as Land Use Contracts and Building Schemes that prohibit secondary suites on specific properties.

- If a Land Use Contract (LUC) does not permit a secondary suite, the property owner may apply for a partial discharge of the LUC on the lot that he or she owns. LUCs are agreements between specific property owners and the City which regulate site-specific land uses and conditions of development.
- If a Building Scheme registered against the title of a property prohibits a secondary suite, the property owner must obtain consent for an amendment to the Building Scheme from all other property owners who are party to the Building Scheme.

Additionally, some neighbourhoods may undertake a process to change the neighbourhood's zoning so that secondary suites are not permitted.