

Where?

All lots in the **R2 (Rural Residential)**, **A (Agriculture)**, **F (Forestry)**, and **RE (Resource)** zones are allowed a secondary suite. Secondary dwellings are allowed in the same zones with a **Temporary Use Permit**.

FAQs

Why have these regulations been created?

These regulations are a result of an extensive community consultation, and are intended to give Denman Islanders more options for meeting varied housing needs, including affordable rental for young families and other non-landowner residents, as well as appropriate homes for seniors to age in place.

What if I already have a suite or cottage?

If you have an existing suite, contact the Islands Trust to confirm zoning, and ensure it complies with BC Building Code requirements. If you have an existing cottage, you will also need to apply for a TUP in order to use it as a residence.

How can I learn about conserving water for my suite or cottage?

Water use is an important factor in considering whether to have a secondary suite. Please contact the Islands Trust or the (Regional District?) to learn more.

Where can I find information on my rights and responsibilities as a landlord or tenant?

The Residential Tenancy Branch provides landlords and tenants with information and dispute resolution services. Visit www.rto.gov.bc.ca for information.

The Denman Island Local Trust Committee is part of the Islands Trust, a unique federation of independent local governments created in 1974 in recognition of the special nature of the islands in the Salish Sea and Howe Sound. This archipelago is home to some of the most beautiful and rare ecosystems in Canada, and to vibrant and unique human communities.

The Islands Trust is mandated to "preserve and protect the trust area and its unique amenities and environment."

This brochure provides general information only; if you are considering creating a suite or secondary cottage, please contact an Islands Trust planner:



Islands Trust

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DENMAN Island

SECONDARY SUITES & COTTAGES

A GUIDE FOR HOMEOWNERS & BUILDERS



Islands Trust

Secondary Suites

A **secondary suite** is a self-contained unit located within, and smaller than, the main house.

Requirements?

WATER: There must be adequate water supply, without affecting the water supply of adjacent land owners.

SIZE: Floor area cannot exceed 40% of the floor area of the main residence, and cannot be larger than 90 m² (approx. 970 ft²)

ENTRANCE: The suite must have its own entrance from the outdoors.

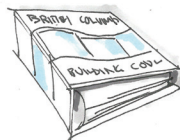
SEPTIC: The suite must be connected to an approved septic system.



How?

If the suite is within the existing footprint of your building, no permit is needed. If the suite is part of a renovation that will enlarge the house, you will need a **Siting and Use Permit**.

Although Denman Island does not have building inspection services, all secondary suites and dwellings must meet the BC Building Code.



Secondary Dwellings

A **secondary dwelling** is a freestanding **cottage, cabin or trailer** (moveable home) on the same property as the main house.

Requirements?

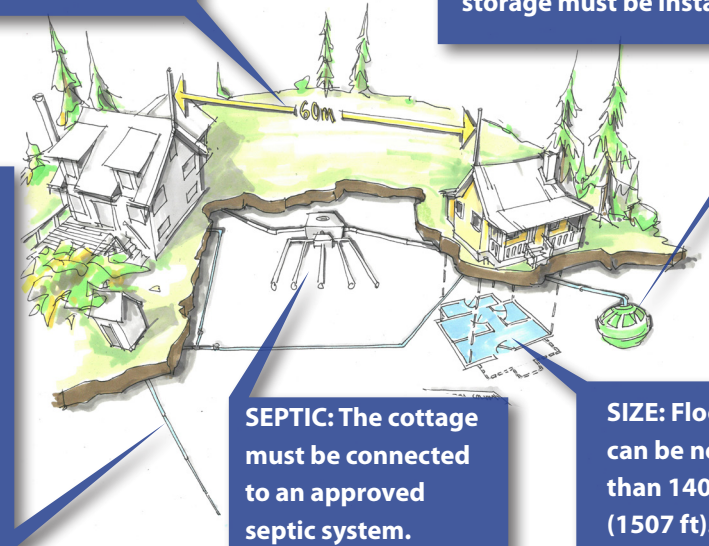
LOCATION: Distance from main house should be no more than 60 metres (196 ft).

CISTERN: A cistern of at least 4,500 litres (1,000 gallons) for rainwater catchment and storage must be installed.

WATER: A written plan for the supply of water, showing that there will not be negative impacts on existing water sources, must be provided.

SEPTIC: The cottage must be connected to an approved septic system.

SIZE: Floor area can be no more than 140 m² (1507 ft²).



How?

Whether you are using an existing building or building a new secondary dwelling, you need to apply for a **Temporary Use Permit (TUP)**, which costs \$440. The TUP will be valid for three years, at which point it can be renewed for an additional three-year-term. If you are building a new secondary dwelling, you also need a **Siting and Use Permit**.

To apply for a **Siting and Use Permit** or a **TUP**, contact Islands Trust staff (see next page). Bylaws, application forms and guidelines are at: www.IslandsTrust.bc.ca/denman