

FAQs

What does Islands Trust have to do with Secondary Suites?

The Mayne Island Local Trust Committee (LTC) establishes the zoning regulations that allow for secondary suites on the island.

Where do I get a permit for a secondary suite?

If you are within the shaded area on the map, you can go directly to the Capital Regional District (CRD) Building Inspection Department to apply for a building permit.

What if my property is outside of the shaded area?

Under certain conditions, there may be an opportunity to permit suites for properties outside of the shaded area with a Temporary Use Permit. Please contact the Islands Trust planning staff to learn more.

What if I already have a suite?

If you have an existing suite, contact the Islands Trust to confirm zoning, and contact the CRD Building Inspection Department to ensure it complies with BC Building Code requirements.

Can I have a suite above my garage or studio?

As long as your garage or studio is within the footprint of your main dwelling (i.e. attached to your house), then you may be allowed a secondary suite. Contact Islands Trust staff for clarification.

How can I learn about conserving water for my suite?

Water use is an important factor in considering whether to have a secondary suite. Please contact the Islands Trust or the CRD 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.

Please Note: This Brochure is provided for information only.

Contacts:

Islands Trust
200-1627 Fort Street
Victoria, BC V8R 1H8
www.islandstrust.bc.ca
1-250-405-5151 or
toll free: 1-800-663-7867

CRD Building Inspection Dept.
PO Box 1000, 625 Fisgard St.
Victoria, BC V8W 2S6
www.crd.bc.ca
250.360.3230 or
toll free: 1.866.475.1581



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Mayne Island SECONDARY SUITES

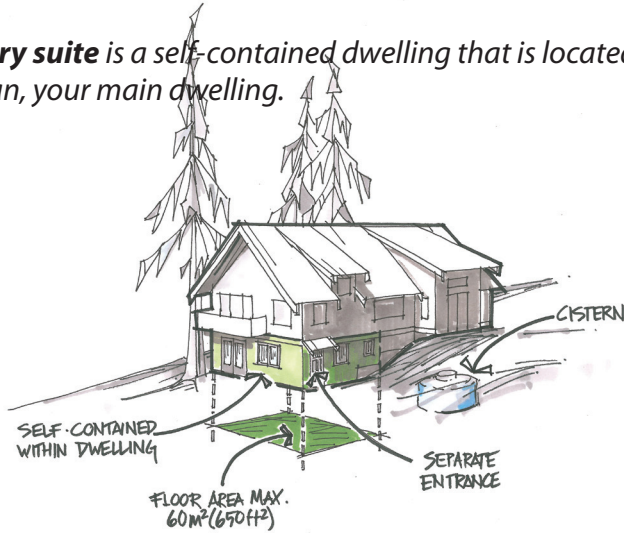
A GUIDE FOR HOMEOWNERS & BUILDERS



Islands Trust

What?

A **secondary suite** is a self-contained dwelling that is located within, and is smaller than, your main dwelling.



Requirements?

Self-Contained: The **secondary suite** must be **within** the walls of the **principal dwelling**.

Size: The **floor area** of the secondary suite cannot exceed **60m²** (646 ft²), nor exceed **40 per cent of the floor area** of the principal dwelling.

Entrance: A secondary suite cannot share the same **outside entrance** as the principal dwelling.

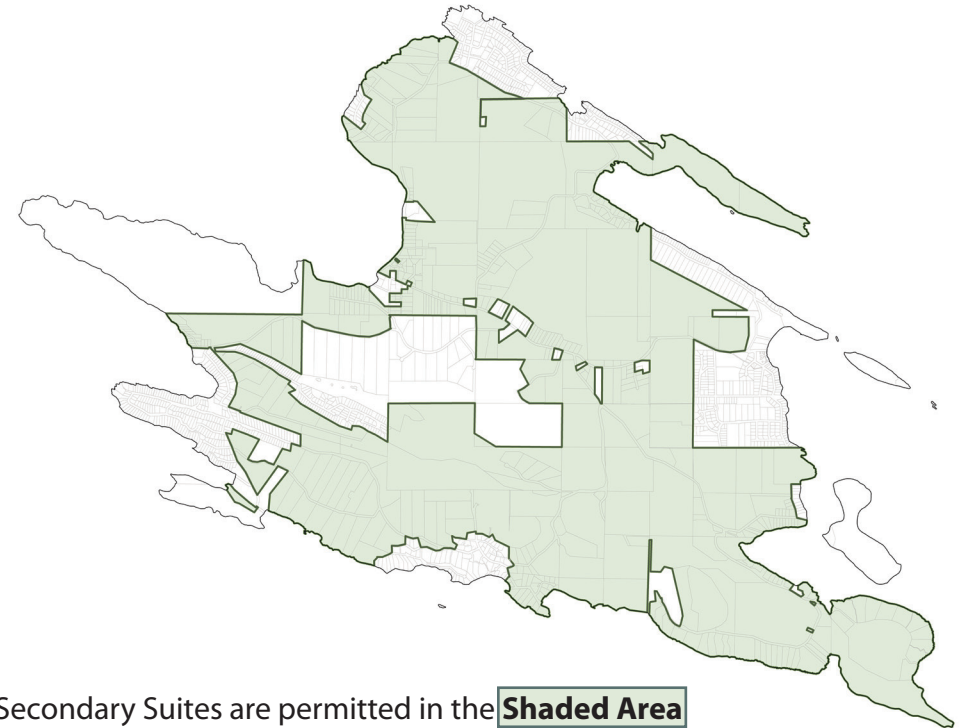
Parking: One parking space per suite is required.

Cistern: To get a building permit for a secondary suite, your home must have a water catchment and storage system for rainwater (a **cistern**) with a minimum capacity of 13,640 litres (3,000 gallons).

Septic System: Your home's septic system must have enough capacity for a suite.

Where?

Mayne Secondary Suites Map



Secondary Suites are permitted in the **Shaded Area**

Secondary suites are allowed only on lots within the **shaded area** on the Secondary Suites Map . All other areas are within **water service districts** that do not allow secondary suites.

There is a **maximum** of one secondary suite per lot.

If your property is less than four hectares (9.88 acres) you can have either a cottage **OR** a secondary suite, but not both.