



# VILLAGE OF BELCARRA

"Between Forest and Sea"

4084 BEDWELL BAY ROAD, BELCARRA, B.C. V3H 4P8

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## Accessory Suite Regulations

The *Village of Belcarra* was one of the first municipalities within the GVRD to permit **accessory suites** in its Single Family Residential Zone, provided such accessory suites comply with the safety standards of the **BC Building Code** and applicable public health requirements for sewage disposal and water supply:

- **Accessory Suite** means a separate dwelling unit which is completely contained within a principal or accessory building and is subordinate to a principal dwelling unit on the same parcel.
- An **accessory suite** is subject to the provisions of the *Village of Belcarra Zoning Bylaw No. 253, 1996* (as amended), and must comply with the regulations contained therein (see **Section 210**).
- An **accessory suite** may be permitted provided that a ***Sewage Disposal Permit*** can be obtained from the responsible health authority, that is, the **Fraser Health Authority**.
- An **accessory suite** must comply with the requirements of the *Village of Belcarra Building & Plumbing Code Administration Bylaw No.355, 2003* (as amended), including the provision of an adequate potable water supply.
- Any property that has an **accessory suite** must also provide an off-street parking space for one additional vehicle as per **Section 302.4** of *Village of Belcarra Zoning Bylaw No. 253, 1996* (as amended).
- Any property that has an **accessory suite** must pay an additional annual ***Garbage Disposal Fee*** in accordance with the *Village of Belcarra Recycling and Refuse Collection and Removal Regulation No.422, 2010* (as amended).
- **NOTE:** It is the property owner's responsibility to ensure basic safety standards and public health requirements for their accessory suite by complying with the foregoing regulations.
- If you have any questions about the **accessory suite regulations**, contact **Lynda Floyd** at 604-937-4100 or visit the Belcarra Village Office between 8:00 am and 4:00 pm, Monday to Friday:

**Belcarra Municipal Hall  
4084 Bedwell Bay Road  
Belcarra, BC V3H 4P8**

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# VILLAGE OF BELCARRA

## Zoning Bylaw No. 253, 1996

### ACCESSORY SUITE REGULATIONS

#### Section 210 – Accessory Suite

- (1) Not more than one Accessory Suite shall be permitted on a parcel of land;
- (2) An Accessory Suite may be located within a principal building or an accessory building, provided that an Accessory Suite is located in an accessory building only in cases where the accessory building also is used as a Garage except that an Accessory Suite is permitted within an Accessory Building that is not used as a Garage, on a parcel that has no improved road access;
- (3) An Accessory Suite within a principal or accessory building shall not have a floor area that exceeds 75 m<sup>2</sup>;
- (4) An Accessory Suite is not permitted in a Duplex Residential dwelling;
- (5) An Accessory Suite may be permitted provided that a Sewage Disposal Permit can be obtained from the responsible authority;
- (6) Where an accessory building is used to accommodate an Accessory Suite, the Accessory Suite shall only occupy one storey of the accessory building.

#### Section 302.4 – Off-Street Parking

Off-street parking spaces shall be provided on the same lot as the use being served in accordance with the following requirements:

- (a) 2 spaces per dwelling unit;
- (b) 1 space per non-resident employee for home occupation;
- (c) **1 space per accessory suite.**