

PARKING

1. Can I construct a second driveway for the garden suite?

On corner lots, yes, you are permitted to provide a second driveway to the lot from the adjacent residential street (see Figure 24 of Garden Suite Design Guidelines). You are not permitted to add a second driveway on lots that are NOT on a corner. In addition, the maximum combined driveway width is 7 m for both the principal dwelling and garden suite. Refer to the [Driveway Access Bylaw](#) for permitted driveway locations.

2. What are my options for the layout of parking spaces on my property?

As shown in Figure 23 of the Garden Suite Design Guidelines, you may use a tandem parking configuration for the two parking spaces that are for the principal dwelling. The third parking space for the garden suite may NOT be a tandem configuration and it cannot be located in the garage of the principal dwelling.

3. Am I required to provide EV charging for the garden suite parking space?

This is now a regulation in Zoning Bylaw, 2003. You are required to provide one energized outlet capable of providing Level 2 charging for the parking space for the garden suite. You do not need to provide an EV charger, but you must provide electrical servicing to the parking space so that a charger could be installed in the future.

For more information about EV infrastructure requirements, visit the [Electric Vehicle Infrastructure](#) webpage and/or review the [Technical Bulletin](#).

SITE SERVICING

4. If my property is serviced by a ½ inch water service, is this adequate for the single family dwelling and garden suite?

No. To meet BC Building Code, a minimum ¾ inch water service is required for the single family dwelling and garden suite. You will need to work with a professional plumber or mechanical engineer to determine if a ¾ inch water service is adequate for the number of plumbing fixtures (existing and proposed) on your property.

5. Am I required to connect the garden suite to the municipal stormwater service?

Yes, a connection to the municipal stormwater service is required. A garden suite is a single family dwelling and it must be built to the standards of a single family dwelling under the BC Building Code. Among other things, the garden suite must be built on a foundation, it must have a drainage system, and it must be connected to the municipal services, including stormwater.

If there is no storm sewer connection to the property line, the owner must establish a connection and ensure that it connects to the new garden suite.

Alternative stormwater management systems (e.g. rain barrels, drain rock) are permitted, in addition to a connection to the storm sewer.

6. Will I have to connect my principal dwelling to the municipal stormwater service if it is not connected currently?

If you are applying for a Development Permit for a garden suite, you are not required to connect the principal dwelling to the storm service.