

Builders' Bulletin: Carriage Houses

This Bulletin is for informational purposes only. In addition to [submitting a Permit Application](#) and a site plan, please be sure to consult the relevant Village of Pemberton Bylaws or contact Staff if you have questions: developmentsservices@pemberton.ca

Where permitted under the Zoning Bylaw, a Carriage House may be constructed simultaneously with construction of the principal residence on the same lot or after completion of the principal residence, but it may not be constructed before the principal residence ([Zoning Bylaw 832](#), 2018, section 7.1 (a)).

A building permit for the principal residence must be issued simultaneously or before the Carriage House building permit. If the principal building permit is issued, the Carriage House may be built and occupied prior to the principal residence. The builder is encouraged to discuss the sequence of construction for carriage houses so that the Village can anticipate the administrative clearances. **Please call the Building Inspector to arrange for an Occupancy Permit before occupying any residence.**

The following provisions apply to Carriage Houses (section 7.10 of Zoning Bylaw No. 832, 2018):

- ✓ The distance between the carriage house and the principal residence must be 3.0 m or greater;
- ✓ The carriage house shall be located on the first or second storey of a detached accessory building;
- ✓ The height of the accessory building containing the carriage house shall not exceed 7.6 m;
- ✓ The gross floor area of the residential dwelling in a carriage house shall not exceed 90 m²;
- ✓ There may be a carriage house or a secondary suite on a lot, but not both.



Please contact Development Services at developmentsservices@pemberton.ca should you have any questions regarding Carriage Houses.