

FAQs

What is a detached accessory dwelling unit?

A detached accessory dwelling unit (ADU) is a coach house or garden suite accessory to a single-family or a duplex dwelling.

Where are coach houses and garden suites permitted?

Up to two detached ADUs are permitted on the majority of urban lots where permitted uses include single-family and/or duplex dwellings.

How can I get started on the permitting process for a detached ADU?

The ADU Concierge Service team is available to assist property owners in the permitting process for building an ADU. Contact the ADU Concierge Service team at 604-946-3380 or ADU@delta.ca.

If I have a secondary suite in my house can I still build a detached ADU?

Yes. However, secondary suites are not permitted within the same building as coach house or garden suite.

ADU CONCIERGE SERVICE

Big support for small homes

The **ADU Concierge Service** provides big support for small homes. The concierge team will be available to assist homeowners with the ADU permitting process and answer any ADU questions.

Please contact the Development Department for more details.



Development Department

City of Delta

4500 Clarence Taylor Crescent
Delta, BC V4K 3E2



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ADU@delta.ca



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Delta

COACH HOUSES AND GARDEN SUITES

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APPLICATION PROCESS

1

Submit your building permit application

- Go to deltaonline.ca
- Select "Permit & Development Applications" then "Building Permit".
- Log-in or register for a MyCity account.
- Follow the prompts in the online application, including the following:
 - **Construction classification** -> Residential
 - **Construction classification details** -> New construction
 - **Construction type** -> select the associated principal dwelling
 - **Construction type details** -> Accessory Dwelling Unit
- On the Completed Application Page, click "Submit Drawings" to move on to Step 2.

2

Upload documents to ePlan Portal

- Once you click "Submit Your Building Permit Application" (Step 1), you will be taken to your new application within MyCity. Click "View Submit Plans".
- Within the ePlan Portal, you can select multiple documents for upload at once by categorizing the documents.
- Follow the prompts and to complete the process, click "Submit for Review".

KEY REGULATIONS

COACH HOUSES

A coach house is a detached accessory dwelling unit that is located together with a garage on the same lot as a single-family or duplex dwelling.



Max Building Height

Coach House

- 2 storeys
- 6.75 m (mid-roof or the top of a flat roof)
- 8 m (roof ridge for a pitched roof)

Garden Suite

- 1.5 storeys
- 4 m (mid-roof or the top of a flat roof)
- 5.5 m (roof ridge for a pitched roof)

Floor Area

Varies based on lot size

- Less than 50% of the gross floor area of the single-family dwelling or unit in a duplex dwelling
- Up to 42 m² of floor area can be excluded from the maximum floor area permitted for each coach house or garden suite

GARDEN SUITES

A garden suite is a detached accessory dwelling unit on the same lot as a single-family or duplex dwelling.



Minimum Setbacks

- 1.5 m (interior, exterior side yard and rear)
- Must be located no closer to the front lot line than the single-family or duplex dwelling

Parking

- 1 per unit (dwelling units under 33 m² and properties within 400 metres of frequent transit along Scott Road are not required to have parking spaces)