



Single Family Dwelling Conversion Restrictions

The Township of Langley Zoning Bylaw typically allows for only one single family dwelling to be located on a property as a residential use.

In certain instances where a new single family dwelling is constructed to replace a previous single family dwelling, a request may be made to retain the previous single family dwelling for a compliant accessory building use through a conversion process.

For properties zoned suburban residential (SR) or residential (R), the conversion of a single family dwelling is not permitted. In these zones the dwelling must be demolished.

Rural (RU) zoned properties are permitted to convert the previous single family dwelling, providing it can meet the current zoning requirements for accessory buildings.

The following is a list of items that are required for the conversion process within a building that is being converted from a single family dwelling to an accessory building:

- All 220 volt appliances are to be removed. Associated power outlets and wiring are to be removed from the electrical panel and at each plug location.
- All mechanical HVAC equipment for kitchen, bathroom, and laundry facilities are to be removed (hoods, fans, ducting, etc.).
- All upper / lower cabinets and countertops within the kitchen, bathroom, and laundry areas are to be removed.
- All plumbing facilities and fixtures in the kitchen, bathroom, and laundry areas are to be cut and capped off within the walls.
- The primary service utilities inclusive of the hot water tank and furnace are to be removed. An electric heat source may be retained.
- All non-structural interior partition walls are to be removed. Review by a Structural Engineer may be required to verify compliance with applicable building code requirements.
- All non-resilient flooring is to be removed.
- The owner of the property is required to apply for a permit to convert the building, which involves submitting a letter of intent for the use of the building along with floor plan(s) to show the use of the all rooms and spaces, demonstrating the above noted items have been incorporated into the conversion process.

For a building to be considered “accessory” under the zoning bylaw, it is required to comply with the definition included as part of the Zoning Bylaw, which identifies an “accessory building” as *“a building or structure, the use or intended use of which is customarily incidental or subordinate to that of a permitted principal building.”*

A request to convert an existing single family dwelling on a property to an accessory building is considered on an individual basis. A restrictive covenant may be required to be registered with the Land Title Office in conjunction with the conversion process.