

The Kelowna Carriage Home Planner

Six floor plans that fit Kelowna lots, the current size rules, and what a carriage home really costs.



DeGroot
Custom Homes
Ltd.

West Kelowna, BC
degrootcustomhomes.com



Why a carriage home

Most of the people we build for are not moving. They have the house, the street and the view. What they want is more of it: a place for parents or grown kids, a suite that earns its keep, or a studio that is finally out of the main house. A carriage home does that without giving up the lot you already love.

Room for family, on your own lot

A second home on the property keeps parents close and independent, or gives grown kids a real front door of their own.

A suite that pays its way

Rented, a well-built carriage home covers a large share of its own cost. We build them to be lived in for decades, not flipped.

Built like the main house

Same Red Seal crew, same fixed price contract, same daily logs and photos on your phone while we build.



Carriage home rules at a glance

Permitted zones	RU1 to RU5, A1, A2, RR1 and RR2
Maximum floor area	90 m ² (968 sq ft) one storey; 1.5-storey limits vary by zone
Height	Typically 5.7 m; varies by zone
Parking	One additional space for the carriage home
Permit path	Building permit; some lots also need a development permit
Development cost charge	Applies to carriage homes; confirm the figure with the City

Rules change. These are the City of Kelowna's as we understand them at the time of printing. West Kelowna has its own bylaw. We check your lot against the current rules before anything is drawn.

Not sure if your lot qualifies?

Ask for a free feasibility check. Send us your address and Tim will tell you what your property allows, within one business day.

degrootcustomhomes.com/carriage-home-feasibility-check



The plans, and how we price

Six plans from real Kelowna lots

The plans on the following pages run from 700 to 968 square feet, one and one-and-a-half storey, with and without garages. They are starting points from carriage homes we have actually built in Kelowna, not catalogue drawings.

The right plan is decided by your lot: setbacks, access, grade, services and the view. A plan that squeaks through the bylaw and a plan that is a pleasure to live in are different things, and the difference is worked out before anyone pours concrete.

How we price it

1. A Concept Agreement, from \$1,000 plus GST, pays for the concept drawing and an estimate built from it.
2. Permit drawings.
3. Real supplier quotes and your own selections.
4. A fixed price contract before construction. After that the price changes only if you change the project.
5. A guaranteed move-in date, with daily logs and photos on your phone while we build.

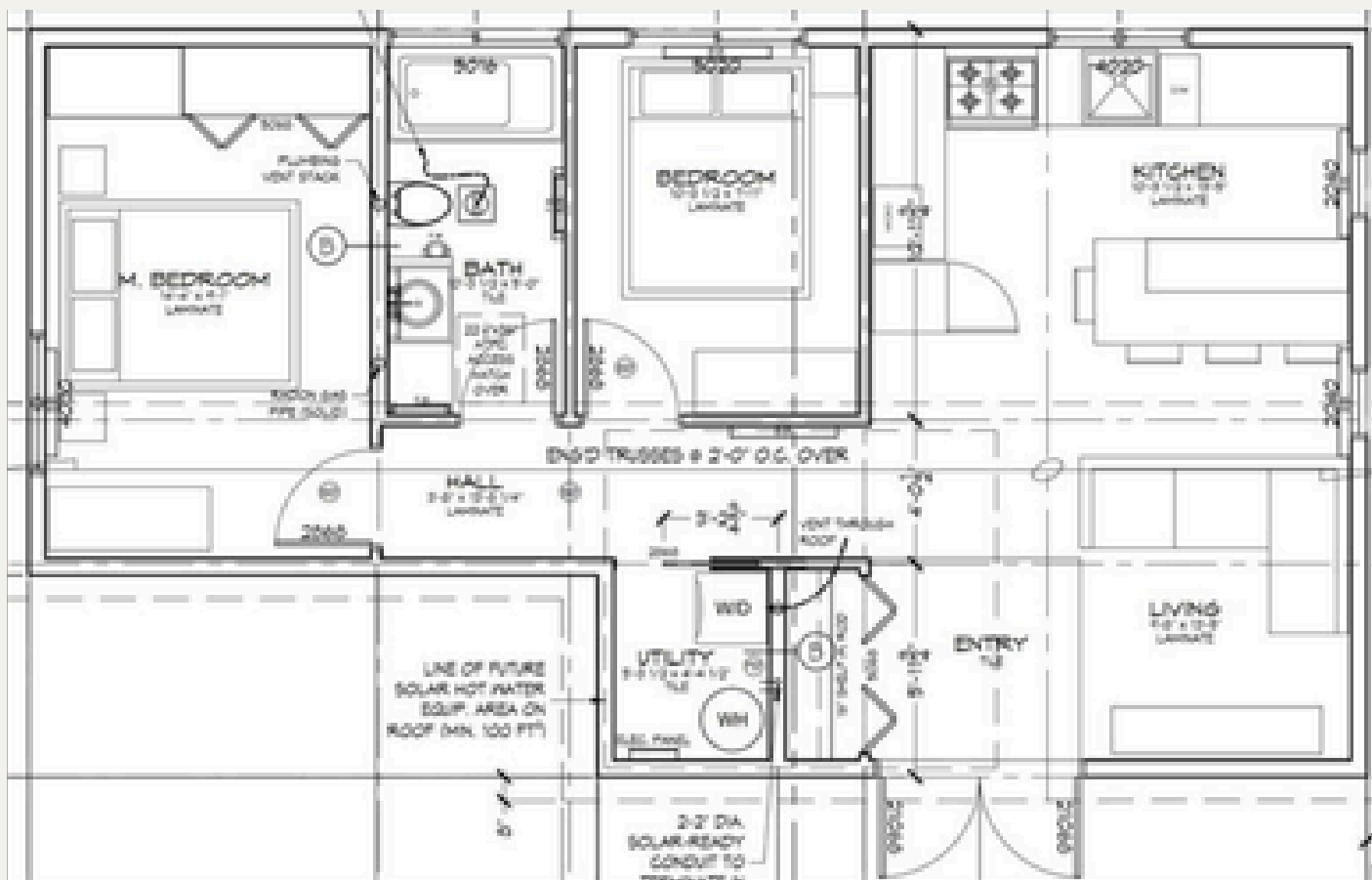
We do not quote a carriage home from a phone call. The price is fixed after the drawings and the real quotes are in, and from then on it changes only if you change the project. Your lot and your finishes decide the number; the process makes sure it is the right one.



House 1 · One storey · 700 sq ft

2 bedrooms · 1 bathroom · suits a smaller yard on a standard 48 by 120 ft city lot

Two bedrooms and one bathroom in 700 square feet, built for a smaller yard. If your property allows the full 90 square metres (968 sq ft), this plan grows easily. If it is tighter, a two-bedroom, one-bathroom carriage home can still work at around 500 square feet.

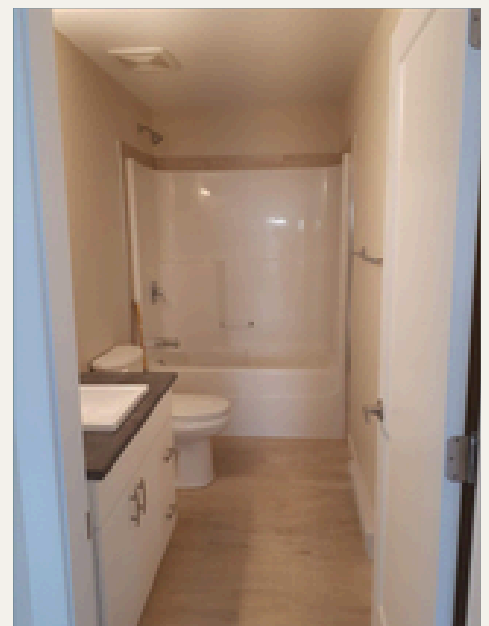
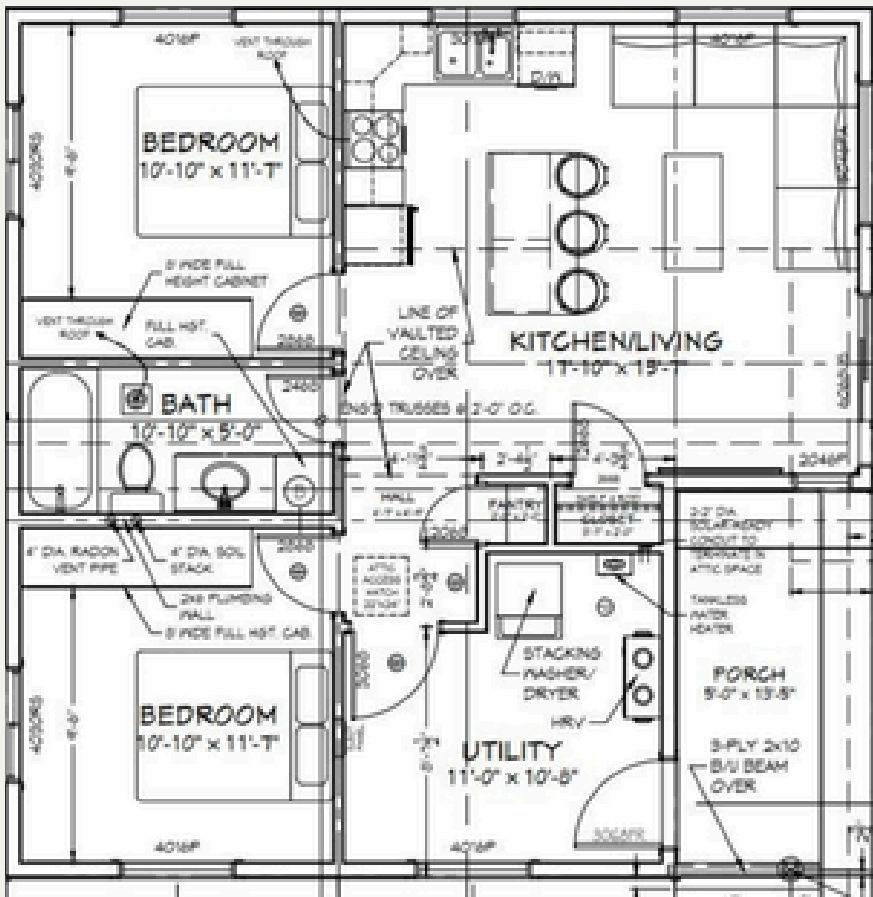


Plans are starting points from carriage homes we have built in Kelowna. Your lot decides the final layout.

House 2 · One storey · 830 sq ft

2 bedrooms · 1 bathroom · oversized mechanical room · covered patio · own parking

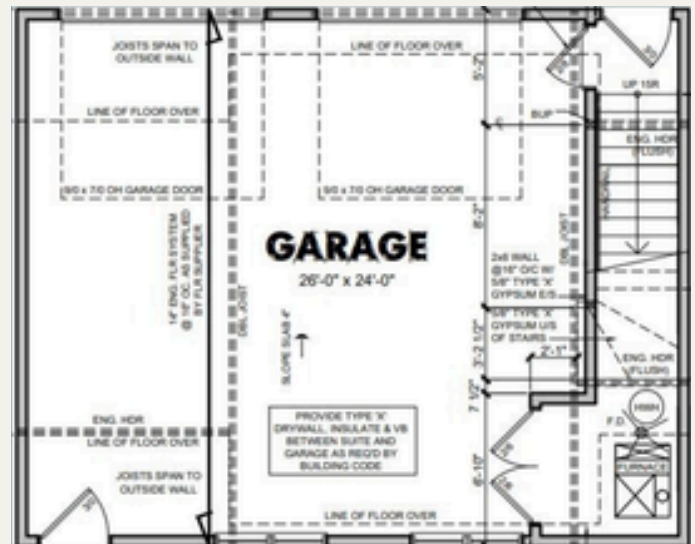
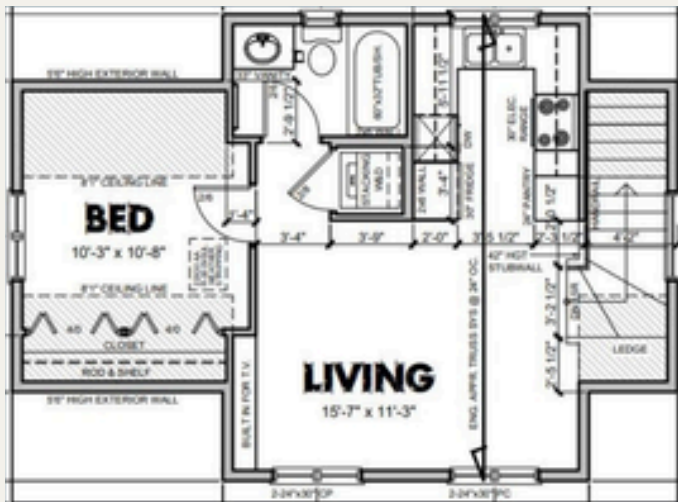
Two bedrooms and one bathroom in 830 square feet, with a mechanical room big enough to double as real storage, a private covered patio and a parking space of its own.



House 3 · 1.5 storey · Suite over a two-car garage

1 bedroom · 1 bathroom · 624 sq ft suite · 2-car garage below

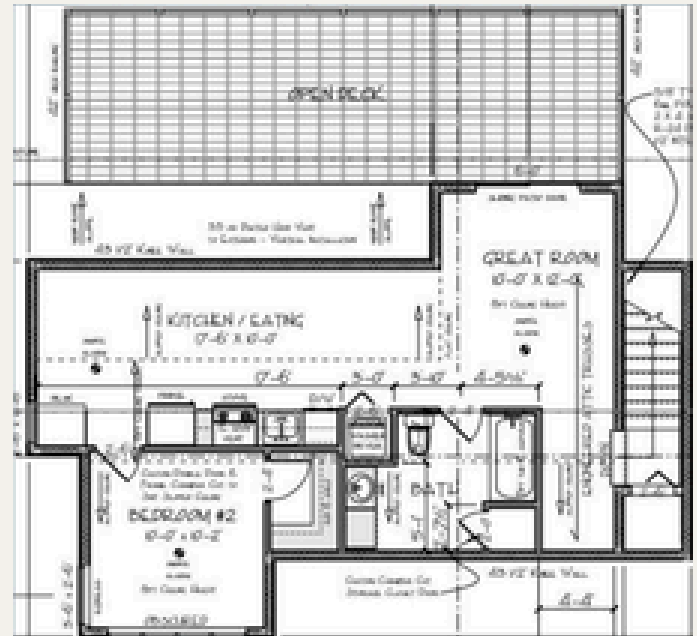
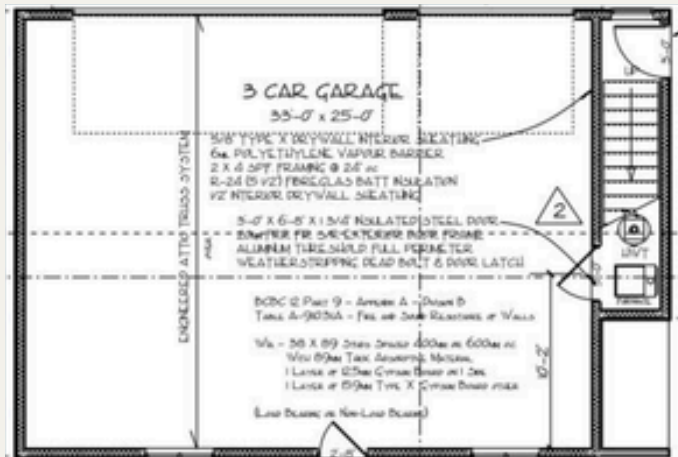
A two-car garage with a one-bedroom, one-bathroom suite above it. This one pushed the height, dormer and floor-area limits to the last inch, which is exactly why the design work matters before anything is drawn for permit.



House 4 · 1.5 storey · Suite over a 3-car garage

1 bedroom · 1 bathroom · 3-car garage below · large deck

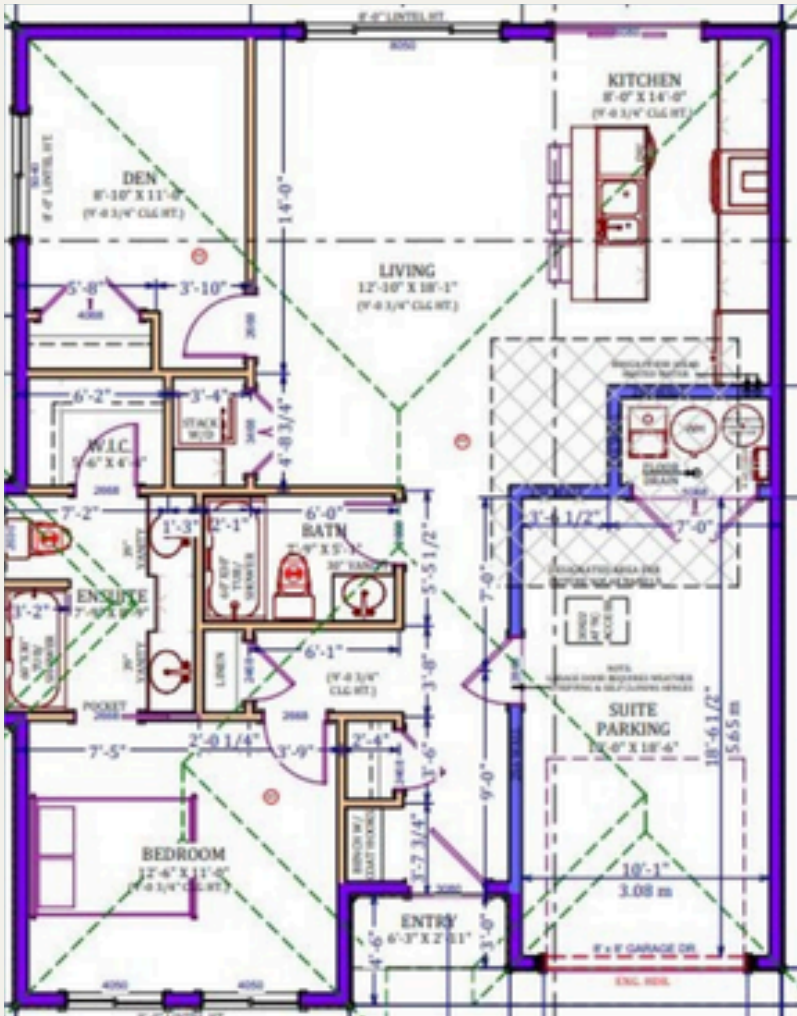
On a larger lot, a three-car garage with a one-bedroom, one-bathroom suite above and a generous deck for outdoor living. The same height and dormer limits as House 3, worked just as hard.



House 5 · One storey · 968 sq ft with garage

2 bedrooms · 2 bathrooms · the full 90 m² · attached 1-car garage · 9 ft ceilings

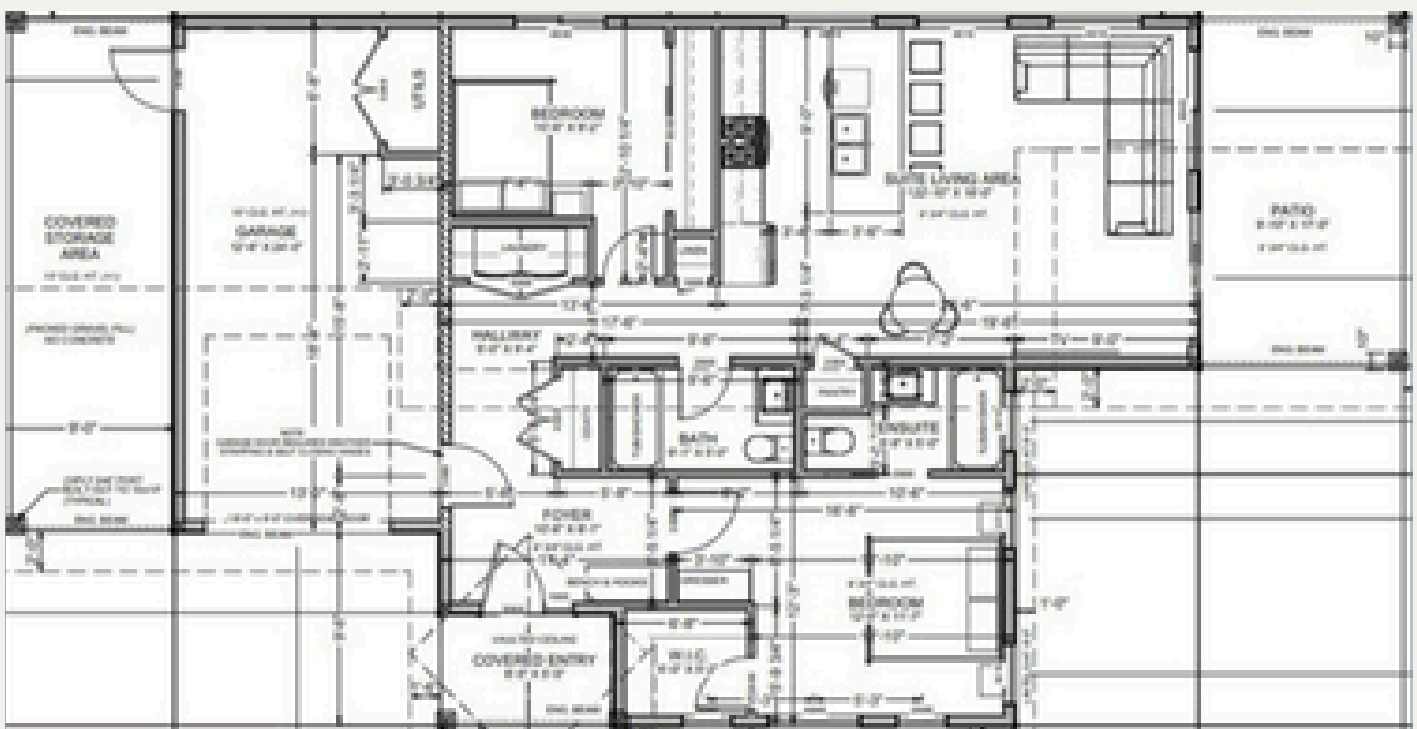
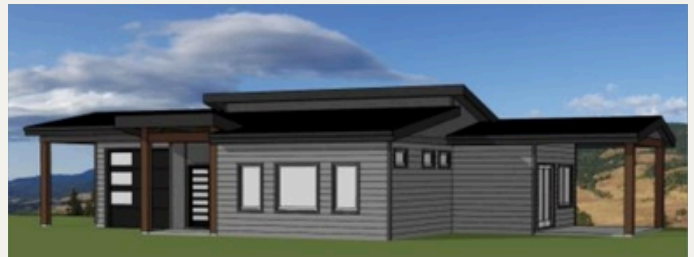
Two bedrooms and two bathrooms at the full 968 square feet, with an attached single garage. No height restriction applied on this lot, so nine-foot ceilings came easily and the whole home feels larger than the number.



House 6 · One storey · 968 sq ft, modern

2 bedrooms · 2 bathrooms with an ensuite · 1-car garage and carport · outdoor seating area

Two bedrooms, two bathrooms with an ensuite off the main bedroom, a single garage with a carport, and an outdoor seating area. The roof lines are what people notice from the street; the over-height ceilings are what they feel inside.



Who you are hiring



Tim DeGroot

Red Seal ticketed carpenter since 2007, licensed residential builder in British Columbia, and on site for the critical work on every project. Before starting DeGroot Custom Homes Ltd. in 2018 he built across BC, the Yukon and Northern Alberta.

DeGroot Custom Homes Ltd. has been a member of the Canadian Home Builders' Association Central Okanagan since May 2025.

We build for people who plan to stay. Custom homes, carriage homes, additions and renovations in Kelowna, West Kelowna, Peachland, Summerland, Lake Country and the south Okanagan.

Start with a conversation.

The first consult is free and there is no pressure in it. We will walk your property, talk through what you want, and tell you honestly whether we are the right builder for the job.

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