



Land Use Bylaw 677-P-04-13

SECONDARY SUITES

Secondary suites shall comply with the following regulations:

- (a) A secondary suite shall only be developed within the principal dwelling and shall not be developed within a detached garage and/or accessory structure.
- (b) The maximum floor area of the secondary suite shall be as follows: i. In the case of a secondary suite located completely below the first storey of a single detached dwelling the floor area shall not exceed the floor area of the first storey of the associated principal dwelling (excluding stairways).
- (c) The minimum floor area for a secondary suite shall be not less than 30 m² (322.93 sq. ft.).
- (d) A secondary suite shall be developed in such a manner that the exterior of the principal dwelling containing the secondary suite shall appear as a single-detached dwelling.
- (e) Only one secondary suite may be developed in conjunction with a principal dwelling.
- (f) A secondary suite shall not be developed within the same principal dwelling containing a Home Occupation 2, unless it is proven to the satisfaction of the Municipal Planning Commission that the amount of traffic generated is limited and adequate parking is available without adversely affecting the neighbourhood.
- (g) The number of persons occupying a secondary suite shall not exceed four.
- (h) The secondary suite shall not be separated from the principal dwelling through a condominium conversion or subdivision.
- (i) Variances or waivers of setbacks shall not be granted to develop a secondary suite.
- (j) A secondary suite shall provide off-street parking in compliance with Schedule 11 – Off-Street Parking and Loading Requirements.
- (k) All required off-street parking stalls for a secondary suite shall be hard surfaced (e.g. cement, pavement/asphalt, etc.).
- (l) Development of a secondary suite shall adhere to the Alberta Building Code and Alberta Fire Code as a condition of approval.