

APPENDIX C

Section 59 Secondary Suites

59.1 The registered owner shall:

- (a) be limited to one (1) secondary suite or one (1) family care dwelling, within the districts of Agriculture, all Country Residential, Controlled Urban Development, Hamlet General, Hamlet Urban Reserve, Hamlet Residential 1, and Hamlet Residential 2; and
- (b) not subdivide title for a secondary suite. The restriction of subdivision shall be fundamental to the secondary suite use.

59.2 A secondary suite shall:

- (a) be an accessory use to the principle dwelling;
- (b) create minimal structural changes to the front exterior of the principal building, which shall appear as a single dwelling unit;
- (c) have a maximum floor area of:
 - (i) 80 square metres (861 square feet) within the urban serviced areas and serviced hamlets;
 - (ii) 100 square metres (1076 square feet) outside the urban serviced areas and serviced hamlets; and
 - (iii) exception being basement suites.
- (d) have a minimum floor area of 46 square metres (500 square feet);
- (e) contain up to four rooms - where 2 bedrooms, 1 kitchen/living room and a bathroom is provided;
- (f) be subordinate to the accessory building use when located within an accessory building;
- (g) comply with the Alberta Building Code and all other Municipal and Provincial regulations; and
- (h) be provided with off-street parking in accordance with Part Six of the General Regulations, Section 31.

59.3 A secondary suite:

- (a) may be located within a principal dwelling or an accessory structure, provided it meets the regulations outlined in 59.2 and the regulations of the district in which it is located.

59.4 Notwithstanding provisions elsewhere in this Bylaw, in the case of a secondary suite in an accessory structure, the following shall comply:

- (a) the maximum height of the accessory structure shall be in accordance with the regulations of the district in which it is located;
- (b) the roof pitch of the accessory structure shall match or compliment the roof pitch of the principal dwelling or, shall be to the satisfaction of the Development Officer; and
- (c) the minimum yard requirements of the district in which the accessory structure is located, shall be applicable.

59.5 A secondary suite shall not be developed within the same dwelling containing a group home, care centre, family dwelling or bed and breakfast.

59.6 Where there is more than one approved dwelling on a site, each approved dwelling may contain a secondary suite, except for a family care dwelling.

59.7 Where a secondary suite is located on a site that is outside urban services area, adequate water and sewer capacity is required, as per the Safety Codes Act.