

Section 57 Secondary Suites

(Bylaw C-1260-180 – June 17, 2024)

- 57.1 A Secondary Suite may only be developed within a single detached dwelling or semi-detached dwelling.
- 57.2 Each unit of a semi-detached dwelling must be situated on its own separate lot in order to be eligible to add a Secondary Suite.
- 57.3 Secondary Suite neighbourhood distribution will be limited based on allowing no more than a maximum of eight (8) Secondary Suites and/or Backyard Suites within a 30m radius surrounding and including the proposed property, and no more than two (2) Secondary Suites or Backyard Suites in a row will be permitted. A proposed Backyard Suite or Secondary Suite will not be permitted if it renders an approved Backyard Suite or Secondary Suite a non-conforming use based on this limit. The 30m radius will be measured from any part of the property boundary. The 30m radius will also be measured from any Backyard Suite or Secondary Suite that falls within the 30m radius of the subject property to determine whether the proposed development would render an existing one non-conforming. All lots contained wholly or in part within the 30m radius will be included in this calculation.

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- 57.4 Secondary suites shall be accessory and subordinate to the principal dwelling.
- 57.5 There is no maximum floor area for Secondary Suites wholly located in a basement; internal stairways and landings that provide access to the basement may be above grade. Secondary Suites that are not entirely located in the basement have a maximum suite floor area of 100m².
- 57.6 The number of bedrooms allowed shall be proportional to the lot width:
- a. Small lot (Up to 9.2m lot width): No more than one (1) bedroom
 - b. Medium lot (up to 12.0m lot width): No more than two (2) bedrooms
 - c. Large lot (above 12.0m lot width): No more than three (3) bedrooms
- 57.7 A lot containing a Single Detached Dwelling shall only be permitted to have one (1) of the following:
- a. A Secondary Suite;
 - b. A Backyard Suite; or
 - c. A Home Business.

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- 57.8 A lot containing one (1) half of a Semi-Detached Dwelling shall only be permitted to have one (1) of the following:
- a. A Secondary Suite; or
 - b. A Home Business.
- 57.9 A Secondary Suite is not permitted to have a Home Business.
- 57.10 The Secondary Suite shall not be subject to separation of title from the principal dwelling through a condominium conversion or subdivision.
- 57.11 A Secondary Suite shall be developed in such a manner that the exterior aesthetics of the building containing the Secondary Suite shall appear as a single detached dwelling.
- 57.12 A Secondary Suite shall have a separate entrance from the entrance to the principal dwelling, either from a common indoor landing or directly from the exterior of the structure. The entrance to the Secondary Suite shall not open into a garage.

- 57.13 The minimum number of parking stalls for a Secondary Suite is one (1) less than the number of bedrooms, with a minimum of at least one (1) stall. This is in addition to the parking requirements for the principal dwelling pursuant to Part Nine of this Bylaw. For example, a one-bedroom or two-bedroom Secondary Suite requires one (1) additional parking stall and a three-bedroom Secondary Suite requires two (2) parking stalls.
- 57.14 Parking stalls for the Secondary Suite shall be available and maintained for the exclusive and unrestricted use of the occupant(s) of the Secondary Suite.
- 57.15 Secondary Suite parking stalls in tandem with the parking stalls required for the principal dwelling are not allowed. However, if multiple parking stalls are required for the Secondary Suite, these can be arranged in a tandem parking configuration.
- 57.16 Parking stalls for the Secondary Suite shall not be located in a garage, or in tandem with the parking stalls in the garage unless the garage is divided with a wall and has two (2) separate overhead doors.
- 57.17 Where the locations of Secondary Suites and/or Backyard Suites have been approved in an adopted Outline Plan in accordance with the criteria in Section 57.3, Development Permits issued for Secondary Suites and/or Backyard Suites through this Bylaw shall be consistent with those locations shown in the adopted Outline Plan.

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