

Section 46 Backyard Suites

(Bylaw C-1260-187 – November 18, 2024)

- 46.1 A Backyard Suite may only be developed on a lot containing a Single Detached Dwelling with a minimum lot width of 12.2m.
- 46.2 Backyard Suite neighbourhood distribution will be limited based Section 57.3 of this bylaw.
- 46.3 A Backyard Suite shall have a maximum of two (2) bedrooms.
- 46.4 One (1) on-site parking space is required in addition to the parking requirements for the principal dwelling pursuant to Part Nine of this Bylaw.
- 46.5 Parking stalls for the Backyard Suite shall be available for the exclusive and unrestricted use of the occupant(s) of the Backyard Suite.
- 46.6 Locating Backyard Suite parking stalls in tandem with the parking stalls required for the principal dwelling is not permitted.
- 46.7 The maximum site coverage for the Backyard Suite is 20%, and the total site coverage may not exceed that of the district.
- 46.8 Backyard Suites shall be accessory and subordinate to the principal dwelling. The maximum floor area occupied by a Backyard Suite shall not exceed 80% of the Gross Floor Area of the Single Detached Dwelling, or 75m², whichever is smaller.
- 46.9 A lot with a Single Detached Dwelling shall only be permitted to have one (1) of the following:
- a. A Backyard Suite;
 - b. A Secondary Suite; or
 - c. A Home Business.
- 46.10 The Backyard Suite shall not be separated from the principal dwelling through a condominium conversion or subdivision.
- 46.11 The maximum building height for a Backyard Suites:
- a. 7.6m or the height of the principal dwelling whichever is lower (measured to the roof peak).
 - b. Notwithstanding the above, where the suite is above a Garage, the maximum height is 7.6m (measured to the roof peak).
- 46.12 The minimum required setbacks for Backyard Suites:
- a. Distance from principal dwelling: 2.4 m.
 - b. Rear yard: 1.2 m.
 - c. Side yard: 1.2 m (one storey) or 1.5 m (more than one storey).
 - d. On a corner lot: The side yard adjacent to the public roadway must be equal to or greater than the principal building's setback.
- 46.13 Backyard suites shall not be located on or over any utility right-of-way or easement or any drainage right-of-way or easement.
- 46.14 If the Backyard Suite has two storeys, windows on the second storey must minimize overlooking into yards and windows of abutting properties through one (1) or more of the following:
- a. Off-setting window placement to avoid direct views into adjacent yards or windows;
 - b. Strategically placing windows with landscaping or accessory buildings to block views; and
 - c. Placing larger windows such as living room windows, to face a lane, a flanking road, or the larger of any side.
- 46.15 If the Backyard Suite has two storeys, a balcony is permitted at the base level of the second storey. Decks or balconies on the roof of the second storey are not allowed.

- 46.16 Backyard Suites must have a clear, unobstructed path for emergency responders that connects to a street, private road or lane. The path must be at least 0.9 meters wide and 2.0 meters high, ensuring the unobstructed path of travel for firefighters from their vehicle to the backyard suite is no more than 45 meters, in accordance with Alberta Building Code standards.
- 46.17 Where Backyard Suites are discretionary within the applicable district, the Development Authority may exercise discretion in considering a Backyard Suite having regard to:
- a. Compatibility of the Backyard Suite with the siting, grade elevations, height, roof slopes, building types and materials characteristic of surrounding low-density ground-oriented housing and development;
 - b. The effect on the privacy of adjacent properties; and
 - c. Any policies or guidelines for Backyard Suites contained in a Statutory Plan for the area.
- 46.18 Where the locations of Backyard Suites and/or Secondary Suites have been approved in an adopted Outline Plan in accordance with the criteria in Section 46.3, Development Permits issued for Backyard Suites and/or Secondary Suites through this Bylaw shall be consistent with those locations shown in the adopted Outline Plan.