

Section 57 Secondary Suites

- 57.1 A secondary suite may only be developed within single detached dwellings on a lot with a minimum lot width of 11m where lane access is provided and a minimum lot width of 12.2m where no lane access is provided.

(Bylaw C-1260-165 - April 17, 2023)

- 57.2 Only one (1) secondary suite may be developed in conjunction with a principal dwelling.
- 57.3 Secondary Suite neighbourhood distribution will be limited based on allowing no more than a maximum of three (3) Secondary Suites and/or Garage Suites within a 50m radius surrounding and including the proposed property, and no more than two (2) Secondary Suites or Garage Suites in a row will be permitted. A proposed Garage Suite or Secondary Suite will not be permitted if it renders an approved Garage Suite or Secondary Suite a non-conforming use based on this limit. The 50m radius will be measured from any part of the property boundary. The 50m radius will also be measured from any Garage Suite or Secondary Suite that falls within the 50m 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 50m radius will be included in this calculation.

(Bylaw C-1260-119 - April 20, 2020)

- 57.3.1 Notwithstanding 57.3, additional Secondary Suites will be allowed to a maximum of five (5) Secondary Suites and/or Garage Suites within the same 50m radius detailed above. Additional Secondary Suites will only be considered if one (1) the following conditions apply to the applicant Lot:

- a. The lot is a corner lot;
- b. The lot (or portion thereof) frontage is located directly across from or directly beside a Public Utility Lot, Municipal Reserve, Storm Pond or other public space not occupied by residences with a minimum lot width of 10m;
- c. The lot (or portion thereof) frontage is located directly across from Medium or High-Density Housing, Commercial, or Industrial property that provides on-site parking for its associated land use with a parking lot as opposed to individual accesses to driveways; or
- d. The lot (or portion thereof) frontage is not located across from residential driveways, but rather is located directly across from flanking lots (side yards).

(Bylaw C-1260-133 - February 22, 2021)

- 57.4 Secondary suites shall be accessory and subordinate to the principal dwelling. The maximum floor area occupied by a secondary suite shall not exceed 40% of the gross floor area of the single detached dwelling, excluding the garage floor area and common space, or 80m² whichever is smaller.

(Bylaw C-1260-60 - September 6, 2016)

- 57.5 A secondary suite shall have a maximum of two (2) bedrooms.
- 57.6 A lot with a single detached dwelling shall only be permitted to have one (1) of the following:
- a. A secondary suite;
 - b. A garage suite; or
 - c. A Home Business.

(Bylaw C-1260-59 - September 6, 2016)

- 57.7 A secondary suite is not permitted to have a Home Business.

(Bylaw C-1260-59 - September 6, 2016)

- 57.8 The secondary suite shall not be subject to separation of title from the principal dwelling through a condominium conversion or subdivision.

- 57.9 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.
- 57.10 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.
- 57.11 One (1) on-site parking stall shall be provided for each bedroom contained in a secondary suite in addition to the parking requirements for the principal dwelling pursuant to Part Nine of this Bylaw.
- 57.12 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.
- 57.13 Locating 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.
- 57.14 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.
- 57.15 A secondary suite in existence prior to July 13, 2015, which does not have a valid Development Permit, is exempt from the provisions in Section 57.3, provided that the owner obtains a Development Permit and all other necessary permits and approvals in respect of the secondary suite prior to July 13, 2017.
- 57.16 Applicants must prove to the satisfaction of the Development Authority that a secondary suite existed prior to July 13, 2015. Methods of verification may include the following:
- a. Past rent cheques or lease agreements;
 - b. Utility bills for both units;
 - c. Assessment roll information; or
 - d. Past real estate listings.
- 57.17 Where the locations of secondary suites and/or garage 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 garage suites through this Bylaw shall be consistent with those locations shown in the adopted Outline Plan.

(Bylaw C-1260-40 - July 13, 2015)