



SECONDARY SUITE BYLAW REQUIREMENTS

Secondary Suites are built in accordance with the Town of Strathmore Land Use Bylaw and the Alberta Building Code.

- Only (1) Secondary Suite may be developed in conjunction with a principal dwelling.
- A minimum of (1) on-site parking stall shall be provided for a Secondary Suite in addition to the required parking stalls for the principal dwelling.
- On-site tandem parking arrangements shall be supported by the Development Authority.
- Adjacent street parking shall not receive credit towards achieving the minimum parking calculations for a Secondary Suite.
- Property owners and tenants must maintain their property in accordance to Community Standards Bylaw 13-05. Contact Municipal Enforcement.

WHERE CAN I LEGALLY OPERATE A SECONDARY SUITE?

In June 2020, Town Council adopted Bylaw 20-04 which classified Secondary Suites as Discretionary Uses in the R1, R1N, R1S, R2, CR, CB and AG Land Use Districts. To legally apply for a Secondary Suite, you will need to ensure that your property falls within one of the above listed Land Use Districts. Please contact Development Services to discuss your property zoning before applying for a Secondary Suite.

Visit Alberta Health services for Housing Regulation and Minimum Housing and Health Standards.

<https://www.albertahealthservices.ca/assets/wf/eph/wf-eh-rental-housing-health.pdf>

LAND USE BYLAW 14-11

SECONDARY SUITE INFORMATION V4.03.05.2020



Development Services

Book a meeting with the Town's Development Services to discuss: Land Use Amendments, Development Permit Approvals, Building Permit Approvals and Alberta Building Code Compliance or Business Licence Approvals.

P: 403 934 3133

E: development@strathmore.ca

A: 680 Westchester Rd.

Strathmore AB

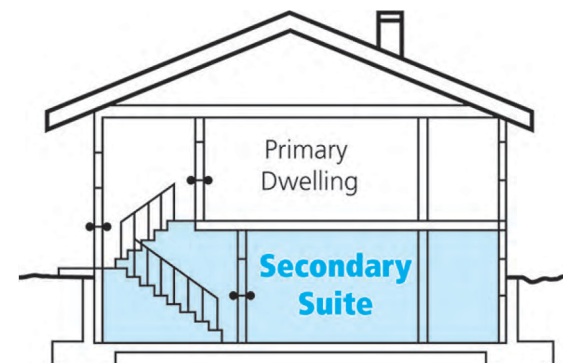
strathmore.ca



LAND USE BYLAW 14-11



Development Services SECONDARY SUITE



INFORMATION

FOR RESIDENTS AND APPLICANTS



WHAT IS A SECONDARY SUITE?

A Secondary Suite (also known as a basement suite, mother-in-law suite, granny suite or carriage house) is a self-contained living space located on the same property as a detached house. It has a separate entrance, with cooking, sleeping and bathing facilities. For more information, please see Land Use Bylaw 14-11.

SECONDARY SUITE REGISTRY

Every Secondary Suite approved in Strathmore is added to a Municipal Secondary Suite registry program.

The Registry is shared with members of the public and the Fire Department to ensure each dwelling is properly documented in the case of an Emergency.

Each approved Secondary Suite will receive a door sticker which is applied on the front door of the primary dwelling, advising of the approved Secondary Suite in the basement.

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BENEFITS

BENEFITS FOR THE HOME OWNER

- Investing in your home boosts income that can help pay down a mortgage
- Provides accommodations for extended family to live nearby
- Allows seniors to remain in their home and community while on a fixed income
- Downsize space without moving out of your neighbourhood
- Often increases the value of your property for re-sale

BENEFITS FOR THE PEOPLE

- Secondary Suites are primarily ground-oriented and have access to a yard.
- Homes with Secondary Suites are often in established neighbourhoods near schools, parks, recreation centres, and other amenities.
- Legal and safe Secondary Suites have met all the requirements under Alberta's Safety Codes Act (building, trade and fire codes).

BENEFITS FOR THE COMMUNITY

- Secondary Suites help maintain a community's population.
- Neighbourhoods have more housing options for families, helping bring children back into areas where school enrollment has declined.

BENEFITS FOR STRATHMORE

- Improves safe rental stock
- Population stability results in better use of land and Town services, like transit
- Creates choice in Strathmore's housing market, helping to attract and retain employees in town

MYTH

SECONDARY SUITES LOWER PROPERTY VALUES

There is research to suggest the exact opposite. Secondary Suites often require significant landowner improvements, which are directly tied to increasing property values due to income generating potential.



STEPS

STEP 1: LAND USE APPROVAL

The proposed Secondary Suite must be located in the appropriate Land Use District. If it isn't, a rezoning application must be approved by Council before proceeding.

STEP 2: DEVELOPMENT PERMIT APPROVAL

Once your proposed Secondary Suite is located in an allowable Land Use District, a Development Permit must be submitted to the Planning Department for approval. Secondary Suites are classified as Discretionary Uses, meaning the Town will need to circulate your proposal to adjacent residents before approving the application.

STEP 3: BUILDING PERMIT/UTILITY PERMITS

Once the Town has approved your Development Permit, you will need to apply for the required Building Permit and Utility Permits. Building and Utility Permits ensure the Secondary Suite is constructed in accordance with the Alberta Building Code, Plumbing Code, Electrical Code, and Gas Code.

Please contact Development Services to discuss any questions you have regarding the process.

STEP 4: ADDITIONAL INFORMATION

For garbage collection, please contact the Utility Department and ask for a second bin. Disclose that it is for a Secondary Suite. Your Utility Bill covers the following Town services; Water, Sewage, and Garbage Collection. For more information about how to structure your Utility Bills for Secondary Suites, Please contact the Utility Department at 403-934-3133.