

Secondary/Garage Suites – BYLAW 14750 Summary¹

Phase 1 Zoning Bylaw Amendments

(December 12, 2007
(updated March 20, 2008)

Table 1: SECONDARY SUITES Land Use Zones by Density Controls (permissions, minimum lot area, location criteria)			
Zone	Permissions²	Minimum Site Area [Sec. 86(1)]	Location Criteria³ (Zone specific)
Low Density Residential Zones			
RF1	Permitted	360 m2	Yes ³
RF2	Permitted	360 m2	Yes ³
RF3	Permitted Discretionary	360 m2 360 m2	Yes ³ None
RF4/RF4t	Permitted	360 m2	None
RSL	Permitted	360 m2	None
RPL/RPLt	Permitted	360 m2	None
GLD	Permitted	360 m2	None
GLG	Permitted	360 m2	None
TSDR	Permitted	360 m2	None
TSLR	Permitted	360 m2	None
RR	Permitted	1 ha (Zone min.)	None
RMH	None	N/A	N/A
Medium to High Density Residential Zones			
RF5/RF5g/RF5t	Discretionary	360 m2	None
RF6	Discretionary	360 m2	None
RA7/RA7g	Discretionary	360 m2	None
RA8	Discretionary	360 m2	None
RA9	Discretionary	360 m2	None

Notes:

1. Provided for information only. See complete Zoning Bylaw regulations for further details.
2. Permitted Uses will be approved by the Development Officer, provided that the Use meets all provisions of the Zoning Bylaw. No notification of adjacent landowners is required.

Discretionary Uses are Uses that *may* be approved by the Development Officer. They require notification of adjacent landowners and are subject to appeal.
3. The location criteria in RF1, RF2 and RF3 zones (Permitted case only) allow:

“Secondary Suites on corner lots; or lots fronting onto a service road; or where a Side or Rear Lot Line abuts a Site in an Industrial, Commercial, Row Housing or Apartment Zone or is not separated from these Sites by a public roadway more than 10.0 m wide.”

The location restriction does not apply in the Discretionary case in the RF3 Zone.

Table 2: GARAGE SUITES Land Use Zones by Density Controls (permissions, minimum lot area, location criteria)			
Zone	Permissions¹	Minimum Lot Area [Sec. 87(1)]	Location Criteria² (Zone specific)
Low Density Residential Zones			
RF1	Discretionary	460 m2	Yes ²
RF2	Discretionary	460 m2	Yes ²
RF3	Discretionary	460 m2	Yes ²
RF4/RF4t	Discretionary	460 m2	None
RSL	Discretionary	460 m2	None
RPL/RPLt	Discretionary	460 m2	None
GLD	None	N/A	N/A
GLG	Permitted	370 m2	None
TSDR	Discretionary	460 m2	None
TSLR	Discretionary	412 m2	None
RR	Discretionary	1 ha (Zone min.)	None
RMH	None	N/A	N/A
Medium to High Density Residential Zones			
RF5/RF5g/RF5t	Discretionary	460 m2	None
RF6	Discretionary	460 m2	None
RA7/RA7g	Discretionary	460 m2	None
RA8	Discretionary	460 m2	None
RA9	Discretionary	460 m2	None

Notes:

1. Permitted Uses will be approved by the Development Officer, provided that the Use meets all provisions of the Zoning Bylaw. No notification of adjacent landowners is required.

Discretionary Uses are Uses that *may* be approved by the Development Officer. They require notification of adjacent landowners and are subject to appeal.
2. The location criteria in the RF1, RF2 and RF3 Zones are the same as that for Secondary Suites for the RF1 and RF2 Zones (and RF3 in the Permitted case), that being:
3. "Garage Suites on corner lots; or lots fronting onto a service road; or where a Side or Rear Lot Line abuts a Site in an Industrial, Commercial, Row Housing or Apartment Zone or is not separated from these Sites by a public roadway more than 10.0 m wide."

Table 3: SECONDARY AND GARAGE SUITES - Regulations	
Issue/Zoning Bylaw Section	Regulation/Use Definition Requirements
Built Form Definition 7.2(3) & (6)	Within, or on same lot as, Single Detached Housing only Garage Suites only above a rear detached Garage
Parking 54.2, Schedule 1, row 2	Min. 3 on-site parking spaces required (1 space/2 sleeping units for the Suite plus 2 spaces required for the primary dwelling). Tandem parking will be allowed for the Secondary or Garage Suite.
Maximum # of Suites 86(4) & 87(11)	Maximum of one Secondary Suite or Garage Suite, where Permitted or Discretionary
Garage Heights/yards/privacy 87(2) 87(5) Zone regulations 87(8),(9),(10) & (14)	Maximum Garage height to accommodate suite over Garage is 6 m, or the height of the principal dwelling, whichever is the lesser, where a Garage Suite use is proposed (except 7.5 m in GLG, TSDR and TSLR zones) The minimum Side Yard for that portion of a detached Garage that contains a Garage Suite shall be the same as that for the principal Dwelling in the applicable Zone. Regulations exempt Separation Space Requirements between a Garage Suite and its associated Principal Dwelling. Regulations require attention to window and balcony placement and prohibit Garage Suite roof decks to minimize impacts on the privacy of adjacent properties.
Other Uses 86(5) & 87(13)	Secondary and Garage Suites shall not to be developed in combination with Major Home Based Business Uses (except where an integral part of a Bed and Breakfast Operation as a Home Based Business) nor Group Homes or Limited Group Homes.
Suite Size 86(2) & (3) & 87(3) & (4)	Minimum Area of Secondary Suite or Garage Suite: 30 m ² Secondary Suite below first storey must be not more than the total Floor Area of the first storey of the building containing the Principal Dwelling Secondary Suites developed completely or partially above grade cannot exceed 40% of the total Floor Area of the building containing the Principal Dwelling, or 70 m ² , whichever is the lesser. Garage Suite maximum area of 60 m ² .
Entrance Location 7.2(3) & (6)	Secondary Suites must have separate access, either through entrance from the exterior of the Dwelling, or through a separate entrance within a common landing. Garage Suites must have entrance separate from vehicle entrance to the rear detached Garage, or directly from the exterior of the structure.
Definition & Regulation 7.2(3) & (6) & 86(7)	The Use Definitions state that Secondary & Garage Suites are accessory to the principal use being a Single Detached Dwelling. Regulation requires that Secondary Suite shall not be separated from the principal use through a condominium conversion.
Edmonton – Strathcona Joint Planning Study Area Overlay Restrictions 822 with Appendix 1 map	There are restrictions to the development of Secondary Suites, and a prohibition of Garage Suites, within a 1.5 km buffer along the Edmonton-Strathcona County border that comprises the Edmonton portion of the Edmonton-Strathcona County Joint Planning area. Secondary Suites are restricted to those cases where they were Discretionary or Permitted prior to Bylaw 14750; i.e. Discretionary in RF1, RF2, and RSL zones (and permitted in RF3 Zone) where the side lot abuts a row housing or apartment zone, or a commercial or industrial zone. They are Discretionary in the RF3 Zone in other cases. Minimum Site area in most cases in this area will be 460 m ² (412 m ² for RSL). Secondary Suites are not allowed in the RPL Zone in this area. See Zoning Bylaw Section 822 for details.