



Guidelines

Secondary and Accessory Suites

The distinction between a secondary suite and an accessory suite typically revolves around their location and usage within a property. A **secondary suite** is often an additional living space within the primary residence, such as a basement or over-garage apartment, that has its own kitchen, bathroom, and entrance. An **accessory suite**, on the other hand, is usually located in a separate building on the property, like a detached garage or a garden suite. Both types of suites are designed to accommodate additional occupants separate from the main dwelling unit.

Secondary Suites

- Locate only in new or converted single detached houses.
- Only one secondary suite permitted per principal dwelling.
- Maximum floor area: lesser of 90 m² or 40% of principal building's total floor area.
- Parking and signage must comply with current bylaws.
- Suite must be part of a single real estate entity; no strata titling.
- Not allowed with lodgers, B&Bs, or group homes.

Accessory Suites

- Locate in an accessory building, with exceptions in RLP and RR1 zones for manufactured/mobile homes.
- Only one accessory suite allowed per lot, not in conjunction with B&Bs or secondary suites.
- No suite without sewer connection, unless lot is ≥ 1.0 ha with septic capacity.
- For suites in accessory buildings: max floor area is the lesser of 90 m² or 75% of principal building's area.
- Manufactured/mobile home as suite: max 90m² area.
- Parking and signage must comply with current bylaws.
- Suite must be part of a single real estate entity; no strata titling.
- Not allowed with lodgers, B&Bs, or group homes.