

# COMMUNITY *Corner*

Your Official Community Newsletter

## A guide to Secondary Suites

A secondary suite, also referred to as a basement suite, a mother-in-law suite or a granny suite, is a self-contained living space consisting of a bedroom, bathroom and kitchen located within or on the same property as a single family home.

Before developing a secondary suite, you will first need to find out if secondary suites are allowed in your area; if your property is large enough; and if you can renovate to meet the necessary building code standards.

### Important notes:

- Secondary suites are only allowed in certain land use districts. Visit [Calgary.ca/myproperty](http://Calgary.ca/myproperty) to check on your zoning.
- Principal building must be a single detached dwelling.
- A secondary suite must have at least one exit that leads directly to the exterior.
- A secondary suite requires that at least one motor vehicle parking stall is provided in addition to those required for the principal residence.
- Secondary suites must have a private amenity space that is located outside and which is a minimum of 7.5 m<sup>2</sup>, with no dimension being less than 1.5 m. This space may be provided in the form of a balcony, deck or patio.
- Generally, secondary suites must not exceed 70 sq m in floor area.
- Once a secondary suite is developed, the owner and renters are responsible under the Residential Tenancies Act

- A full list of requirements is listed in the Secondary Suites guide online at [Calgary.ca](http://Calgary.ca)

If you have further questions regarding your development, please call the Planning Services Support Centre at 268-5311.

Development permits are published in the Calgary Herald each Thursday and on the City of Calgary website (<http://www.calgary.ca/PDA/DBA/Pages/Public-notices/Development-Permit-public-notice/Development-Permit-Public-Notices.aspx>) Development permits are also received by the community association and will now be published to our official webpage [somersebridlewood.ca](http://somersebridlewood.ca) and linked to our Facebook page.

### **If you would like regular updates about development permits in your neighborhood please LIKE the Somerset Bridlewood Community Association Facebook page.**

For information or viewing of development permits or plans, contact 403-268-5744 to arrange for an appointment.

Persons considered to be "affected" by the development can appeal any decisions by filing a Notice of Appeal, along with payment of a \$25 non-refundable filing fee to the Subdivision of Development Appeal Board within 14 days from the date the approval was advertised

in the Calgary Herald. An affected person is someone who feels the enjoyment, use or value of their property may be affected by the proposed development. The onus is on the person to show they are affected by the development.

Appeals can be filed online at [www.calgary.ca/sdab/onlineappeal](http://www.calgary.ca/sdab/onlineappeal) or by calling 403-268-5312

Before filing an appeal, individuals are encouraged to obtain information about the development by talking with neighbours and the Development Authority.

Once an appeal is filed it will be scheduled for a hearing within 30 days. You will be required to present any planning or legal arguments you feel are necessary to support your position including, but not limited to, traffic, impact, appearance of development, and privacy. If you present inappropriate evidence, the Presiding Officer will advise you as necessary. The decision of the board will be signed and issued within 15 days following the hearing.

A searchable database of the board's decisions is available online on the SDAB website.

