



**Mountain View**  
C O U N T Y

# Media Release

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November 19, 2008

## Highlights from the Regular Council Meeting of 11/19/08

### **Secondary suites policy, procedure approved by Council**

*Standard practices established for secondary suites in Mountain View County*

New affordable housing options are now available to residents of Mountain View County.

On Wednesday, Council approved Secondary Suite guidelines which will assist applicants, staff and Council in the preparation, review and consideration of development permit applications for secondary suites.

Under the new policy and procedure, Mountain View County landowners may apply to develop secondary suites on their property, as long as they do not negatively impact adjacent developments. The suites permitted in the new guidelines range from a single traditional secondary suite (a dwelling unit attached to the house or above the garage); to a detached secondary dwelling unit, or units (such as another house or a mobile home).

Diana Hawryluk, Director of Planning and Development, says the Secondary Suite guidelines affirm Council's support for secondary dwellings as another form of affordable housing within the County. With the Land Use Bylaw currently under review, Hawryluk says the new policy and procedure will help guide secondary use provisions for additional housing,

"Within the new Municipal Development Plan, we identified secondary suites an affordable housing option for people, but we needed to clarify how this would affect the County's Land Use Bylaw," says Hawryluk. "The new policy and procedure will provide clear guidelines to people as to where and when we'll allow secondary suites, whether they are within an existing building, within a detached ancillary building, or a stand-alone dwelling unit."

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### **Media inquiries may be directed to**

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November 19, 2008

**Policy 6007 – Secondary Suite Policy**

Effective Date: November 19, 2008

Policy 6007 - Secondary Suite Policy provides Council, Administration and the public with a standard practice of the establishment of secondary suites within the County. The policy operates under the following principles:

1. The Municipal Development Plan affirmed in principle the County’s support for secondary suite development within the County that does not negatively impact adjacent developments.
2. The Municipal Development Plan promotes detached secondary dwelling units in agricultural areas (see Schedule A of Procedure 6007-10), as another form of affordable housing appropriate in particular circumstances.
3. The guidelines are to assist applicants, staff and Council in the preparation, review and consideration of development permit applications for traditional secondary suites (dwelling units attached to the house or above the garage) and detached secondary dwelling units.

**Secondary Suite Guidelines (from Schedule “A”, Procedure No: 6007-10):**

<b>DEVELOPMENT APPLICATION TYPE</b>	<b>PERMITTED DISTRICTS</b>	<b>PARCEL SIZE RESTRICTIONS</b>	<b>DEVELOPMENT PROVISIONS</b>	<b>ADDITIONAL CONSIDERATIONS AND REQUIREMENTS</b>
Secondary Suite within or attached to a house defined in the LUB as “Dwelling Unit – Multiplex”	A - Agricultural District AI - Agricultural Intensive District A(2) - Agricultural (2) District CR - Country Residential District CR1 - Country Residential (1) District	0.25 ac – 80ac	Maximum dwelling unit density per parcel – two	Standard submission requirements as per direction of land use bylaw.  Additional dwelling unit shall conform to all building code regulation under the Safety Codes Act.
		Over 80 ac	Maximum dwelling unit density per parcel – three	
Secondary Suite within or attached to a detached ancillary building	A - Agricultural District AI - Agricultural Intensive District A(2) - Agricultural (2) District CR - Country Residential District	Over 10 acres	Maximum height - district specific  Floor area – additional dwelling unit (suite) cannot exceed 40% of gross floor area of main house Yard setbacks must comply with the land use bylaw A minimum three on-site parking stalls (two for the main house and one for the secondary suite) must be provided.	Standard submission requirements as per direction of land use bylaw.  Additional dwelling unit shall conform to all building code regulation under the Safety Codes Act.  Additional dwelling unit shall be associated with ancillary residential structure such as a garage holding personal vehicles or an ancillary farm building. All structures shall conform to all building code regulations under the Safety Codes Act.
			Maximum dwelling unit density per parcel – two Maximum height - district specific  Floor area – additional dwelling unit (suite) cannot exceed 40% of gross floor area of main house to maximum of 1200ft Yard setbacks must comply with the land use bylaw Minimum three on-site parking stalls (two for the main house and one for the secondary suite) must be provided.	

				<p>The form and character of all new construction (ancillary structure and the additional dwelling unit) within the Country Residential District (CR) shall be consistent with the principal dwelling unit on the subject property so that the appearance remains consistent.</p> <p>All servicing arrangements for a detached secondary suite must comply with all applicable provincial regulations with respect to the provision of water and sewer servicing arrangements.</p>
<p>Secondary Detached Dwelling Unit*</p> <p>(Detached dwelling unit not contained within the principal residence or an accessory building and is stand alone)</p>	<p>A - Agricultural District AI - Agricultural Intensive District A(2) - Agricultural (2) District CR - Country Residential District</p>	<p>Over 10 ac – 80 ac - secondary detached dwelling as mobile home dwelling unit only</p>	<p>Maximum dwelling unit density per parcel – two Maximum height - 26 feet Floor area - maximum of 1400 ft2 habitable space Yard setbacks must comply with the provisions of the land use bylaw</p>	<p>Standard submission requirements as per direction of land use bylaw.</p> <p>Additional dwelling unit shall conform to all building code regulation under the Safety Codes Act.</p> <p>The form and character of the additional dwelling unit shall be consistent with the principal dwelling unit on the subject property. Mobile homes shall be not be greater than 15 years of age at the time of the development permit application is filed.</p> <p>The development authority may require buffering of the detached secondary dwelling unit depending the type, age and appearance of the proposed secondary dwelling unit as well as the prevailing site characteristics of the subject parcel of land.</p> <p>In addition to standard submission requirements under the land use bylaw the development authority may request supportive information with respect to the following:</p> <ul style="list-style-type: none"> <li>• Future subdivision plans should the proposed development be located within 800 m of the CCN</li> <li>• Servicing arrangements and capacity, including but not limited to, joint servicing capacity</li> <li>• Type and age of dwelling unit for move-in and mobile dwellings</li> <li>• Access/Egress arrangements</li> </ul>
		<p>Greater than eighty (80) acres – secondary detached dwelling unit may be stick built, mobile home, or move in dwelling unit.</p>	<p>Maximum dwelling unit density per parcel –three (Note the maximum number of detached dwelling units per parcel is two, therefore the third unit must be located within or attached to one of the detached dwelling units) Maximum height - 26 feet Yard setbacks must comply with the provisions of the land use bylaw Minimum floor area shall conform to the requirements as set out in the respective land use district regulations.</p>	

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