

Secondary Suites

Land Use Bylaw Requirements for Secondary Suites

January 2025

Secondary Suites

The City of St. Albert regulates Secondary Suites in residential areas, as per Land Use Bylaw 18/2024, Section 3.69, "Secondary Suites". Property owners who wish to build a secondary suite are required to obtain a development permit.

A secondary suite is a secondary dwelling unit, located within and accessory to a single-detached house, semi-detached house, or duplex house, and contains cooking, washroom, living, and sleeping facilities which are separate from those of the principal dwelling on the site.

Secondary suites are not permitted in townhouse product.

Types of Secondary Suites

There are three types of secondary suites:

- A Secondary Suite (Internal) is an accessory secondary dwelling unit that is located within a dwelling (single detached), dwelling (semi-detached), or dwelling (duplex). A secondary suite (internal) may include the development or conversion of basement, where a portion of the suite is located below finished grade.
- A Secondary Suite (Garage) means an accessory secondary dwelling unit that is located above a detached garage, and has an entrance separate from the vehicle entrance to the garage.
- A Secondary Suite (Garden) is a single-storey, accessory, secondary dwelling unit that is located in a building separate from the principal dwelling.

Only one internal suite is permitted on a lot with a single-detached house, semi-detached house, or duplex house in the SLR, LLR, or FBR Districts. In the LDR District, two suites are permitted on a lot with a single-detached house, as long as one suite is an internal suite.

A Secondary Suite includes the development or conversion of basement space, or where all or a portion of the suite is located at, or above grade.

Bylaw Requirements

A Secondary Suite shall not be:

- Architecturally incompatible with the principal dwelling unit.
- Subject to separation from the principal dwelling by registration of a condominium or subdivision plan so as to create a separate legal title for the secondary suite.
- Considered in the calculation of densities as outlined in statutory plans.

Parking Requirements

- No additional on-site parking stalls are required if there is only one suite on site.
- One additional on-site parking stall is required, when two secondary suites are on site in the LDR District.
- Note: parking requirements for secondary suites are in addition to the required parking for the principal dwelling unit.



Application Checklist

For detailed application information please refer to Land Use Bylaw 18/2024 section 2.4, and 2.5, or one of the specific secondary suite brochures for internal suites, garden suites, or garage suites.

Filing an Appeal

If your development permit application has been approved with a variance, the City must notify affected parties within a specified radius of the approval. Property owners affected by the decision have the right to appeal within 21 days of the receipt of the decision. A decision may also be appealed by the applicant if the Development Authority fails to issue a permit within 40 days, refuses the permit, or the applicant does not agree with the decision of the Development Authority.

Note: The information contained herein only applies to provisions as set out in the City of St. Albert Land Use Bylaw. Compliance with the Alberta Building Code is subject to a separate review process. It is the responsibility of the applicant to comply with any other regulation, code, or legislation not covered under the Land Use Bylaw.

Additional fees apply to file an appeal, encroachment agreements and building permit applications. The applicant does not have a right of appeal if the Development Authority fails to issue a Development Permit within 40 days if the applicant or owner has signed an extension agreement in accordance with section 684 of the **Municipal Government Act**.

For additional information or to apply, please contact:

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