

Accessory Suite

Guidelines



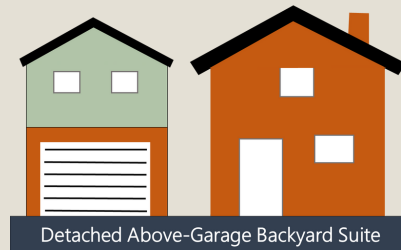
What is an Accessory Suite?

An Accessory Suite is a separate dwelling located within a single-detached or semi-detached with its own living, cooking, sleeping and sanitary facilities. Accessory Suites provide an affordable housing option in the community, and help to create more rental availability and housing diversity without affecting the character of a neighbourhood. Suites require both a development permit and a building permit to be operational.

Types of Accessory Suites

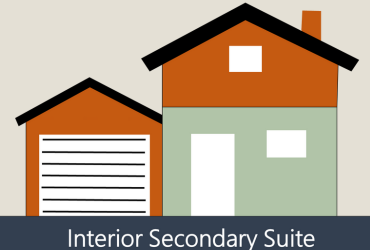
In Cochrane, there are two types of accessory suites. A suite that is created through the development or conversion of a basement or other interior space within a house is called Secondary Suite, and a suite built in a separate accessory building in the rear yard of a home is called a Backyard Suite. Both suite types have regulations associated with them in the Land Use Bylaw.

Backyard Suite

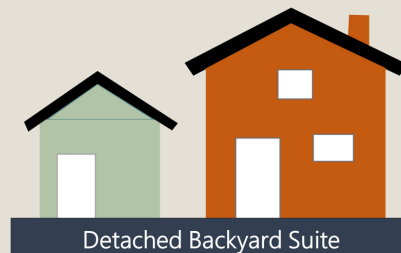


Detached Above-Garage Backyard Suite

Secondary Suite



Interior Secondary Suite



Detached Backyard Suite



Interior Basement Secondary Suite

FAQ's

Is there a maximum number of suites allowed on a street?

No, but when deciding on an application the Development Authority considers cumulative impacts resulting from the clustering of accessory residential uses including suites, home occupations, day homes, and B&B's.

Can I ensure a property can have a suite before purchasing?

An application can be applied for if the current registered owner provides authorization.

Accessory Suite Regulations

All accessory suites are required to meet the following regulations, as per Town of Cochrane Land Use Bylaw 01/2022:

- A maximum of one Accessory Suite is allowed on a property
- In addition to the 2 parking stalls required for the principal dwelling, must provide 1 extra on-site parking stall for a studio or one-bedroom suite, and 2 extra parking stalls for a suite with two bedrooms or more.
- Be limited to a maximum of 2 tandem parking stalls.
- Must have a minimum Gross Floor Area of 30.0m².
- Provide safe, unimpeded access from the entrance of the suite to the parking stalls provided on site.

Backyard Suites must adhere to the following regulations:

- Only be located on a site containing a single detached dwelling.
- Be in a building with a building height not more than one (1) storey or not more than 4.6m.
- Have a maximum gross floor area of 80.0m².
- When combined with all other buildings and structures on the lot, not exceed a maximum lot coverage of 60%, notwithstanding the maximum lot coverage in the relevant district.
- Have a minimum separation distance of 2.4m from the principal dwelling.
- Have a minimum separation distance of 1.5m from an accessory building, unless attached.
- Be setback a minimum of:
 - 1.2m from the side property line;
 - 3.0m from the side property line abutting a street; and
 - 1.2m from the rear property line.

Where a Backyard Suite is located above an accessory building:

- Must have a maximum building height of 7m or the building height of the principal dwelling, whichever is less.
- Must have an entrance separate from the entrance of the accessory building.
- Be designed to the satisfaction of the Development Authority

*Note:

Separate regulations must be met under the Alberta Building Code in order to obtain a Building Permit for an accessory suite. For Building Code requirements, visit Cochrane.ca/Homeowners