

Town of Slave Lake Regulations for Secondary Suites

Under Section 56A of the Land Use Bylaw #22-2007, Secondary Suites require a development permit in addition to a Building Permit. Applications for a development permit for secondary suites must be approved by the Municipal Planning Commission.

Only one secondary suite per residence is permitted.

On-site parking must be available at a rate of one parking stall per bedroom to a maximum of two parking stalls for secondary suite.

A secondary suite must have a separate civic address which will be assigned by the Planning Department.

Copies of the required Building Code and Fire Code inspections must be submitted to the Planning Department.

Types of Secondary Suites

Attached Above Grade - where the Suite is located above the first story of a Single Detached Dwelling or Detached Garage.

Attached at Grade - where the Secondary Suite is located at grade and is attached to the side or rear of a Single Detached Dwelling or Detached Garage.

Attached below Grade - where the Secondary Suite is located below grade and is located below the first story of a Single Detached Dwelling.

Contact the Planning and Development Team!

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10 Main Street SW, Slave Lake, AB

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This pamphlet should not be interpreted as exhibiting the exact guidelines of the Land Use Bylaw #22-2007. For complete bylaw information, please contact the Planning and Development Department.



Planning and Development

Secondary Suites (Basement Suites)



Working together, building a better community

Recommendations

(Recommendations 1-4 are related to policy and are not technical requirements so are not included in the diagram.)

Recommendation #1

Standards for secondary suites should be developed for use in single family homes to address the need for safety and affordability.

Recommendation #2

The government has established province-wide standards for secondary suites under the Alberta Building and Fire Codes. The Municipality determines when and where secondary suites are permitted.

Recommendation #3

Standards for secondary suites apply to both new and existing homes.

Recommendation #4

Standards for secondary suites should be developed to accommodate the goal of affordability provided acceptable safety standards are in place.

Recommendation #5

The minimum height of rooms and spaces should be 1.95 meters or 6'6".

Recommendation #6

Each bedroom must have at least one outside window that can be opened from the inside.

Recommendation #7

There is no requirement for windows in rooms other than in the bedrooms.

Recommendation #8

To protect the suite from the spread of fire, fire protection for the walls and ceilings are required.

Recommendation #9

For the purpose of life safety, interconnected smoke alarms between the upper and lower floors are required for every home with a secondary suite. These must be installed in each bedroom and the hallway. CO alarms are required inside each bedroom and following hallways/corridors.

Recommendation #10

The furnace and water heater must be enclosed with fire separation walls and ceiling.

Recommendation #11

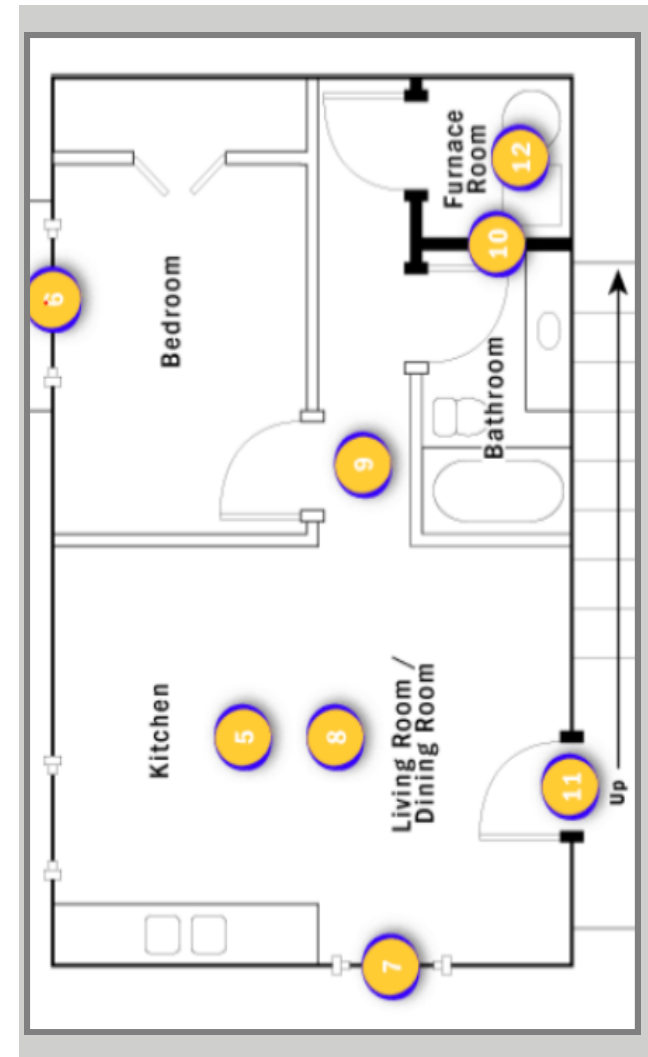
To enhance life safety, there must be a separate exit from the secondary suite to the outside.

Recommendation #12

Heating and ventilation systems must meet appropriate safety requirements; (recognizing the differences between new homes and existing homes).

These standards came into effect under the Alberta Building Code for new construction **December 31, 2006**.

Standards for existing suites came into effect under the Alberta Fire Code **December 31, 2008**.



For more information contact
Alberta Municipal Affairs,
Safety Services Branch,
toll-free at 1-866-421-6929 or
visit the webpage at
www.municipalaffairs.gov.ab.ca

