

Regulations in Other Cities

The tables below summarize the approach taken by other Canadian municipalities in regards to secondary suites. Table 1 shows that over a third of the municipalities scanned do allow for a range of secondary suite options in housing forms other than single detached homes.

It is also noted that all municipalities in Ontario are required to establish official plan policies and zoning bylaw provisions to allow secondary suites in detached, semi-detached and row houses as per the Strong Communities through Affordable Housing Act, 2011.

As highlighted in Table 2, only three municipalities surveyed have any lot size restrictions for secondary suites.

Table 1

Municipality	Secondary suites allowed in housing forms other than single detached homes
Calgary, AB	Yes, in some zones
Vancouver, BC	Yes, in some zones
Toronto, ON	Yes
Ottawa, ON	Yes
Regional Municipality of Wood Buffalo, AB	Yes
Mississauga, ON	Yes
Strathcona County, AB	No
Stony Plain, AB	Yes, in some zones
Spruce Grove, AB	No
Leduc, AB	No
Fort Saskatchewan, AB	No
St. Albert, AB	No
Red Deer, AB	No
Saskatoon, SK	No

Regina, SK	No
Victoria, BC	No
Kelowna, BC	No
Winnipeg, MB	No

Table 2

Municipality	Lot Size Requirements
Calgary, AB	Minimum width of 7.5 or 9.0 m in some zones, no requirement in other zones
Vancouver, BC	Same as house
Toronto, ON	None
Ottawa, ON	None
Regional Municipality of Wood Buffalo, AB	None
Mississauga, ON	None
Strathcona County, AB	None
Stony Plain, AB	None
Spruce Grove, AB	None
Leduc, AB	None
Fort Saskatchewan, AB	Minimum site width of 11.2 m
St. Albert, AB	None
Red Deer, AB	None
Saskatoon, SK	None
Regina, SK	None
Victoria, BC	None
Kelowna, BC	None
Winnipeg, MB	None