

Q & A Regarding the Amended Secondary Suite Bylaw

1. Question: I thought my secondary suite was grandfathered. Can Council change this?
Answer: Yes. Council can rescind and amend a Bylaw at any time if they are agreed.
2. Question: I have had a suite for 10 years, has anything changed for me?
Answer: Yes. As of the date the new Bylaw was adopted (October 21, 2014) all secondary suites need to meet minimum safety requirements and have a dedicated parking spot.
3. Question: I don't have a big enough driveway for my tenant to park, where are they going to park now?
Answer: If there is no space on your property, you will need to contact the building inspector to discuss options.
4. Question: I can't afford to put in a second exit – does this mean I can't have a suite?
Answer: Yes. All suites must meet the minimum safety requirements.
5. Question: What happens if I don't comply?
Answer: If the suite does not meet the requirements set out in the bylaw, a notice can be placed on title and the owner of the property may be fined up to \$10,000.
6. Question: My suite is empty, do I still have to meet the requirements?
Answer: Yes. All suites must be compliant. However, if you wish to have the suite decommissioned, the 220 volt wiring for the cooking facilities has to be removed.
7. Question: How long do I have to meet the new safety requirements?
Answer: 30 days from the date of the inspection.
8. Questions: How do I get a notice placed on title for a dedicated parking spot?
Answer: By a solicitor or notary public.
9. Question: Do I need a building permit to bring my secondary suite into compliance with the minimum safety requirements?
Answer: Yes. A building permit is required.