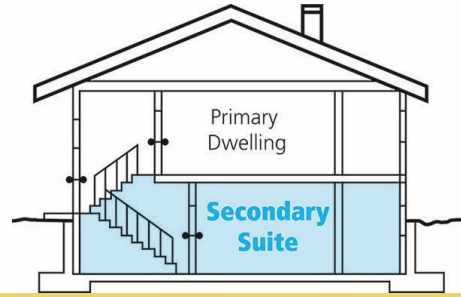


Municipalities are using secondary suites as an approach to the housing shortage and making home ownership more achievable.

WHAT IS A SECONDARY SUITE?



A Secondary Suite (also known as a basement suite, mother-in-law suite, granny suite or carriage house) is a self-contained living space located on the same property as a detached house. It has a separate entrance, with cooking, sleeping and bathing facilities. For more information see section 5.36 of Land Use Bylaw No. 1190/2023.

MYTH: SECONDARY SUITES LOWER PROPERTY VALUES

There is research to suggest the exact opposite. Secondary suites often require significant property owner improvements, which are directly tied to increasing property values due to income generating potential.



BENEFITS OF SECONDARY SUITES

BENEFITS FOR THE HOMEOWNER

- Increased income to help pay down a mortgage.
- Provides accommodations for extended family.
- Allows seniors to remain in their home and community while on a fixed income.
- Downsize your space without moving away from the community.
- Often increases the value of your property for re-sale.

BENEFITS FOR CITIZENS

- Homes with secondary suites are often in established neighbourhoods near schools, parks, and other amenities.
- Secondary suites are primarily ground-oriented and have access to a yard.
- Legal and safe secondary suites have met all of the requirements under Alberta's Safety Codes Act (building, fire, and trade codes).

BENEFITS FOR THE COMMUNITY

- Secondary suites help maintain a community's population.
- Neighbourhoods have more housing options for families, helping bring children back into areas where school enrollment has declined.

BENEFITS FOR DELBURNE

- Improves safe rental stock.
- Population stability results in better use of land and municipal services.
- Creates a choice in Delburne's housing market.

