

**BYLAW 21-07**  
**“Secondary Suite Addition to LUB”**

**A BYLAW FOR THE VILLAGE OF BRETON TO AMEND THE  
LAND USE BYLAW 13-02 TO PROVIDE FOR  
A NEW SECTION FOR SECONDARY SUITES**

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**WHEREAS**, under the authority of the current *Municipal Government Act* M-26, 2020 and amendments thereto, in Part 17, Council must pass a bylaw to revise an existing bylaw, and

**WHEREAS**, the Municipal Council of the Village of Breton deems it desirable to amend the Land Use Bylaw to add a section for Secondary Suites to elaborate on the definition already supplied by implementing this bylaw.

**NOW THEREFORE**, the Municipal Council of the Village of Breton, duly assembled, enacts as follows:

**SECTION 50 – SECONDARY SUITES**

(Also known as basement suites, garage suites, in-law suites or garden suites).

- (1) Secondary Suites refer to a unit created in a building or on a property that is already “residential” in nature established by the use of wording such as *dwelling, home* and/or *house*. Furthermore, as per those Sections of the Land Use Bylaw, Secondary Suites will only be allowed in Residential Districts R-1A, R-1B, R-2, and R-3 but not R-MHS or R-MHC.
- (2) No subdivision is fundamental or necessary to the use and definition of a Secondary Suite but a Secondary Suite remains subordinate (secondary) to the principal residence. Therefore, the floor area of the Secondary Suite must be less than that of the primary residence.
- (3) A maximum of one (1) Secondary Suite may be permitted on a lot.
- (4) A Secondary Suite shall be limited to a maximum of two (2) bedrooms.
- (5) All Secondary Suites shall comply with Provincial regulations including, but not limited to, the requirements of the Alberta Safety Codes Act or its successor and the Fire Code Regulations.
- (6) A Secondary Suite will require an additional off-street parking space (see appropriate Section).
- (7) Just as with other accessory buildings, a Secondary Suite will not be allowed to be built in the yard in front of the principal residence.

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**EFFECTIVE**

This bylaw shall come into effect upon Third and Final Reading

Read a first time on this 9<sup>th</sup> day of June, 2021

Public Hearing held on the 14<sup>th</sup> day of July, 2021

Read a second time on the 14<sup>th</sup> day of July, 2021

Read a third and final time on the 14<sup>th</sup> day of July, 2021

  
Ivan Bohning, Mayor

  
Therese Wiebe, CAO