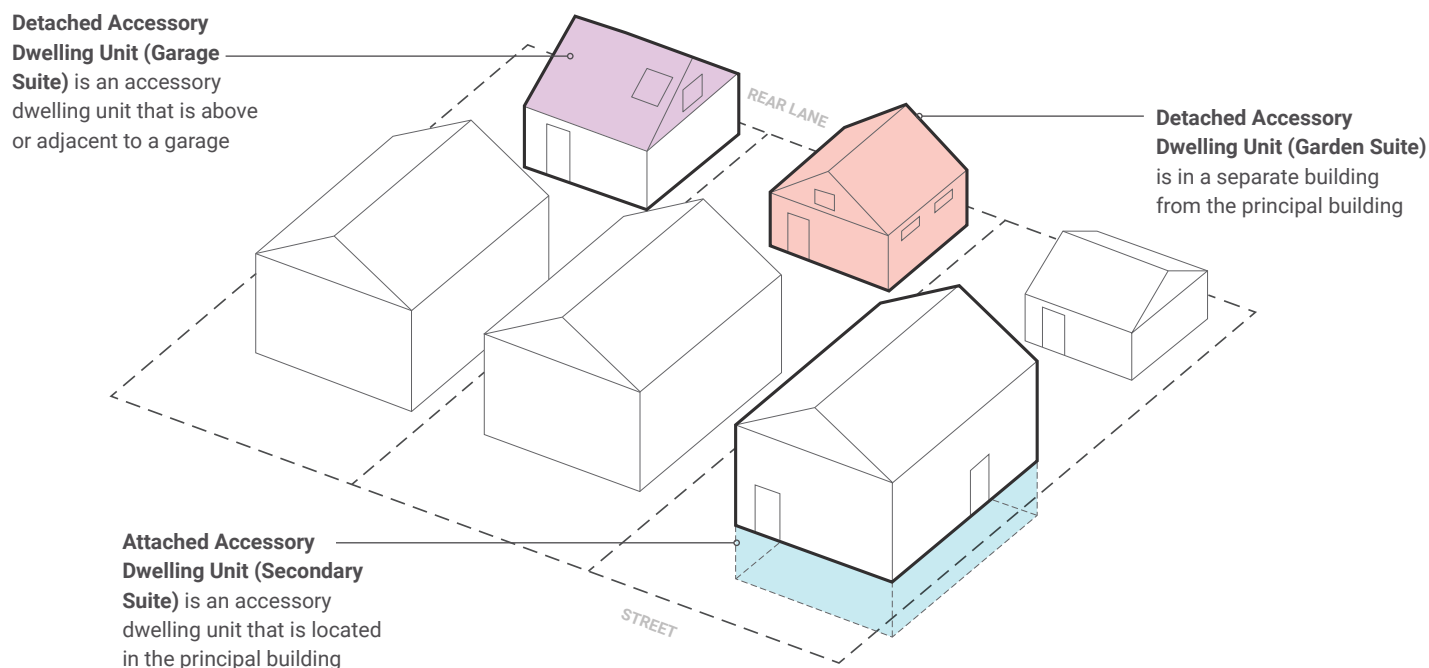# BUILDING | Accessory Dwelling Units

## Intent

The intent of the accessory dwelling unit regulations is to:

- Consider the potential effect of accessory dwelling units on the privacy of neighbouring properties
- Ensure accessory dwelling units are secondary to the primary dwelling in terms of form, massing, and size
- Consider the context with respect to parking requirements and building design

## Types of Accessory Dwelling Units

The diagram below illustrates the three types of accessory dwelling units:



**Detached Accessory Dwelling Unit (Garage Suite)** is an accessory dwelling unit that is above or adjacent to a garage

**Detached Accessory Dwelling Unit (Garden Suite)** is in a separate building from the principal building

**Attached Accessory Dwelling Unit (Secondary Suite)** is an accessory dwelling unit that is located in the principal building

REAR LANE

STREET

If you would like to discuss the details of the proposed accessory dwelling unit regulations, please contact **Audrey Rogers at arogers@canmore.ca**

**Proposed District Changes Summary:**

P = Permitted (allowed)
D = Discretionary (may or may not be allowed based on detailed review); 1 storey + loft require lot to have lane and street access

P* Permitted only with specific principal uses
D* Discretionary only with specific principal uses

| | Existing | | | | Proposed | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Secondary Suites | Single-Family-Detached Plus Dwellings | Duplex Plus Dwelling | Garden Suites | Attached Accessory Dwelling Unit | Single-Family-Detached Plus Dwellings | Duplex Plus Dwelling | Detached Accessory Dwelling Unit, one-storey | Detached Accessory Dwelling Unit, one storey plus loft | |
| R1 Residential Single Family Detached District | D | D | | D | P | P | | P | D | |
| R1A Residential Single Family Detached Small Lot District | | | | | P | P | | P | D | |
| R1N-M Moraine Road Single Family Detached Narrow Lot Residential District | | | | | P | P | | | | |
| R1B Residential Single Family-Detached Plus District | P | P | | | P | P | | | | |
| R1B-E Residential Single Family Detached Plus Entry Level Lot District | NA | P | | | NA | P | | | | |
| R1B-W Residential Single Family Detached Plus Wide Lot District | P | P | | | P | P | | P | D | |
| R1S Residential Single Family Detached with Suites District | D* | P | | | Proposed to be re-zoned to R1 | | | | | With the proposed changes to R1, R1-S would have the same regulations making it a redundant district. |
| R2 Residential Family Two-Unit District | D* | | | D* | P | | P | P* | P* | *tied to existing Single Family Dwellings |
| R2A Residential Family Low Density District | D* | D | | D* | P* | D | P | D* | D* | *tied to Single Family Dwellings and Duplex (not Townhouses) |
| R3 Residential Comprehensive Multiple Unit District | | | | | D* | | D | | | *tied to duplexes (not Townhouses) |
| R3 SC Residential Comprehensive Multiple Unit, Stewart Creek | | | | | D* | | D | | | *tied to duplexes (not Townhouses) |
| R3 SC1 Residential Comprehensive Multiple Unit, Stewart Creek | | | | | D* | | D | | | *tied to duplexes (not Townhouses) |
| R4 Residential Medium Density District | D* | | | D* | D* | | | D* | D* | *tied to existing Single Family Dwellings |
| R5 Residential Apartment District | | | | | | | | | | |
| MHP Manufactured Home Park Family Residential District | | | | | | | | | | |
| MHR Manufactured Home Family Residential District | | | | | D | | | | | |
| STR-1 Silvertip Residential Single Family and Two Unit District | D* | P | | | P | P | P | P* | D* | *tied to Single Family Dwellings |
| STR-2 Silvertip Comprehensive Residential District | D* | P | | | P | P | P | P* | D* | *tied to Single Family Dwellings |
| **Teepee Town** | | | | | | | | | | |
| Sub-District A | P* | P | | P* | P* | P | P | P* | D* | *tied to Single Family Dwellings and Duplex (not Townhouses) |
| Sub-District B | D* | P | | D* | P* | P | P | P* | D* | *tied to Single Family Dwellings and Duplex (not Townhouses) |
| Sub-District C | D* | P | | D* | P* | P | P | P* | D* | *tied to Single Family Dwellings and Duplex (not Townhouses) |
| Sub-District D | D* | P | | D* | P* | P | P | P* | D* | *tied to Single Family Dwellings and Duplex (not Townhouses) |
| Sub-District E | D* | P | | D* | P* | P | P | P* | D* | *tied to Single Family Dwellings and Duplex (not Townhouses, Apts, Mixed Use) |
| EHD Employee Housing District | | | | | | | | | | |
| R1B-SC Single Family Detached Plus District – Stewart Creek | P* | P | | P | P | P | | P | P | |
| R2A-SC Residential Family Low Density District – Stewart Creek | | | D* | D* | D* | | P | D* | D* | *tied to duplexes (not Townhouses, comprehensive multi sites) |