



## Secondary Suites

### What is a secondary suite?

A secondary suite is a self-contained dwelling unit with a prescribed floor area located in a building or portion of a building of only residential occupancy that contains only one other dwelling unit and common spaces, where both dwelling units constitute a single real estate entity.

Secondary suites are commonly used to house children or elderly relatives, or used as rentals for additional income.

### Zoning Requirements

Secondary suites are conditional uses on parcels zoned:

- Agriculture General (AG)
- Agriculture Limited (AL)
- Rural Residential (RR)
- Rural Residential Serviced (RRs)
- Residential Single Unit (RS)

They are not permitted in any other zones. They must have at least one parking space, an independent entrance and be hooked up the municipal water/sewer utility if available. They must have access via the existing driveway.

Only one secondary suite (attached, detached or basement suite) will be permitted on any parcel.

### Size Requirements and Restrictions

#### Attached Secondary Suites

The minimum size for an attached secondary suite is 350 ft<sup>2</sup>. The maximum size is governed by the "80% rule". That means it cannot exceed the lesser of 861 ft<sup>2</sup> or 80% of the total floor area of all storeys of the principal dwelling unit excluding the garage and any shared spaces.

#### Basement Suites

**Basement suites are considered attached secondary suites.**

### Detached Secondary Suites

Detached secondary suites (garden suites) are limited to a maximum area of 861 ft<sup>2</sup>. They cannot have basements, but may have crawl spaces. Garages may be attached and do not count towards the area limit.

### Carriage House Secondary Suites

A carriage house secondary suite is typically a detached suite that is part of a shop or other accessory building. The principal nature of the building is not a secondary residence but some other accessory use. The maximum size for a suite in this category is 861 ft<sup>2</sup>.

## **Building Code Requirements**

All secondary suites must conform to the requirements of the *Manitoba Building Code*. These requirements include, but are not limited to:

### Mechanical

Attached secondary suites must have their own mechanical systems (heating/cooling, ventilation). Units larger than the “80% rule” must have their own hot water tank.

### Smoke Tight Barrier

Units governed by the “80% rule” are required to have a smoke tight barrier between the dwelling units. Common walls are required to have a minimum ½” drywall board on either side, taped, sanded and sealed at junctions and penetrations. The ceiling of a basement suite must have minimum ½” drywall taped, sanded and sealed. Doors in smoke-tight barriers must be a minimum 1¾” thick solid core wood door with an approved self-closing mechanism. Units larger than the “80% rule” (most basement suites) must have a 1 hour fire separation between the units.

## **Frequently Asked Questions**

### ***What are the Costs?***

All secondary suites (including basement suites) are charged a non-refundable \$3250 additional dwelling unit fee at that time of application in addition to standard permit costs.

### ***Can I use a mobile home as a secondary suite?***

Mobile homes are only permitted as secondary suites in areas zoned AG and AL. If you live in the RR or RRs zone, you must have conditional use approval first. They are not allowed at all in RS zones.

If the mobile home is used, an inspection prior to moving will be required. Inspection fees will apply.

***Can I designate my current principal dwelling as my secondary suite and build a new house on my property?***

In some cases this may be possible. Depending on the circumstances variances may be required.

***Will a secondary suite affect my property taxes?***

Secondary suites will have an impact on your property assessment and thus your taxes. You should expect a sizable increase in your tax bill. If you have questions about how a secondary suite might affect your property assessment, please contact the Manitoba Assessment Branch at (204) 326-9896.

***Can a home based business be run in a secondary suite?***

No. Home based businesses are not permitted in secondary suites.

**Questions and Inquiries:**

Call 204-346-7125

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