

Secondary Kitchen in Single Family Dwelling

Owner Name Printed:			
Address of Property:			
Proposed Use of Kitchen:	RESIDENTIAL <input type="checkbox"/>	HOME BUSINESS <input type="checkbox"/>	

The secondary kitchen in this residence is permitted under the condition that it is exclusively accessible to the primary occupants of this single-family home, ensuring that free access between all areas of the dwelling is maintained. Furthermore, this declaration clarifies that the secondary kitchen shall not be utilized as a secondary suite, as defined by the Land Use Bylaw or Alberta Building Code, either now or in the future, and it will not be marketed as such to any prospective buyers of this property. This document will be added to the property file for compliance purposes.

Where the Secondary Kitchen is used for a home-based business, additional requirements must be met.

All clearances around the cooktop must comply with the current Alberta Building Code in force on the date the permits are issued. Required supplementary permits (electrical, plumbing, gas, heating) must be issued prior to any construction commencing.

Land Use Bylaw Definition:

Secondary Suite means a Development where one (1) Accessory Dwelling is located within one (1) Principal Dwelling in the form of a Single Detached House or Attached Housing:

- (i) where the Secondary Suite is an Accessory Use to the Principal Dwelling;
- (ii) where the Secondary Suite is used for residential purposes only, except as otherwise allowed by a provision of this Bylaw or a Development Permit; and
- (iii) where the Secondary Suite has cooking, food preparation, sleeping and sanitary facilities which are physically separate from the Principal Dwelling

National Building Code – 2023 Alberta Edition Definition:

Secondary suite means a self-contained dwelling unit located in a building or portion of a building of only residential occupancy that contains only one other dwelling unit and common spaces, and where both dwelling units constitute a single real estate entity.

Note: It is the intended use of a space and the facilities provided, and NOT the occupant(s) (i.e. renter(s), family member(s), or other(s) etc.), which determines when a space should be classified as a secondary suite.

Signature of Owner: _____ **Date:** _____

E-mail: _____ **Phone Number:** _____