

THE CITY OF PORTAGE LA PRAIRIE  
BY-LAW NO. 19-8696

**BEING A BY-LAW OF THE CITY OF PORTAGE LA PRAIRIE** to amend the City of Portage la Prairie Zoning By-Law No. 10-8492.

**AND WHEREAS** it has been deemed necessary and expedient to amend the City of Portage la Prairie Zoning By-Law No. 10-8492;

**NOW THEREFORE**, the Council of the City of Portage la Prairie, in meeting duly assembled, enacts the following items as follows:

**A. 1.11 DEFINITIONS**

ADD the following definition:

**SECONDARY SUITE** – a dwelling unit that is self-contained, subsidiary to, and located on the same site as a single detached dwelling that is owner occupied. A secondary suite contains a single housekeeping unit and has its own separate access, cooking, sleeping and sanitary facilities which are separate from and not shared with those of the principle dwelling. The types of secondary suites which shall be considered are the following:

- a) Attached suite, meaning a dwelling unit located in the same building as a single detached dwelling;
  - b) Garage suite, meaning a detached dwelling unit located either above or attached to the side of a detached garage;
- but does not include two family dwellings, multiple family dwellings, group homes or mobile homes.

**Table 4.2 Residential Land Use Regulations and Parking**

ADD

"Secondary Suites' into RR, R1, R1-60 and RLL as a conditional use:

<b>Table 4.2 Residential Land Use Regulations and Parking</b>								
<b>LAND USE</b> Permitted = P Conditional = C	<b>ZONES</b>							<b>PARKING (a)</b>
	RR	R1	R1-60	R2	R3	RLL	RMH	
Secondary Suites(b)	C	C	C			C		1 additional onsite parking stall

**Table 4.2 Performance Standards**

ADD

- b) See 4.9 in Part 4 of this By-law.

## **ADD**


### **4.9 SECONDARY SUITES**

The following regulations apply to the secondary suites:

- 1) Comply with Manitoba Building and Plumbing Codes.
- 2) Not more than one secondary suite shall be permitted per site.
- 3) Not allowed in R2 - two-family dwelling, R3 - multiple family dwelling or RMH - mobile home zone.
- 4) Secondary suites shall be no larger than 40% of the gross floor area of the principle dwelling unit or 75sqm (807 sqft), whichever is less.
- 5) Secondary suites shall have a floor area of no less than 37.5sqm (403 sqft).
- 6) Must contain its own access, kitchen, bathroom and a maximum of two bedrooms.
- 7) In addition to required parking, one additional stall dedicated for the secondary suite is to be provided.
- 8) All sites on which a secondary suite is to be located must have a minimum site area of 464.5sqm.
- 9) Only one street facing entrance allowed, unless the existing principle dwelling contains an additional street facing entrance prior to secondary suite creation.
- 10) Where a secondary suite has an entrance, that is separate from the principle dwelling, the entrance may only be located on a side or rear wall of the principle dwelling.
- 11) A secondary suite above a detached garage is allowed only if the secondary suite has a separate entrance other than the vehicle entrance.
- 12) When a secondary suite is located above a detached garage, the garage shall only be located equal to or greater than the minimum front yard setback for the zone it is in.
- 13) Where a secondary suite is above a detached garage, the minimum rear yard shall be 1.5m, side yard shall be 1.5m on an interior yard and 3.6m on a corner lot and 3m from the principle dwelling.
- 14) Secondary suites shall not be separated from the principle dwelling through a subdivision.
- 15) Principle dwelling must be owner occupied in order to have a secondary suite on the property.

DONE AND PASSED by the Council of the City of Portage la Prairie duly assembled this 9 day of September, 2019.

The City of Portage la Prairie

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Manager of Administration

Read a first time this 24 day of June, 2019. *SWA*

Read a second time this 9 day of September, 2019. *SWA*

Read a third time and passed this 9 day of September, 2019. *SWA*