



Decommissioning of a Dwelling

Purpose

This guide is to provide clarity on the specific building alterations needed to decommission a *Single Detached House* (SDH) and convert it into a non-residential *accessory building* or an *accessory home* where permitted.

What is an Accessory Building?

Accessory building means a detached *building* located on the same *parcel* as the *principal building*, the use of which is non-residential.

What is an Accessory Home?

Accessory home means an accessory dwelling located on the same *parcel* as the principal dwelling.

Accessory homes are only permitted on *RU1*, *RU2*, *A1¹*, *LH* and *RA* zoned properties that are at least 3.8 ha in area.

The *gross floor area* (GFA) of an *accessory home* shall be the lesser of 140m² or 75% of the GFA of the principal SDH.¹

Why do I need to decommission my dwelling?

For property owners who want to build a new SDH, decommissioning the original SDH provides an option to demolition.

- In zones where *accessory homes* are permitted (*RU1*, *RU2*, *A1¹*, *LH*, and *RA* zoned properties at least 3.8 ha in area), a new SDH may be built and the previous SDH may be decommissioned into an *accessory home*.
- In zones where *accessory homes* are not permitted, a new SDH may be built and the previous SDH may be decommissioned into an *accessory building*.

Requirements for converting an existing Single Detached House to an Accessory Home

- A *building permit* for change of use and construction alterations within the building.
- A restrictive covenant to designate the original SDH to an *accessory home*.
- A security deposit of \$20,000 to ensure that the original SDH is converted to an *accessory home*.

Requirements for converting an existing Single Detached House to a non-residential Accessory Building:

- A *building permit* for change of use and construction alterations within the building.
- Shall not contain tubs or showers, kitchen appliances, 220v wiring and/or gas connections for stoves.²
- Shall not contain non-load bearing walls that create separate bedroom and living room areas.
- A restrictive covenant stating that the original SDH must be decommissioned and must not be used for residential purposes.
- A security deposit of \$20,000 to ensure that the original SDH is converted to an *accessory building*.

1. Lands within the Agricultural Land Reserve (ALR) are subject to the requirements of the *Agricultural Land Commission Act* and *ALR Use Regulations*. More information can be found online [here](#)

2. Reference [Building Bylaw 1482](#), Sec. 10.56 for more information.

This bulletin is for informational purposes only. Please refer to the relevant bylaws for more information: [Building Bylaw No. 1482](#), [Zoning Bylaw No. 871](#), [Joe Rich Rural Land Use Bylaw](#) and the [Development Application Fees and Charges Bylaw No. 1483](#).