



City of Chestermere
PROVINCE OF ALBERTA

Bylaw #040-25

Bylaw #040-25

Secondary Suites Land Use Bylaw Amendment

**A BYLAW OF THE CITY OF CHESTERMERE, IN THE PROVINCE OF ALBERTA, TO
AMEND THE LAND USE BYLAW #020-24, AS AMENDED.**

WHEREAS the *Municipal Government Act, RSA 2000*, c. M-26 and amendments thereto provides that Municipal Council must pass a Land Use Bylaw;

AND WHEREAS Council deems it desirable to amend Bylaw #020-24, being the Land Use Bylaw, as amended;

**NOW, THEREFORE THE COUNCIL OF THE CITY OF CHESTERMERE, DULY
ASSEMBLED, HEREBY ENACTS AS FOLLOWS:**

1. Amend Section 2.2 to add a definition for Boarding House:

“Boarding House” means a dwelling in which three (3) or more persons, who do not own the dwelling:

- (a) pay or are obligated to pay for the right to live in the dwelling or portion of the dwelling; or
- (b) receive any amount of compensation or benefit from a third party, including consideration paid directly to the owner or primary occupant of the dwelling, for their right to live in the dwelling or portion of the dwelling.

2. Add “Boarding House” as a Discretionary Use in the following districts:

Residential Single Detached (R-1);
Residential Estate (R-1E); and
Residential Estate Modified (R-1EM).

3. Add “Secondary Suite” as a Discretionary Use in the following district:

Residential Planned Lot Front-Drive District (R-1PFD).

4. Amend Section 7.32.3 to state:

A Secondary Suite must have at least one parking space/stall per bedroom, in addition to the parking requirements for the principal dwelling pursuant to Part 8 of this Bylaw. All parking must be located on the property. On-street parking is not counted as parking for the purpose of a Secondary Suite application.

1. SEVERABILITY

If any sections or parts of this Bylaw are found in any court of law to be illegal or beyond the power of Council to enact, such sections or parts shall be deemed to be severable and all other Sections or parts of this Bylaw shall be deemed to be separate and independent there from and to be enacted as such.

2. GENERAL

This Bylaw shall take effect on the day which it is finally passed.

READ A FIRST TIME: December 9, 2025

READ A SECOND TIME _____

READ A THIRD TIME _____

RESOLUTION NUMBERS:

251209-14

Mayor, Shannon Dean

Chief Administrative Officer, Kent Edney