



City of Chestermere
PROVINCE OF ALBERTA

Bylaw #015-26

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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 replace definition for “Secondary Suite” with the following:

“Secondary Suite” means a self-contained dwelling unit that is an accessory use to and located on the same parcel as the principal dwelling, and has direct access to the exterior, without passing through any part of the principal dwelling. The dwelling unit may be in the same building as the principal dwelling unit or in an accessory building. A Secondary Suite includes “Secondary Suite, Principal Dwelling”, “Secondary Suite, Principal Dwelling- Attached”, “Secondary Suite, Accessory Building”, and “Secondary Suite, Garden”.

2. Amend Section 2.2 to add the following definitions:

2.1 “Secondary Suite, Principal Dwelling” means a self-contained secondary dwelling unit that is located within the principle dwelling unit. This may include in a basement or loft.

2.2 “Secondary Suite, Principal Dwelling - Attached” means a self-contained secondary dwelling unit that is attached to the side or rear of the principal dwelling.

2.3 “Secondary Suite, Accessory Building” means a self-contained secondary dwelling unit that is located within an Accessory Building, Garage or Accessory Building, Other. The “Secondary Suite, Accessory Building” shall have an entrance separate from the vehicle entrance to the detached garage directly from the exterior of the structure.

2.4 “Secondary Suite, Garden” means a self-contained secondary dwelling unit that is located in a single story building separate from the principal dwelling.

2.5 “Separate Exterior Basement Entrance” means a new entrance providing independent access from the exterior of a building to a basement.

3. Amend Section 7.2 “All Accessory Buildings and Uses” to replace section 7.2.2 with the following:

An accessory building may be used as a dwelling unit and may include cooking or sanitation facilities solely in conjunction with an approved Secondary Suite, Accessory Building or Secondary Suite, Garden.

4. Amend Section 7.32 “Secondary Suites” to replace with the following:

4.1 Section 7.32.4: A Secondary Suite shall be developed in a manner that ensures the exterior of the principal building shall appear as a single dwelling. Any approved Secondary Suite, Accessory Building or Secondary Suite, Garden shall be designed to be compatible and contextual with the principal dwelling. Any approved Secondary Suite, Accessory Building or Secondary Suite, Garden shall be a maximum height of 7.6m or the height of the principal dwelling, whichever is lesser.

4.2 Section 7.32.6: A Secondary Suite shall not be developed on a parcel that accommodates a Boarding House or Major Home Business, except where the Secondary Suite forms an integral part of a Bed and Breakfast Accommodation.

4.3 Section 7.32.7: A Secondary Suite, Principal Dwelling, Secondary Suite, Principal Dwelling- Attached, Secondary Suite Accessory Building or Secondary Suite, Garden, shall not be subdivided or separated from the parcel including through a condominium conversion or any form of subdivision.

5. Amend Section 7.32 “Secondary Suites” to add the following:

Section 7.32.11: A separate exterior basement entrance, may not be permitted except where the entrance provides access to a walk-out basement on a designed walk-out lot and is clearly integrated into the original design of the dwelling, and in circumstances deemed exceptional by the development authority.

6. Remove “Secondary Suite” as a Discretionary Use in the following districts:

- Residential Single Detached District (R-1);
- Residential Estate District (R-1E);
- Residential Estate Modified District (R-1EM);
- Residential Planned Lot Rear-Lane District (R-1PRL);
- Residential Planned Lot Front-Drive District (R-1PFD);
- Residential Semi-Detached District (R-2);
- Direct Control Residential Semi-Detached District (DC(R-2));
- Urban Transition District (UT);
- Large Lot Rural Residential District (LLR);
- Transitional Rural Residential District (TRR);
- Rural Residential District (RR); and
- Country Residential District (CR).

7. Add “Secondary Suite, Principal Dwelling” as a Discretionary Use in the following districts:

- Residential Single Detached District (R-1);
- Residential Estate District (R-1E);
- Residential Estate Modified District (R-1EM);
- Residential Planned Lot Rear-Lane District (R-1PRL);
- Residential Planned Lot Front-Drive District (R-1PFD);
- Residential Semi-Detached District (R-2);
- Direct Control Residential Semi-Detached District (DC(R-2));
- Urban Transition District (UT);
- Large Lot Rural Residential District (LLR);
- Transitional Rural Residential District (TRR);
- Rural Residential District (RR); and
- Country Residential District (CR).

8. Add “Secondary Suite, Principal Dwelling - Attached” as a Discretionary Use in the following districts:

- Residential Estate District (R-1E);
- Large Lot Rural Residential District (LLR);
- Transitional Rural Residential District (TRR);
- Rural Residential District (RR); and
- Country Residential District (CR).

9. Add “Secondary Suite, Accessory Building” as a Discretionary Use in the following districts:

- Residential Estate District (R-1E);
- Large Lot Rural Residential District (LLR);
- Transitional Rural Residential District (TRR);
- Rural Residential District (RR); and
- Country Residential District (CR).

10. Add “Secondary Suite, Garden” as a Discretionary Use in the following districts:

- Residential Estate District (R-1E);
- Large Lot Rural Residential District (LLR);
- Transitional Rural Residential District (TRR);
- Rural Residential District (RR); and
- Country Residential District (CR).

11. SEVERABILITY AND GENERAL PROVISIONS

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

11.2 Words in the singular include the plural and words in the plural include the singular.

11.3 This Bylaw is gender-neutral and, accordingly, any reference to one gender includes all others.

11.4 This Bylaw comes into force on the date of third and final reading.

READ A FIRST TIME: May 12, 2026
READ A SECOND TIME _____
READ A THIRD TIME _____

RESOLUTION NUMBERS:
260512-10

DRAFT

Mayor, Shannon Dean

Chief Administrative Officer, Kent Edney