



Bylaw #034-26

Revisions to the Secondary Suite and Separate Exterior Basement Entrance Regulations of the Land Use Bylaw

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

WHEREAS the *Municipal Government Act, RSA 2000*, c. M-26 and amendments thereto provides that a 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. Subsection 7.32.10. under 7.32 Secondary Suites is amended by removing the following:**

A Secondary Suite is not permitted on any parcel without lane access that has a frontage of less than 11.00 metres, except for in semi-detached DC (R-2) Site E of Schedule A Land Use Map.

and replaced with the following:

A Secondary Suite is not permitted on any parcel without lane access that has a frontage of less than 10.97 metres, except for in semi-detached DC (R-2) Site E of Schedule A Land Use Map.

- 2. Subsection 7.32.11. under 7.32 Secondary Suites is amended by removing the following:**

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.

and replaced with the following:

A Separate Exterior Basement Entrance shall be integrated into the design of the principal building, mitigate any impacts to adjacent properties, and address any requirements under the *Safety Code Act*, to the satisfaction of the Development Authority.

3. SEVERABILITY AND GENERAL PROVISIONS

3.1 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 there from and to be enacted as such.

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

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

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

READ A FIRST TIME: September 1, 2026

READ A SECOND TIME _____

READ A THIRD TIME _____

RESOLUTION NUMBERS:

260915-21

Mayor, Shannon Dean

Chief Administrative Officer, Kent Edney