



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.

5. Remove the use of Secondary Suites from Section 10.5.3 under Section 10.5 Residential Lakeshore District (R-1L).

6. Amend Section 7.32 (Secondary Suites) to add Section 7.32.9 to state:

A Secondary Suite must not be located in the Golf Course Residential Land Use Designation area as identified in Map 2 (Land Use Designation) of the Municipal Development Plan (2025).

7. Amend Section 10.24.4 C) DC(R-2) District 1. (Uses) to state:

The Permitted and Discretionary Uses of the R-2 District shall be the Permitted and Discretionary Uses respectively unless noted below:

10.8.3 Discretionary Uses
Secondary Suites (in association with Single-detached dwellings and semi-detached dwellings).

8. Amend Section 7.32.8 to state:

Secondary Suites are a Discretionary Use and require a Development Permit.

9. Amend Section 7.32 (Secondary Suites) to add Section 7.32.10 to state:

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

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: February 10, 2026

READ A THIRD TIME: April 14, 2026

RESOLUTION NUMBERS:

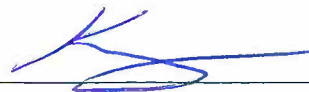
251209-14

260210-26

260414-15



Mayor, Shannon Dean



Chief Administrative Officer, Kent Edney